



**AGENDA**  
**Carmichael/Old Foothill Farms**  
**Community Planning Advisory Council (CPAC)**  
**Wednesday, October 21, 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/swqyaydh>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/swqyaydh> (Enter Event ID Code: **swqyaydh**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7531414#**)

## 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

### 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.

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/>.

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## CALL MEETING TO ORDER

## ROLL CALL

## PLEDGE

## INTRODUCTIONS

## CPAC ANNOUNCEMENTS

## PLANNING PROJECT MATTERS FOR REVIEW

### 1. PLNP2018-00070 – Verde Cruz Townhomes

Supervisorial District(s): Peters

Assessor Parcel No: 236-0254-009

Applicant/Owner: MP Brothers, LLC

Location: 4904 Manzanita Avenue, At The Northeast Corner Of The Manzanita Avenue And Bourbon Drive Intersection In The Carmichael/Old Foothill Farms Community.

Request: Tentative Subdivision Map To Divide Approximately 1.75 Acres Into 17 Residential Lots And One Common/Landscape Area Lot In The RD-10(NS) Zoning District.

Use Permit To Allow 17 Attached Single-Family Dwellings In The RD-10(NS) Zoning District.

Special Development Permit To Allow:

- Reductions In Minimum Lot Area Required For Parcels 1 Through 17;
- Reductions In Minimum Lot Width Required For Parcels 1 Through 17;
- Parcels 1 Through 17 To Be Served By A Private Drive;
- Reductions In Minimum Front Yard Setback Required For Parcel 11;
- Reductions In Minimum Interior Side Yard Setbacks For Parcels 1, 10, 11, And 17;
- Reductions In Minimum Rear Yard Setbacks For Parcels 1, 2, And 7 Through 11;
- Reductions In Minimum Building Width Required For Parcels 1 Through 9 And 12 Through 17;
- No Common Outdoor Amenity Provided.

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](mailto:shenj@saccounty.net)

2. **PLNP2020-00094 – 2804 California Avenue Tentative Parcel Map**

Supervisory District(s): Peters

Assessor Parcel No: 273-0323-013

Applicant/Owner: JTS Engineering Consultants, Inc./Michael Borgman

Location: 2804 California Avenue, Approximately 450 Feet South Of Palm Drive In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide A 1.94-Acre Property Into Three Lots In The RD-2 Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

3. **PLNP2019-00027 – 2021-2029 Housing Element**

(Informational)

Supervisory District(s): All

Assessor Parcel No: Countywide

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

Location: Countywide

Request: Presentation To The Community Planning Advisory Councils On The 2021-2029 Housing Element.

Final Hearing Body: Board Of Supervisors

Lead Planner: Kate Rose, Associate Planner, (916) 874-1192  
[rosekat@saccounty.net](mailto:rosekat@saccounty.net)

## **MISCELLANEOUS MATTERS**

4. Staff Update
5. Council Member Comments
6. Public Comments

Adjournment

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