



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

**PUBLIC COMMENT PROCEDURES**

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

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net). Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

**VIEW 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/rdvkrxec>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/rdvkrxec> (Enter Event ID Code: **rdvkrxec**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **1723146#**)

## 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.

## 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](mailto: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  
(Member Brandon was not present)

### County of Sacramento Staff

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

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**CALL MEETING TO ORDER**

**ROLL CALL**

**PLEDGE**

**INTRODUCTIONS**

**CPAC ANNOUNCEMENTS**

## PLANNING PROJECT MATTERS FOR REVIEW

### 1. PLNP2020-00096 – 1870 Claremont Road Parkway Corridor Conditional Use Permit

Supervisorial District(s): Peters

Assessor Parcel No: 283-0260-017

Applicant/Owner: Casey And Joan Kelly

Location: 1870 Claremont Road, On The South Side Of Claremont Road, Approximately 319 Feet Southwest Of Coda Lane, In The Carmichael Community.

Request: Conditional Use Permit For The Remodel And Enlargement Of An Existing Residence Located With The Bluff Setback Area Required By The Parkway Corridor Combining Zone.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Thursday, August 20, 2020, The Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 1 Absent).

Lead Planner: David Oulrey, Assistant Planner  
(916) 874-5920, [oulreyd@saccounty.net](mailto:oulreyd@saccounty.net)

6:57 PM CPAC ACTION: Jason McCoy/Timothy Rosales – Recommended the Planning Commission approve the Conditional Use Permit as presented.

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

NOES: None

ABSTAIN: None

ABSENT: Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2020-00143 – Marconi Avenue Grocery Outlet PCN](#)

Supervisorial District(s): Peters

Assessor Parcel No: 271-0142-035

Applicant/Owner: Grocery Outlet, Inc./ ECP/TPB1, LLC

Location: 5025 Marconi Ave, In The Marconi And Walnut Shopping Center At The Northwest Corner Of The Marconi Ave And Walnut Ave Intersection In The Carmichael Community.

Request: Letter Of Public Convenience Or Necessity (PCN) From The Sacramento County Board Of Supervisors For A Type 21 (Beer, Wine, & Spirits) Liquor License For A New Grocery Store.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Thursday, August 20, 2020, The Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 1 Absent).

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

7:22 PM CPAC ACTION: Richard Desmond/Jason McCoy – Recommended the Board of Supervisors approve the letter of Public Convenience or Necessity for the project as presented.

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

NOES: None

ABSTAIN: None

ABSENT: Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

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

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; And,
- 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

CPAC Recommendation: On Thursday, August 20, 2020, The Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 1 Absent).

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

9:13 PM CPAC ACTION: Continued to November 18, 2020, on a motion by Member Bloise. Motion failed due to lack of a second.

9:16 PM CPAC ACTION: Timothy Rosales/Jason McCoy – Recommended the Board of Supervisors approve the Community Plan Amendment and Rezone, General Plan Amendment, Use Permit, Tentative Parcel Map, Special Development Permit and Design Review as presented.

Members requested the Board consider public concerns regarding the installation of a right-hand only exit and that the applicant build an 8-foot instead of 6-foot wall. Staff addressed member concerns and confirmed that the project was not approved by the Design Review Committee and that the project was not substantially compliant with Countywide Design Guidelines.

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

NOES: None

ABSTAIN: None

ABSENT: Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

4. [PLNP2020-00056 – Madison Plaza Tentative Parcel Map](#)

Supervisorial District(s): Frost

Assessor Parcel No: 236-0100-016

Applicant/Owner: Jamaal Ragland/Price Reit, Inc.

Location: 5238 Manzanita Avenue, In The Madison Square Shopping Center Northeast Of The Manzanita And Madison Avenue Intersection In The Carmichael Community.

Request: Tentative Parcel Map To Subdivide Approximately 16.3 Acres Into Two Parcels In The Shopping Center (SC) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

CPAC Recommendation: On Thursday, August 20, 2020, The Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 1 Absent).

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

7:30 PM CPAC ACTION: Jason McCoy/Richard Desmond – Recommended the Subdivision Review Committee approve the Tentative Parcel Map and Design Review as presented.

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

NOES: None

ABSTAIN: None

ABSENT: Nathan Brandon

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

5. **PLNP2020-00032 – Zoning Ordinance Amendments Related To Accessory Dwelling Unit Standards** (Informational)

Supervisory District(s): All

Assessor Parcel No: Countywide

Applicant/Owner: County Of Sacramento, Office Of Planning And Environmental Review

Location: Countywide

Request: Amendments To Zoning Code Language Related To Accessory Dwelling Units (ADUs) And Junior Accessory Dwelling Units (JADUs), To Bring The County Of Sacramento Into Compliance With Related State Statutes Amended In January Of 2020.

Final Hearing Body: Board Of Supervisors

Lead Planner: Jessica Brandt, Senior Planner  
(916) 875-2593, [brandtj@saccounty.net](mailto:brandtj@saccounty.net)

6:34 PM CPAC ACTION: Presentation was made. No comments were provided.

### **MISCELLANEOUS MATTERS**

6. Staff Update

9:16 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that were presented to the Board of Supervisors on August 18, 2020.

7. Council Member Comments

9:16 PM CPAC ACTION: No comments were made.

## 8. Public Comments

9:16 PM CPAC ACTION: No public comments were made.

Adjourned at 9:28 p.m.

Monthly Meeting Scheduled Every Third (3<sup>rd</sup>) Wednesday