

# AGENDA

## CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library  
5605 Marconi Avenue  
Carmichael, CA 95608

Wednesday, May 16, 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](mailto:binerm@saccounty.net)

**Associate Planner** Shelby Vockel (916) 874-6323 [vockels@saccounty.net](mailto: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:

**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](mailto: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  
Richard Desmond

**COUNTY PLANNING REPRESENTATIVES:** Marianne Biner Shelby Vockel

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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 **April 18, 2018** minutes

**PLANNING ITEMS FOR REVIEW:**

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

**Control No.:** PLNP2017-00363 5026 Engle Road Tentative Parcel Map

**APN:** 256-0102-005

**Applicant:** Peter Verbaere

**Location:** The property is located at 5026 Engle Road on the south side of Engle Road, 250 feet west of the intersection of Walnut Ave and Engle Road, within the Mission Oaks Neighborhood Preservation Area (532-10) in the Carmichael community.

**Request:**

1. A Tentative Parcel Map to divide an approximately 0.71 acre lot into three parcels in the RD-4(NPA) zone.
2. A Special Development Permit to allow a lot area reduction for parcels within 10 percent of the zone minimum lot area requirement.
3. A Design Review to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Subdivision Review Committee

**Lead Planner:** Manuel Mejia, Senior Planner, (916) 874-7934, [mejiam@saccounty.net](mailto:mejiam@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

**2. Entitlement(s): NCS**

**Control No.:** PLNP2018-00066 6121 Marwick Way Dwelling

**APN:** 232-0211-008

**Applicant:** Grace House

**Location:** The property is located at 6121 Marwick Way, east of Manzanita Avenue, in the Carmichael/Old Foothills Farm community.

**Request:** A Certificate of Nonconforming Use (NCS) to allow an existing residence to continue operating as a nonconforming dwelling pursuant to Section 1.9.3.N of the Sacramento County Zoning Code (Code).

**Final Hearing Body:** Planning Director

**Lead Planner:** Desirae Fox, Assistant Planner, (916) 875-3035, [Foxde@Saccounty.net](mailto:Foxde@Saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

**3.** **Entitlement(s): UPZ, DRS**  
**Control No.:** **PLNP2018-00047 Wonder Land Christian Preschool and Daycare**  
**APN:** **258-0225-032-0000**  
Applicant/Owner: Wonder Land Christian Preschool and Daycare  
Location: The property is located at 3300 Walnut Avenue at the corner of North Avenue and Walnut Avenue in the Carmichael-Old Foothill Farms Community.  
Request: 1. A Use Permit from the Zoning Administrator to allow a child daycare center pursuant to Section 3.6.5.B. of the Sacramento County Zoning Code on approximately 3.53 acres in RD-5 zone.  
Final Hearing Body: Zoning Administrator  
Lead Planner: Emma Patten, Assistant Planner, 875-4197, [mchattene@saccounty.net](mailto:mchattene@saccounty.net)  
  
[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

**4.** **Entitlement(s): UPZ**  
**Control No.:** **PLNP2017-00352 Mojo Dojo**  
**APN:** **228-0092-014-0000**  
Applicant/Owner: Circus Trix  
Location: The property is located at 5400 Date Avenue Suite F, approximately 475 feet north of the intersection of Date Avenue and Chippendale Drive in the Carmichael Community  
Request: 1. A Use Permit to establish an indoor recreation facility with a capacity greater than 300 persons in an existing mall building in the Light Commercial (LC) Zoning District.  
2. A Special Development Permit to allow a 156 square foot sign in the Special Sign Corridor (SZC 5.10.7.B.1.a).  
3. A Design Review to comply with the Countywide Design Guidelines.  
Final Hearing Body: Zoning Administrator  
Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, [atilanoc@saccounty.net](mailto:atilanoc@saccounty.net)  
  
[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
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:**

**PUBLIC COMMENT:**

**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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Dial 916-875-4311