

AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, December 20, 2017

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Carmichael-OldFoothillFarms.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Carmichael-Old Foothill Farms

CPAC Chair Patty Kleinknecht (916) 321-5599

County of Sacramento, Office of Planning and Environmental Review representatives for the Carmichael-Old Foothill Farms Area

Senior Planner Marianne Biner (916) 874-7520 binerm@saccounty.net

Associate Planner Shelby Vockel (916) 874-6323 vockels@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-Carmichael-OFF@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Patty Kleinknecht Chair
Dwight Milloy Vice-Chair
David Peterson Secretary

MEMBERS: Burnie Lenau Roxanne Stellmacher
Nicholas Bloise Theodore Wolter

COUNTY PLANNING REPRESENTATIVES: Marianne Biner Shelby Vockel

EXA – Excused Absence	U - Unexcused Absence	P – Present
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **November 15, 2017** minutes

PLANNING ITEMS FOR REVIEW:

1.		Entitlement(s): SPZ
Control No.:	PLNP2017-00252 Walnut Avenue Accessory Structures	
APN:	283-0120-084	
Applicant:	Robert Meacham	
Owner:	TJ Bruce	
Location:	The property is located at 2228 Walnut Avenue in the Carmichael community.	
Request:	A Special Development Permit to allow a garage, which would cause the total square footage of accessory structures on the property to exceed 50% of the habitable square footage of the primary dwelling on 0.87 acres in the RD-5 zone.	
Final Hearing Body:	Zoning Administrator	
Investigating Member:		
Lead Planner:	Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net	
 Click here for more information.		

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2.		Entitlement(s): SDP, SPP-add, DRS
Control No.:	PLNP2017-00280 Garfield Avenue Townhomes (Cont'd from 11-15-2017 Meeting)	
APN:	220-0680-024	
Applicant:	Ellis Architects, Inc.	
Owners:	CNA Engineering, Inc. American Investors Group, LLC	
Location:	The property is located at 5856 Garfield Avenue, 1,750 feet from the intersection of Garfield avenue and Auburn Boulevard in the Carmichael community.	
Request:	<ol style="list-style-type: none"> 1. A Tentative Subdivision Map to divide approximately .86 acres into 15 lots in the RD-20 zone. 2. A Special Development Permit to allow deviations to lot widths, setbacks, and open space requirements. 3. A Design Review to conform to Countywide Design Guidelines. 	
Final Hearing Body:	Planning Commission	
Investigating Member:		
Lead Planner:	Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net	
 Click here for more information.		

COUNCIL RECOMMENDATION:			TIME:	
Motion by:			Seconded by:	
Vote	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

PUBLIC COMMENT:

ADJOURNMENT:

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MINUTES

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
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6:30 PM

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Marianne Biner

(916) 874-7520

binerm@saccounty.net

Associate Planner

Shelby Vockel

(916) 874-6323

vockels@saccounty.net

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OFFICERS: Patty Kleinknecht
Dwight Milloy
David Peterson

Chair ✓
Vice-Chair ✓
Secretary ✓

MEMBERS: Burnie Lenau U
Nicholas Bloise EXA

Roxanne Stellmacher ✓
Theodore Wolter U

COUNTY PLANNING REPRESENTATIVES: Marianne Biner

Shelby Vockel ✓

EXA – Excused Absence	U – Unexcused Absence	P – Present
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

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CALL MEETING TO ORDER:

- Call meeting to order 6:35 / ~~7:00~~ ADJORN 8:25
- Introduction of members, staff, and County representatives ✓
- Explanation of the Role of the Council ✓
- Council to consider approval of the October 18, 2017 minutes
Minutes were approved 4/0 —

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** PMR, SPP-add, DRS

Control No.: PLNP2017-00271 North Avenue Tentative Parcel Map

APN: 272-0040-006

Applicant: Andrey Petrashishin

Location: The property is located at 5724 North Avenue, on the south side of North Road, 700 feet west of Fair Oaks Boulevard in the Carmichael community.

Request:

1. A **Tentative Parcel Map** to divide approximately 1.25 acres into four lots in the RD-5 zone.
2. A **Special Development Permit** to allow more than two lots to be served by a private drive.
3. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

Motion by: <u>DAVE PETERSON</u>		Seconded by: <u>ROXANNE STELLMACHER</u>		TIME:
Vote	Yes <u>4</u>	No <u>0</u>	Abstain <u>0</u>	Absent <u>3</u>
Action:				

2. **Entitlement(s):** SDP, SPP-add, DRS

Control No.: PLNP2017-00280 Garfield Avenue Townhomes

APN: 220-0680-024

Applicant: Ellis Architects, Inc.

Owner: CNA Engineering, Inc.

Location: The property is located at 5856 Garfield Avenue, 1,750 feet from the intersection of Garfield Avenue and Auburn Boulevard in the Carmichael community.

Request:

1. A **Tentative Subdivision Map** to divide approximately .86 acres into 15 lots in the RD-20 zone.
2. A **Special Development Permit** to allow deviations to lot widths, setbacks, and open space requirements.
3. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:				TIME:	
Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
Action:					

3. Entitlement(s): PMR, SPP, DRS

Control No.: **PLNP2017-00286 Boyer Drive Tentative Parcel Map**

APN: **283-0400-022**

Applicant: CNA Engineering Inc.

Owner: Charlie Bisharat

Location: The property is located at 2110 Boyer Drive, approximately 635 feet south of Oak Avenue in the Carmichael community.

Request:

1. A **Tentative Parcel Map** to divide an approximately 1.16 gross acre parcel into two single-family lots in the RD-2 zone.
2. A **Special Development Permit** for a deviation from the required minimum public street frontage in the RD-2 zone to allow one additional lot to be served by a private drive, and to allow a reduction in the minimum lot area requirement for one of the lots.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: Charity Gold, Associate Planner, (916) 874-7529, goldc@sacounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:				TIME:	
Motion by: <i>ROXANNE STELLMAETER</i>			Seconded by: <i>DWIGHT MILCOY</i>		
Vote	Yes <i>4</i>	No <i>0</i>	Abstain <i>0</i>	Absent <i>3</i>	
Action: <i>APPROVAL</i>					

4. Entitlement(s): PMR, SPP, DRS

Control No.: **PLNP2017-00206 2809 Root Ave Tentative Parcel Map**

APN: **271-0170-014**

Applicant: Wong and Associates

Owner: Jamie Kruts

Location: The property located at 2809 Root Avenue, approximately 420 feet south of the Marconi Avenue and Root Avenue Intersection in the Carmichael community.

Request:

1. A **Tentative Parcel Map** to create four lots on approximately 0.69 acres in the RD-10 zoning district.
2. A **Special Development Permit** to allow more than two lots to be served

- by a private drive (SZC 5.4.2.B. Table 5.7[17]).
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

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Vote	Yes	No	Abstain	Absent
Action:				
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