

**CARMICHAEL-OLD FOOTHILL FARMS  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Wednesday, March 16, 2016

6:30 PM

CARMICHAEL LIBRARY  
5605 MARCONI AVENUE, CARMICHAEL

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Carmichael-Old Foothill Farms CPAC Chair Christopher Wilson at (916) 952-1215 or [elaposta2@gmail.com](mailto:elaposta2@gmail.com). The County Planning and Environmental Review Division representatives for the Carmichael CPAC area are Marianne Biner at (916) 874-7520 or [binerm@saccounty.net](mailto:binerm@saccounty.net) or Shelby Maples at (916) 874-6323 or [mapless@saccounty.net](mailto:mapless@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-Carmichael-OFF@saccounty.net](mailto:CPAC-Carmichael-OFF@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	CHRISTOPHER WILSON THOMAS NOVI	<u>CHAIR</u> <u>VICE-CHAIR</u>
<b>MEMBERS:</b>	PATTY KLEINKNECHT BRIAN YAMAGATA BURNIE LENAU	DWIGHT MILLOY DAVID PETERSON
<b>REPRESENTATIVES:</b>	MARIANNE BINER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW SHELBY MAPLES - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

**Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: [PLNR2016-00040](#)

**Project Name:** Orange Grove Mixed Use Shelf Condos Early CPAC Workshop

**Assessor’s Parcel No.:** 240-0141-029/035/036

**Location:** The project is located on the southeast corner of the intersection of Orange Grove Avenue and Pasadena Avenue in the Carmichael community.

**Applicant/Phone/Email:** Attention: Noah Baygell  
 Baygell Properties  
 4441 Auburn Boulevard, #G, Sacramento, CA 95841  
 (916) 489-7724; [nbaygell@sbcglobal.net](mailto:nbaygell@sbcglobal.net)

**County Project Manager:** Thomas Vogt, Assistant Planner, (916) 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

**Request:** An Early CPAC Workshop to discuss a proposed 48-unit mixed use, market-rate, multi-family shelf condo complex with food services and Trunk Bus Line amenities on approximately two acres. The proposal would rezone approximately two acres from RD-20 to NMC or CMC (Mixed Use) zoning. This location is serviced by a Regional Transit Trunk Bus Line.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.**

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

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.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**2. Control No.: [PLNP2016-00041](#)**

**Project Name: Garfield Avenue Townhomes Early CPAC Workshop**

**Assessor’s Parcel No.: 220-0680-024**

**Location:** The project is located on the southeast corner of the intersection of Garfield Avenue and Brine Drive, approximately 1,500 feet north of Auburn Boulevard in the Carmichael community.

**Applicant/Phone/Email:** Ellis Architects  
 4132 C Street, Sacramento, CA 95819  
 (916) 440-6765; [sarah@ellis-architects.com](mailto:sarah@ellis-architects.com)

**County Project Manager:** *Thomas Vogt, Assistant Planner, (916) 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

**Request:** An Early CPAC Workshop to discuss the development of 15 single-family townhomes on approximately 0.86 acres in the RD-20 zone.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.**

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

**COUNCIL RECOMMENDATION:**

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.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:

**OTHER BUSINESS:**

- The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County’s regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.
- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

**For questions, contact:**

**Kevin Messerschmitt, Associate Planner , Planning & Environmental Review**  
 916-874-7941  
[Messerschmitt@saccounty.net](mailto:Messerschmitt@saccounty.net)

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***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 Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), 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 1-800-735-2929***



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

**[www.311.SacCounty.net](http://www.311.SacCounty.net) | Dial 3-1-1**

*Outside unincorporated Sacramento County*

*Dial 916-875-4311*