



AGENDA
Carmichael-Old Foothill Farms
Community Planning Advisory Council (CPAC)
Wednesday, June 17, 2020 at 6:30 PM
(Teleconference-Video)

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 electronically. 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. Off agenda comments are addressed at the conclusion of the regular agenda.

How to make a public comment

- Email boardclerk@saccounty.net. Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to view or listen to a 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/uxputuhy>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/uxputuhy> (Enter Event ID Code: **uxputuhy**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **5576713#**)

How to access 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.

How to request an 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 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
Meredith Holsworth, Associate Planner (916) 874-5835 holsworthm@saccounty.net
Dorelle Johnson, Meeting Clerk (916) 874-8022 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/>.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2019-00366 – Sac Metro Preschool Use Permit Amendment](#)

Supervisory District(s): Peters

Assessor Parcel No: 236-0181-011

Applicant/Owner: Sacramento Metro Church Of Christ

Location: 6201 Winding Way In The Carmichael Community.

Request: Conditional Use Permit Amendment (82-UP-VA-746-C) To Allow For The Inclusion Of A Private Preschool That Will Serve Approximately 40 Students At An Existing Religious Institution. The Proposed Preschool Will Occupy An Existing Classroom And Will Require A Fenced In Play Area Approximately 5,680 Square Feet In Size.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

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

2. **PLNP2019-00213 – 4748 Engle Road Office Building Conversion**

Supervisory District(s): Peters

Assessor Parcel No: 256-0101-043

Applicant/Owner: Wang Brothers Investments, LLC

Location: 4748 Engle Road, Approximately 550 Feet East Of Mission Avenue And Within The Mission Oaks Neighborhood Preservation Area In The Carmichael/Old Foothill Farms Community.

Request: Use Permit To Allow Multiple Family Residential Units Within The Business Professional (BP) Zoning District.

Variance To Allow The Proposed Project To Deviate From The Following Mission Oaks Neighborhood Preservation Area Development Standards:

- Landscape Buffer (Section 532-016(c) (1)): A Planter Or Landscaped Area At Least 25 Feet Wide Shall Be Provided Adjacent To The Interior Boundary Lines Of All Adjoining Residential Zones. The Proposed Project Includes A Five Foot Wide Noncontinuous Landscape Planter Along The East And South Property Lines.
- Parking Lot Shade (Section 532-016(c)(2)): Parking Lot Landscaping Shall Include Shade Trees Selected From An Approved List, Placed So As To Cover At Least 50 Percent Of The Total Parking Area. The Proposed Parking Lot Shade Is A Combination Of Carports And Trees (82 Percent Shade Coverage).

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Side Yard Setback (Section 5.4.3.B, Table 5.8): The Minimum Side Yard Setback Requirement For Multifamily Residential Development Is 15 Feet. The Existing Building Proposed For Conversion Is 12 ½ Feet From The West Side Property Line.
- Side Yard Setback From Existing Single-Family Residential (Section 5.4.3.B, Table 5.8): The Minimum Side Yard Setback Requirement For Two-Story Multifamily Residential Development From Existing Single-Family Residential Is 50 Feet. The Existing Building Proposed For Conversion Is 14 ½ Feet From The East Side Property Line Shared With Existing Single-Family Residential Homes And 12 ½ Feet From The West Side Property Line Partially Shared With Existing Single Family Residential Homes.
- Private Open Space (Section 5.4.3.B, Table 5.8): The Minimum Amount Of Private Open Space Required Per Unit Is 40 Square Feet. The Proposed Project Provides Private Open Space For All Units Except Two (Unit 2 And Unit 10).
- Landscape Planter (Section 5.2.4.B.3): A Minimum Seven Foot Wide Continuous Landscape Planter Area Shall Be Provided Adjacent To The Interior Property Lines Of All Adjoining Parcels Zoned For Residential Purposes. The Proposed Project Includes A Five Foot Wide Noncontinuous Landscape Planter Along The East And South Property Lines.
- Landscaping Screening (Section 5.2.4.3.B.4): A Five Foot Landscape Planter Shall Be Installed Around The Perimeter Of Trash Enclosures. The Proposed Project Includes A Perimeter Landscape Planter, But It Is Not Continuously Five Feet In Width.
- Covered Parking (Section 5.9.2.A.1.b): One Parking Space Per Unit Shall Be Covered. The Proposed Project Includes 12 Covered Parking Spaces For 20 Units.
- Parking Separation From Buildings (Section 5.9.2.A.1.g): Paved Surface Parking Areas Shall Be Separated From The Primary Residential Building By A Minimum Four Foot Wide Walkway And/Or A Minimum Seven Foot Wide Landscape Strip. The Two Parking Stalls North Of The Building And The Two Parking Stalls East Of The

Building, Are Separated From The Existing Building By A Four Foot Wide Walkway.

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

3. **PLNP2020-00055 – Carmichael Promenade**

(Informational)

Supervisorial District(s): Peters

Assessor Parcel No: 245-0240-008, 009, 014, 026 And 028

Applicant/Owner: Towne Development Of Sacramento, Inc.

Location: North Side Of Fair Oaks Boulevard And On The West Side Of Marshall Avenue In The Carmichael/Old Foothill Farms Community.

Request: Early CPAC Workshop To Discuss A Proposal To Divide Approximately 6.5 Acres Into 46 Zero-Lot Line Single-Family Residential Lots In The Marshall-Fair Oaks Special Planning Area.

Please Note This Project Is Scheduled As A Workshop Item And Is For Information Sharing Purposes Only. A Formal Application Has Been Filed With The Office Of Planning And Environmental Review; However, The Applicant Would Like To Solicit Preliminary Comments And Suggestions From The Community Prior To Continuing The Application Process.

Lead Planner: Kimber Gutierrez, Associate Planner, 916-874-7529
gutierrezk@saccounty.net

MISCELLANEOUS MATTERS

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

Adjournment

Monthly Meeting Scheduled Every Third (3rd) Wednesday