



ACTION SUMMARY
Carmichael/Old Foothill Farms
Community Planning Advisory Council (CPAC)
Wednesday, May 20, 2020 at 6:30 PM
(Teleconference-Video)

ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Off agenda comments are addressed at the conclusion of the regular agenda.

How to make a public comment

- Email boardclerk@saccounty.net. Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to view or listen to a meeting

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/zygkdxju>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/zygkdxju> (Enter Event ID Code: **zygkdxju**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **3401323#**)

How to access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

How to request an accommodation

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members

Nicholas Bloise – District 3 Appointee (Chairperson)
Matthew Burnette – District 3 Appointee (Vice Chairperson)
Timothy Rosales – District 3 Appointee (Secretary)
Nathan Brandon – District 3 Appointee
Richard Desmond – District 3 Appointee
Jason McCoy – District 4 Appointee
(Members Rosales and Brandon were not present)

County of Sacramento Staff

Manuel Mejia, Senior Planner (916) 874-7934 mejiam@saccounty.net
Meredith Holsworth, Associate Planner (916) 874-5835 holsworthm@saccounty.net
Dorelle Johnson, Meeting Clerk (916) 874-8022 townsends@saccounty.net

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

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

CALLED MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2019-00353 – Casa Rosa Way Tentative Parcel Map](#)

Supervisorial District(s): Peters

Assessor Parcel No: 258-0091-008

Applicant/Owner: Wong & Associates/Alex And Ana Goubuleac

Location: 3637 Casa Rosa Way, On The Southwest Corner Of The Intersection Of Casa Rosa Way And Engle Road In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide Approximately 0.3 Net Acres (0.37 Gross) Into Two Halfplex Parcels In The RD-5 Zoning District.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

CPAC Recommendation: On Wednesday, May 20, 2020, the Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (4 Yes, 0 No, 2 Absent).

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441 baatarb@saccounty.net

7:11 PM CPAC ACTION: Nicholas Bloise/Matthew Burnette – Recommended the Subdivision Review Committee approve the Tentative Parcel Map and Design Review, subject to staff recommendations.

AYES: Nicholas Bloise, Matthew Burnette, Richard Desmond, Jason McCoy
 NOES: None
 ABSTAIN: None
 ABSENT: Timothy Rosales, Nathan Brandon
 RECUSAL: None
 (PER POLITICAL REFORM ACT (§ 18702.5.))

2. **[PLNP2019-00261 – 7300 Fair Oaks Boulevard 7-Eleven Service Station](#)**

Supervisory District(s): Peters

Assessor Parcel No: 260-0470-004 And -005

Applicant/Owner: TAIT & Associates

Location: 7300 And 7310 Fair Oaks Boulevard At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection In The Carmichael/Old Foothill Farms Community.

Request: Use Permit To Allow A 24-Hour Automobile Service Station With A 2,958-Square-Foot Fuel Canopy Covering Four Pump Islands, And A 2,954- Square-Foot 24-Hour Convenience Store On Approximately 0.87 Acres In The LC Zoning District.

Special Development Permit To Allow On-Site Signage For A Primary Automotive Service Station To Exceed 125 Square Feet.

Design Review To Comply With Countywide Design Guidelines.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Wednesday, May 20, 2020, the Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) met and recommended denial of the proposed project (4 Yes, 0 No, 2 Absent).

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

8:33 PM CPAC ACTION: Jason McCoy/Richard Desmond – Recommended the Board of Supervisors deny the Use Permit, Special Development Permit and Design Review, subject to staff recommendations.

AYES: Nicholas Bloise, Matthew Burnette, Richard Desmond, Jason McCoy

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales, Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2019-00262 – 7300 Fair Oaks Boulevard 7-Eleven Service Station PCN](#)

Supervisorial District(s): Peters

Assessor Parcel No: 260-0470-004 And -005

Applicant/Owner: TAIT & Associates

Location: 7300 Fair Oaks Boulevard At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection In The Carmichael/Old Foothill Farms Community.

Request: Public Convenience And Necessity Letter From The Board For An Off-Sale Type 20 (Beer And Wine) Liquor License For A New Convenience Store.

Final Hearing Body: Board of Supervisors

CPAC Recommendation: On Wednesday, May 20, 2020, the Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) met and recommended denial of the proposed project (4 Yes, 0 No, 2 Absent).

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

8:05 PM CPAC ACTION: Jason McCoy/Matthew Burnette– Approved the recommendation to discuss Item No. 3 before Item No. 2.

AYES: Nicholas Bloise, Matthew Burnette, Richard Desmond, Jason McCoy

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales, Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

8:31 PM CPAC ACTION: Jason McCoy/Richard Desmond – Recommended the Board of Supervisors do not issue the Letter of Public Convenience and Necessity.

AYES: Nicholas Bloise, Matthew Burnette, Richard Desmond, Jason McCoy

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales, Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

4. [PLNP2019-00157 – Carmichael Commons](#)

(Informational)

Supervisorial District(s): Peters

Assessor Parcel No: 230-0120-010, 230-0131-001 And 230-0120-011

Applicant/Owner: Generations Construction LLC/Northern California Conference Of Seventh Day Adventist

Location: 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Request: Community Plan Amendment And Rezone From Residential 2 (RD- 2) To Residential 25 (RD-25) On Approximately 15.55 Acres.

General Plan Amendment From Low Density Residential (LDR) To Medium Density Residential (MDR) On Approximately 15.55 Acres.

Use Permit To Allow The Following Within The RD-25 Zone:

- Congregate Care Facility;
- Convalescent Hospital;
- Multi-Family Development Exceeding 150 Units Within The RD-25 Zone.

Tentative Parcel Map To Reconfigure The Existing Three Parcels To Accommodate The Existing School, Proposed Senior Living Community, And Proposed Convalescent Hospital (Assisted Living And Memory Care) On Three Separate Parcels

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Multi-Family Use Fences (Section 5.2.5.C.2): Either A Solid Wood Fence Or Masonry Wall Of At Least Six Feet In Height Shall Be Provided Along The Interior Property Lines When Located Adjacent To Residential Zoning Districts. The Proposed Project Shows A Six-Foot Tall Black Chain Link Fence.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Board Of Supervisors

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529
gutierrezk@saccounty.net

8:32 PM CPAC ACTION: Presentation was made. Members provided feedback regarding concerns with traffic on Hackberry Lane, parking, noise and the preservation of the oak and olive trees. Members were interested in community engagement and amenities.

MISCELLANEOUS MATTERS

5. Staff Update

9:41 PM CPAC ACTION: No updates were provided.

6. Council Member Comments

9:41 PM CPAC ACTION: No comments were made.

7. Public Comments

9:41 PM CPAC ACTION: No public comments were made.

Adjourned at 9:42 p.m.

Monthly Meeting Scheduled Every Third (3rd) Wednesday