

# MINUTES

Thursday, May 1, 2014

7:00 PM

## ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

North Highlands/Antelope Library  
4235 Antelope Road, Antelope, CA 95843

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

**NOTE: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.**

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Antelope CPAC Chairman, Jenny Carrick at 717-9292 or [jennette.carrick@ucdmc.ucdavis.edu](mailto:jennette.carrick@ucdmc.ucdavis.edu). The Sacramento County Planning and Environmental Review Division representatives for the Antelope area are Mike Winter at 874-5849 or [winterm@saccounty.net](mailto:winterm@saccounty.net) and Mark Michelini at 874-5648 or [michelinim@saccounty.net](mailto:michelinim@saccounty.net). To contact County Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-Antelope@saccounty.net](mailto:CPAC-Antelope@saccounty.net). Please identify the relevant project using the project name, control number or address.*

- |                         |   |                           |
|-------------------------|---|---------------------------|
| <b>OFFICERS:</b>        | JENNY CARRICK                                     | <u>CHAIR</u> (EXA)        |
|                         | KEN TOPPER  | <u>VICE-CHAIR</u> (P)     |
|                         | HARAMBEE PORTER                                   | <u>SECRETARY</u> (P)      |
| <b>MEMBERS:</b>         | LASHAWNDA D. BARKER                               | BRIAN WEATHERSBY          |
|                         | JOHNNIE HALL                                      | STEPHANIE CLENDENIN – (P) |
| <b>REPRESENTATIVES:</b> | MIKE WINTER , SR. PLANNER, COUNTY OF SACRAMENTO   |                           |
|                         | MARK MICHELINI, PLANNER III, COUNTY OF SACRAMENTO |                           |

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

**Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. **Control No.:** PLNP2013-00165  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1512>

**Assessor’s Parcel No.:** 203-0153-023

**Owner:** Vitaliy Litvinov  
 7613 Sullivan Dr., Antelope, CA 95843

**Applicant/Phone/Email:** John Radu  
 4916 Melvin Dr., Carmichael, CA 95608  
 916-425-1067

**Project Name:** LITVINOV ACCESSORY DWELLING USE PERMIT

**County Project Manager:** *Shelby Maples, Planner I, 874-6323; [mapless@saccounty.net](mailto:mapless@saccounty.net)*

**Location:** The property is located at 7613 Sullivan Drive on the southwest corner of the intersection of Sullivan Drive and Langley Way, in the Antelope community.

**Request:** A **Use Permit** to allow a 1,182-square-foot residential accessory dwelling with a 266-square foot garage on 0.24 acres in the RD-5 (Residential) zone. The proposed unit will exceed the 16-foot overall height requirement, pursuant to section 305-82(a) of the Sacramento County Zoning Code.

Mr. Radu expressed that his culture dictates that offspring live with parents which is the reason they are building the additional living quarters on their home. Mr. Radu came to the U.S. 25 years ago and is proposing this plan to take care of elderly family with the additional unit. Mr. Radu stated that he purchased the property with the additional land space to be able to build the in law quarters.

Investigating Member:

**COUNCIL RECOMMENDATION:** The Council was unable to make any recommendations or vote on this agenda item as there was three council members present and four are required for a vote.

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.**

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

Comments:

**OTHER BUSINESS:****1. Staff presentation on the pending update to the Sacramento County Zoning Code.**

- a. Jeff Gamel, Sr. Planner, County Planning and Environmental Review presented the Department of Community Development Zoning Code Update as of May 1, 2014.

Council member Clendenin would like additional information about the possible requirement for an annual permit if 3 or more adults will be habitants in a single unit. Stephanie made the point that this may cause additional burden to the owner of a property that rent to multiple students in a single dwelling.

Council member Topper opened discussion regarding the possible requirement for 2 or more trees on every property which would give the county enforcement department the ability to cite homeowners that are not in compliance.

**PUBLIC COMMENT:****AGENDA ITEM 1 ( LITVINOV ACCESSORY DWELLING USE PERMIT)**

A neighbor M. Drake opposes the permit. The neighbor is concerned that the road off U street will create a traffic hazard. According to M. Drake there are multiple cars parked in front of the current home. Ms. Drake is very concerned about the increased tenants and amount of traffic, noise, and parking. Ms. Drake expressed concern that the church has increased traffic and the new home on the proposed property will increase traffic as well.

K. Drake has lived in the neighborhood since February 1982 and purchased the home because it was a single dwelling housing development. Mr. Drake expressed concerns about what effect allowing a multiple dwelling project to be built on property that was originally zoned as a single dwelling.

A resident that spoke in agreement of the permit expressed appreciation that the original home at 7613 Sullivan Drive has been remodeled and hopes the residents will continue to improve the property.

**APPROVAL OF MINUTES:****ADJOURNMENT:**

Meeting was Chaired by Vice Chair Ken Topper as Chair Jenny Carrick had informed the Council of her absent during the April meeting.

The meeting was motioned to adjourn by Stephanie Clendenin and Seconded by Harambee Porter

CPAC Member forwarding minutes to County Planning and Environmental Review Division: Harambee Porter

***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 Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), 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 1-800-735-2929***



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