

AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, June 19, 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

Roxanne Stellmacher

Roxannestellmacher@gmail.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/>

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: Roxanne Stellmacher Chair
 Nicholas Bloise Vice-Chair
 Richard Desmond Secretary

MEMBERS: Jason McCoy Timothy Rosales
 Nathan Brandon Matthew Burnette

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.: PLNP2017-00196 – California Center Auto Sales

APN: 245-0210-008, -010, -011, -012

Applicant/Owner: Stephen J. Lemmon, Tobey, McClure & Lemmon, LLP/ Dana Tutt

Location: The Property Is Located At 7801 And 7811 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And California Avenue Intersection, In The Fair Oaks Community.

Request:

1. A **Use Permit Amendment** to allow automobile sales on approximately 0.82 acre in the General Commercial (GC) zoning district.
2. A **Special Development Permit** to allow:
 - Existing 6-foot-wide landscape planters to deviate from the required 8-foot-wide standard (APNs 245-0210-011 and -012);
 - No frontage landscape planter on California Avenue (APN 245-0210-008); and Reduction of 79 percent in required parking spaces provided (19 parking spaces required, 4 parking spaces provided).
3. 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.: PLNP2019-00122 – Dunkin’ Donuts Use Permit

APN: 230-0222-047

Applicant/Owner: All Access Permits/ Ethan Conrad Properties

Location: A property located at 4131 Manzanita Avenue, Approximately 250 feet South of Lincoln Avenue in the Carmichael community.

Request:

1. A **Use Permit** to allow a drive-through with amplified sound within 300 feet of a residential zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net,

[Click here for more information.](#)

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

3.

Control No.: PLNP2019-00139 – 8 Oaks At Carmichael

APN: 247-0280-008

Applicant/Owner: Abraham Rampuram/ Earthitects

Location: A Property Located At 8945 Fair Oaks Boulevard, Approximately 450 Feet West Of The Fair Oaks Boulevard And San Juan Avenue Intersection In The Carmichael Community.

Request:

1. A **Tentative Subdivision Map** to divide approximately one acre into eight single-family residential lots.
2. A **Special Development Permit** to allow eight homes to take access from a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

4.

Control No.: PLNP2019-00087 – Milagro Monument Sign

APN: 272-0200-068

Applicant/Owner: Steve Sampognaro/ Allan Davis

Location: A Property Located At 6241 Fair Oaks Boulevard, Approximately 500 Feet South Of Marconi Avenue In The Carmichael Community.

Request:

1. A **Special Development Permit** to allow the monument sign to exceed the height and size requirements of the Fair Oaks Main Special Planning Area (SPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

5.

Control No.: PLNP2018-00282 – Roots Coffee Drive- Through (Continued From 12/19/18)

APN: 247-0280-011

Applicant/Owner: Fair Oaks Coffee, Inc./ Ethan Conrad

Location: A Property Located At 9047 Fair Oaks Boulevard, At The Corner Of Fair Oaks Boulevard And San Juan Avenue, In The Carmichael Community.

Request:

1. A **Use Permit** to allow a drive through with amplified sound within 300 feet of a residential zoning district.
2. A **Special Development Permit** to deviate from the side street yard setback requirement.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

6.

Control No.: PLNP2019-00045 – 2223 Gunn Road Tentative Parcel Map

APN: 283-0120-035

Applicant/Owner: KPFF Consulting Engineers/ Ikon Homes

Location: Located At 2223 Gunn Road In The Carmichael/Old Foothill Farms Community.

Request:

1. A **Tentative Parcel Map** to divide 0.77 acres into four lots in the RD-5 zone.
2. A **Special Development Permit** to allow more than two lots 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: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

7.

Control No.: PLNP2019-00143 – Oakridge Wireless Communication Facility

APN: 228-0092-014-0000

Applicant/Owner: Beacon Development, LLC/ Ethan G Conrad

Location: Located in a 240 square-foot lease area on 10 acres zoned LC (Limited Commercial) in the Carmichael/Old Foothill Farms community.

Request:

1. A **Use Permit** to allow a 55-foot tall monopine with nine antennas with associated equipment in a 240 square-foot lease area.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Nishant Seoni, Assistant Planner, 916-974-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
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:

New Member Matthew Burnette

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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