



**AGENDA**  
**Carmichael/Old Foothill Farms**  
**Community Planning Advisory Council (CPAC)**  
**Wednesday, July 15, 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

Sign up to make a public comment during a live meeting. Registration opens when the agenda is posted 72-hours prior to the meeting date. Dial (916) 875-2500 to provide contact information. On the day of the meeting, callers will be contacted by phone and transferred to the meeting to make a comment on a specific agenda item or off-agenda item. Callers may sign up until public comments are closed for a specific item, respectively.

Written comment

- Send an email comment to [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net).
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814.
- 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/bxysfhuj>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/bxysfhuj> (Enter Event ID Code: **bxysfhuj**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **1230297#**)

**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. [PLNP2020-00087 – Dove Drive Tentative Parcel Map](#)

Supervisory District(s): Peters

Assessor Parcel No: 239-0061-011

Applicant/Owner: Dmitriy Franchuk

Location: 5213 Dove Drive, Approximately .4 Miles Southwest Of The San Juan Avenue And Madison Avenue Intersection In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide .28 Acres Into Two Lots In The RD-5 (Single-Family Residential, 5 Units/Acre) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

2. **PLNP2018-00379 – Furnitalia Special Development Permit**

Supervisory District(s): Peters

Assessor Parcel No: 230-0052-001

Applicant/Owner: Gerald Jenkins/Furnitalia Demitry

Location: 5250 Auburn Boulevard, On The Southwest Corner Of Hemlock Street And Auburn Boulevard In The Carmichael/Old Foothill Farms Community.

Request: Special Development Permit To Deviate From The Landscaping Standards For An Existing Commercial Building That Is Set Back Less Than 50 Feet From The Public Right-Of-Way. Pursuant To Table 5.13, Footnote 5, The Setback May Be Reduced To 25 Feet If For Each Square Foot Of Additional Buildable Area Created By The Project, An Equivalent Square Foot Of Landscape Area Is Provided In The Corresponding Street Yard. The Proposal Will Encroach Into The 25 Foot Setback And Replace The Landscaping With Parking.

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](mailto:foxde@saccounty.net)

3. **PLNP2020-00093 – Robertson Avenue Tentative Parcel Map**

Supervisory District(s): Peters

Assessor Parcel No: 272-0110-030

Applicant/Owner: CNA Engineering, Inc./Nikona LLC

Location: 5604 Robertson Avenue In The Carmichael Community.

Request: Tentative Parcel Map To Divide 0.42 Acres Into Two Lots In The RD-5 Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

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

(Continued From June 17, 2020; Item 2)

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](mailto:gutierrezk@saccounty.net)

5. **PLNP2019-00359 – Sacramento Church Of God**

Supervisory District(s): Peters

Assessor Parcel No: 260-0120-034

Applicant/Owner: Church Of God (Seventh Day)

Location: 6637 Grant Avenue In The Carmichael Creek Neighborhood Preservation Area (NPA) In The Carmichael Community.

Request: Use Permit To Legalize An Existing Church And Add Approximately 1,100 Square Feet To The Existing Multi-Purpose Room, For A Total Capacity Of 102 Persons On Approximately 1.33 Acres In The RD-2 (Residential) Zoning District.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

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

## **MISCELLANEOUS MATTERS**

6. Staff Update
7. Council Member Comments
8. Public Comments

Adjournment

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