

MINUTES

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, February 21, 2018

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:

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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: Nicholas Bloise ✓ Roxanne Stellmacher ✓
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 **January 17, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. **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.
Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net
[Click here for more information.](#)

COUNCIL RECOMMENDATION:				TIME:
Motion by: DAVE PETERSON		Seconded by: TED WOLTER		6:58 PM
Vote	Yes 5	No 0	Abstain 1	Absent
Action: APPROVAL OF 1,2,3 ABOVE WITH NEW REVISIONS PRESENTED BY APPLICANT —				

2. Entitlement(s): PMR, SPP, DRS
Control No.: PLNP2017-00263 Marshall Avenue Tentative Parcel Map. #2

APN: 260-0031-029

Applicant: Claybar Engineering, Inc

Owner: Adrian Iordache

Location: The property is located on the north west corner of Marshall Avenue and Care Lane (pvt), approximately 440 feet south of Fair Oaks Boulevard in the Carmichael community.

Request:

1. A **Tentative Parcel Map** to divide approximately 0.549 acres into two lots in the RD-20 zone.
2. A **Special Development Permit** to allow more than two lots to be served by a private drive (SZC Section 5.4.2.B. Table 5.7).
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee.

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by: TED WOLTER

Seconded by: DWIGHT MILLOY

Vote

Yes

6

No

0

Abstain

0

Absent

0

Action: FOR APPROVAL OF THE 3 REQUESTED ITEMS WITH MENTION OF EXISTING COMMUNITY CONCERNED WITH INCREASED TRAFFIC AND NEED FOR SPEED TABLE

3.

Control No.: PLNP2018-00004 B Brothers Mini Mart Early CPAC Workshop

APN: 228-0421-001

Applicant: Ajinder Kaur

Location: The project is located at 4847 Amber Lane, at the northwest corner of Amber Lane and College Oak Drive, in the Carmichael/Old Foothill Farms community.

Request: An Early CPAC Workshop to discuss a proposed change to the liquor license for the existing B Brothers Mini Mart at 4847 Amber Lane. The proposal is to change from a Type 20 (Beer and Wine) to a Type 21 (Beer, Wine, and Liquor), with no exterior modification to the building. If the proposal moves forward, a PCN (Letter of Public Convenience and Necessity) would be required.

Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934, mmejia@sacounty.net

[Click here for more information.](#)

- WORKSHOP ONLY -

COUNCIL RECOMMENDATION: NO ACTION AT THIS TIME

TIME: 7:40 PM -

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

4.

Control No.: PLNP2018-00016 Carmichael – Del Taco Drive-Thru Early CPAC Workshop

APN: 260-0470-004, 260-0470-005

Applicant: TAIT & Associates, c/o Jay Washburn

Location: The property is located at the northeast corner of the intersection of Fair Oaks Blvd. and Sutter Ave. The site is within the Fair Oaks Boulevard Corridor Plan in the East Fair Oaks Boulevard District, in the Carmichael community.

Request: An Early CPAC Workshop to discuss a proposed an approximately 2,420 square foot restaurant with a drive-through lane. If a project application is submitted, the entitlements will include a Use Permit for a drive-through lane within 300 feet of a residential zoning district, a Special Development Permit to deviate from the minimum 180-foot stacking lane requirement and minimum parking requirements, and a Design Review to comply with the Countywide Design Guidelines.

Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934, mmejia@saccounty.net[Click here for more information.](#)

WORKSHOP ONLY

COUNCIL RECOMMENDATION:**TIME:**

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

5. Entitlement(s):

ZOB

Control No.: PLNP2017-00213 Amendments to the Zoning Code- Accessory Dwelling Units

APN: Countywide

Applicant/Owner: County of Sacramento

Location: Countywide

Request: Workshop to Review Options to Amend the Zoning Code Related to Accessory Dwelling Units.

Final Hearing Body: Board of Supervisors

Lead Planner: Jessica Brandt, Senior Planner, (916) 875- 2593, brandtj@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:

STAFF UPDATE:

OTHER BUSINESS:

REVIEW REGARDING ACCESSORY STRUCTURE AND ACCESSORY
DEWELLING UNIT/CPAC WORKSHOP- CONDUCTED BY MANUEL MEJIA

PUBLIC COMMENT:

ADJOURNMENT:

- 8:44 PM -

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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Chair

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Secretary

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PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** SPZ

Control No.: PLNP2017-00273 5505 Madison Avenue Special Development Permit and Design Review

APN: 230-0041-029

Applicant: Holloway Land Co.

Owner: WaterFly Express Car Wash LLC.

Location: The property is located at 5505 Madison Avenue, on the northeast corner of the intersection of Garfield Avenue and Madison Avenue in the Carmichael community.

Request:

1. A **Special Development Permit** to deviate from setback and landscaping standards on .71 acres in the LC (Limited Commercial) zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME: 7:45

Motion by: TED WOLTER

Seconded by: NICK BLOISE

Vote Yes

6

No

0

Abstain

0

Absent

0

Action:

IN FAVOR OF THE SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW

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Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

OTHER BUSINESS:

