

AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Teleconference

Wednesday, May 20, 2020

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Carmichael-OldFoothillFarms.aspx>

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 in writing. 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.

How to make a public comment

- Email BoardClerk@saccounty.net. Include agenda item number and it is optional to include first and last name.
- Mail or Drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to Listen to a meeting

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

- Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/zygkdxju>
- 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>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office 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 of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

Carmichael-Old Foothill Farms

CPAC Chair Nicholas Bloise (916) 483-7099 nickb812@yahoo.com

**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/>

OFFICERS: Nicholas Bloise Chair
 Matthew Burnette Vice-Chair
 Timothy Rosales Secretary

MEMBERS: Jason McCoy Richard Desmond
 Nathan Brandon

COUNTY PLANNING

REPRESENTATIVES: Manuel Mejia Meredith Holsworth

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.
- Introduction of members, staff, and County representatives.
- Explanation of the Role of the Council.

PLANNING ITEMS FOR REVIEW

1. **[PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP](#)**
Supervisorial District(s): Peters

Assessor's Parcel No: 258-0091-008

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

Location: Property Located At 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

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

2. **[PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION](#)**

Supervisorial District(s): Peters

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

Applicant/Owner: TAIT & Associates

Location: Property Located At 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

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

3. [PLNP2019-00262 – 7300 FAIR OAKS BOULDEVAR 7-ELEVEN SERVICE STATION PCN](#)

Supervisory District(s): Peters

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

Applicant/Owner: TAIT & Associates

Location: Located At 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

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

4. [PLNP2019-00157 – CARMICHAEL COMMONS \(Informational\)](#)

Supervisory District(s): Peters

Assessor's 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: Located At 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:

- A Congregate Care Facility;
- A 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

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.

MISCELLANEOUS

5. STAFF UPDATE

6. COUNCIL MEMBER COMMENTS

7. PUBLIC COMMENT

ADJOURNMENT



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311