

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library 5605 Marconi Avenue Carmichael, CA 95608

Wednesday, June 19, 2019

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 Roxanne Stellmacher Roxannestellmacher@gmail.com

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

Foothill Farms Area

Senior PlannerManuel Mejia(916) 874-7934Mejiam@saccounty,netAssociate PlannerMeredith Holsworth(916) 874-5835Holsworthm@saccounty.net

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: Roxanne Stellmacher Chair

Nicholas Bloise Vice-Chair Richard Desmond Secretary

MEMBERS: Jason McCoy Timothy Rosales

Nathan Brandon Matthew Burnette

COUNTY PLANNING REPRESENTATIVES: Manuel Mejia

Meredith Holsworth

EXA – Excused Absence U - Un		nexcused Absence	P – Present	
QUORUM DET	ERMINATION:	Yes	No	
COUNTY PLANNING REPR	ESENTATIVE:	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

PLANNING ITEMS FOR REVIEW:

1		
•	•	

Control No.: PLNP2017-00196 – California Center Auto Sales

APN: 245-0210-008, -010, -011, -012

Applicant/Owner: Stephen J. Lemmon, Tobey, McClure & Lemmon, LLP/ Dana Tutt

Location: The Property Is Located At 7801 And 7811 Fair Oaks Boulevard, At The Northeast

Corner Of The Fair Oaks Boulevard And California Avenue Intersection, In The Fair Oaks

Community.

Request: 1. A **Use Permit Amendment** to allow automobile sales on approximately 0.82 acre in

the General Commercial (GC) zoning district.

2. A Special Development Permit to allow:

 Existing 6-foot-wide landscape planters to deviate from the required 8foot-wide standard (APNs 245-0210-011 and -012);

No frontage landscape planter on California Avenue (APN 245-0210-008); and Reduction of 79 percent in required parking spaces provided (19 parking spaces required, 4 parking spaces provided).

3. A **Design Review** to comply with Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net

Click here for more information.

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

2.

Control No.: PLNP2019-00122 – Dunkin' Donuts Use Permit

APN: 230-0222-047

Applicant/Owner: All Access Permits/ Ethan Conrad Properties

Location: A property located at 4131 Manzanita Avenue, Approximately 250 feet South of Lincoln

Avenue in the Carmichael community.

Request:

1. A Use Permit to allow a drive-through with amplified sound within 300 feet of a

residential zone.

2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

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.									
	Control No.: PLNP2019-00139 – 8 Oaks At Carmichael								
	APN:	247-0280-008							
	Applicant/Owner:	Abr	Abraham Rampuram/ Earthitects						
	Location:		A Property Located At 8945 Fair Oaks Boulevard, Approximately 450 Feet West Of Fair Oaks Boulevard And San Juan Avenue Intersection In The Carmichael Commun						
	Request:		 A Tentative Subdivision Map to divide approximately one acre into eight single- family residential lots. 						
			 A Special Development Permit to allow eight homes to take access from a private drive. 						
				to comply with the	Countywide Desi	gn Guidelines.			
	Final Hearing Body:	Plar	nning Commission						
	Lead Planner:	Mer	edith Holsworth, A	ssociate Planner, (916) 874-5835, <u>h</u>	olsworthm@saccounty.net			
	Click here for more inf	ormation.							
COL	JNCIL RECOMMENDA	TION:			TIME:				
	on by:	T		Seconded by:					
Vote	e Yes		No	Abstain		Absent			
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4.	Control No.:	PLN	NP2019-00087 – M	lilagro Monument	Sign				
4.	Control No.:		NP2019-00087 – M -0200-068	ilagro Monument	Sign				
4.		272			Sign				
4.	APN:	272 Ste ^v A P	-0200-068 ve Sampognaro/ A roperty Located A	llan Davis	Boulevard, Appro	oximately 500 Feet South Of			
4.	APN: Applicant/Owner:	272 Ste ^v A P Mar 1.	-0200-068 ve Sampognaro/ A roperty Located A coni Avenue In Th A Special Develo	llan Davis it 6241 Fair Oaks e Carmichael Comi	Boulevard, Appromunity.	ent sign to exceed the height			
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5. Control No.: PLNP2018-00282 – Roots Coffee Drive- Through (Continued From 12/19/18						nued From 12/19/18)			
APN:				247-0280-011					
Applicant/Owner:				Fair Oaks Coffee, Inc./ Ethan Conrad					
Location:				A Property Located At 9047 Fair Oaks Boulevard, At The Corner Of Fair Oaks Boulevard And San Juan Avenue, In The Carmichael Community.					
Request:				 A Use Permit to allow a drive through with amplified sound within 300 feet of a residential zoning district. A Special Development Permit to deviate from the side street yard setback requirement. A Design Review to comply with the Countywide Design Guidelines. 					
	Final H	learing Body:	Zon	ing Administrator					
	Lead P	Planner:	Mer	edith Holsworth, As	ssociate	Planner, (916) 87	74-5835, <u>hc</u>	olsworthm@saccounty.net	
	Click h	ere for more informa	ation.						
		RECOMMENDATION	N:	1			TIME:		
Motion Vote	on by:	Yes		No	Second	ed by: Abstain		Absent	
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6.	Contro	ol No.:	PLN	IP2019-00045 – 22	23 Gunr	n Road Tentative	e Parcel M	ар	
6.	Contro	ol No.:		IP2019-00045 – 22 -0120-035	223 Gunr	n Road Tentative	e Parcel M	ар	
6.	APN:	ol No.: ant/Owner:	283				e Parcel M	ар	
6.	APN:	ant/Owner:	283 KPF	-0120-035 FF Consulting Engir	neers/ Iko	on Homes		ap Il Farms Community.	
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7. Control No.: PLNP2019-00143 – Oak							Wireles	ss Communication	Facility	
	APN:		228	228-0092-014-0000						
	Applica	ant/Owner:	Bea	Beacon Development, LLC/ Ethan G Conrad						
	Locatio	on:		Located in a 240 square-feet lease area on 10 acres zoned LC (Limited Commercial) in the Carmichael/Old Foothill Farms community.						
	Request:			 A Use Permit to allow a 55-foot tall monopine with nine antennas with associated equipment in a 240 square-feet lease area. A Design Review to comply with the Countywide Design Guidelines. 						
	Final H	learing Body		nning Com			,	,	,	
	Lead P	lanner:	Nisl	nant Seoni	, Assistant I	Plann	er, 916-	974-7966, <u>seonin@s</u>	saccounty.net	
	Click h	ere for more	information.							
COU	NCIL R	ECOMMEN	IDATION:					TIME:		
	on by:				S	econd	led by:			
Vote	·	Yes		No			Abstai	n	Absent	
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takes	an acti	on or detern	nination that o	onflicts wi	th communi	ity-wic	le polici		ittee, commission or official the respective CPAC and its sent.	
Motio	on by:					Sec	conded	by:		
Vote	•		Yes:		No:			Abstain:	Absent:	
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STA	FF UPC	ATE:								
New	Memb	er Matthew	Burnette							
отн	ER BU	SINESS:								
PUB	LIC CO	MMENT:								

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-855-7100.



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