

AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, January 30, 2019

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 Manuel Mejia (916) 874-7934 Mejiam@saccounty.net
Associate Planner Meredith Holsworth (916) 874-5835 Holsworthm@saccounty.net

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. 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: Manuel Mejia
Meredith Holsworth

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2018-00201 – College Oak Place

APN: 228-0151-005 and -024

Applicant/Owner: Paul Feister

Location: The Property Is Located At 5307 College Oak Drive, At The Northwest Corner Of The Chippendale Drive And College Oak Drive Intersection, In The Carmichael/Old Foothill Farms Community.

Request:

1. A **Tentative Subdivision Map** To Divide 2 Parcels Totaling Approximately 0.48 Net Acre Into 7 Lots For Single-Family Residential Use In The Business Professional Office (BP) Zoning District.
2. A **Special Development Permit** To Allow Reductions In Minimum Lot Frontage And Width From 60 Feet (FT) To 42 FT (For Lots 1 Through 6) And 51 FT (For Lot 7), And In Minimum Lot Depth From 100 FT To 70 FT (For Lots 1 Through 7) In The BP Zoning District.
3. A **Use Permit** To Allow For Seven (7) Detached Single-Family Dwellings In The BP Zoning District.
4. A **Special Development Permit** To Allow Reductions In Single-Family Development Standards For Minimum Front Yard Setbacks From 20 FT To 13 FT (For Lots 1, 3, 5, And 7) And 17 FT (For Lots 2, 4, And 6); Minimum Interior Side Yard Setbacks From 5 FT To 2.5 FT (For Lots 1 Through 7); And Minimum Rear Yard Setbacks From 14 FT (20 Percent Of Average Lot Depth) To 10 FT (For Lots 1 Through 7).
5. A **Design Review** To Comply With Countywide Design Guidelines.

Final Hearing Body: Planning Commission

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

Control No.: PLNP2018-00278 – Our Lady Of The Assumption

APN: 282-0340-047

Applicant/Owner: Father Eduino Silveira

Location: The Property Is Located At 5057 Cottage Way In The Carmichael Old Foothill Farms Community.

Request:

1. A **Use Permit amendment** To Increase The Maximum Amount Of Allowed Students From 30 Students To 60 Students At The Church's Existing Preschool.
2. A **Special Development** To Deviate From The Required Parking Standards.
3. A **Design Review** For A New Parish Hall (Approximately 16,854 SF.) To Determine Compliance With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

3.

Control No.: PLNP2018-00306 – Retreat Way Accessory Dwelling Unit

APN: 283-0530-016

Applicant/Owner: Dennis Greenbaum

Location: The Property Is Located At 5312 Retreat Way, Approximately 500 Feet East Of Fair Oaks Boulevard, In The Carmichael/ Old Foothill Farms Community.

Request:

1. A **Special Development Permit** To Allow A 858 Square Foot (SF) Detached Accessory Dwelling Unit (ADU) Which Exceeds The 800 SF Maximum Allowed Square Feet Of Habitable Space For A Detached ADU On 2.39 Acres In The RD-2 Zone.
2. A **Special Development Permit** To Develop An ADU That Deviates From The One-Story Restriction By Building A Two-Story ADU With Non-Habitable Space On The First Story, And Habitable Space On The Second Story.
3. A **Special Development Permit** To Allow A Garage That Is Approximately 860 SF, Which Exceeds The Allowed 50% Of Non-Habitable Square Footage, Attached To An ADU.

Final Hearing Body: Zoning Administrator

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

4.

Control No.: PLNP2017-00234 – Sunshine Homes Parcel Map

APN: 258-0370-031

Applicant/Owner: Wong & Associates

Location: A Property Located At 3624 Walnut Avenue In The Carmichael Community.

Request: 1. A **Tentative Parcel Map** To Divide A 1.271-Acre Parcel Into Four Parcels Of .163, 0.246, 0.209, And 0.245 Gross Acres And A Remainder Parcel Of .406 Gross Acres.
2. A **Special Development Permit** To Deviate From Public Street Frontage Standards And Allow More Than Two Parcels To Be Served By A Private Drive.
3. A **Design Review** To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Nishant Seoni. 916-874-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

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

5.

Control No.: PLNP2017-00305 – Wei-Chun Liu Parcel Map

APN: 258-0370-032

Applicant/Owner: Wong & Associates

Location: A Property Located At 3624 Walnut Avenue In The Carmichael Community.

Request: 1. A **Tentative Parcel Map** To Divide A 0.726 Parcel Into Four Parcels Of 0.204, 0.187, 0.158, and 0.177 Gross Acres.
2. A **Special Development Permit** To Deviate From Public Street Frontage Standards And Allow More Than Two Parcels To Be Served By A Private Drive.
3. A **Design Review** To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Nishant Seoni. 916-874-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote	Yes	No		
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:

1. Annual Election Of Officers
2. Planning Department Presentation: Amendments to the Zoning Code relating to vacation rentals (a.k.a. short-term rentals)

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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