

CARMICHAEL-OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

AGENDA

Wednesday, April 15, 2015

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. The County Planning and Environmental Review Division representatives for the Carmichael CPAC area are Marianne Biner at (916) 874-7520 or binerm@saccounty.net or Shelby Maples at (916) 874-6323 or 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 <http://www.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. Please identify the relevant project using the project name, control number or address.

OFFICERS:	CHRISTOPHER WILSON THOMAS NOVI	<u>CHAIR</u> <u>VICE-CHAIR</u>
MEMBERS:	PATTY KLEINKNECHT	DWIGHT MILLOY
REPRESENTATIVES:	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.: [PLNP2015-00065](#)

Project Name: ARINO LOT SIZE EXCEPTION

Assessor's Parcel No.: 239-0066-004, 005

Location: The property is located at 7038 Palmdell Way and Dove Drive, on the south west corner of Palmdell Way and Dove Drive, in the Carmichael community.

Applicant/Phone/Email: Anthony Frank and Norma Jane Arino
7044 Lime Grove Way, Fair Oaks, CA 95628
916-961-8018; norma.tony@att.net

County Project Manager: *Christopher Castorena, Associate Planner, 874-6409;*
castorenac@saccounty.net

Request: An Exception to lot size requirement to allow existing parcels to be no more than 10 percent less in area than the minimum 5 ,200 square feet net lot area for an interior lot and 6,200 square feet net lot area for a corner lot for the RD-5 zone. Note: the subject parcels are subject to Resolution No. 14-BLS-00205.

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.: [PLNP2015-00049](#)

Project Name: CLAREMONT ROAD USE PERMIT AND DEVELOPMENT PLAN REVIEW

Assessor’s Parcel No.: 283-0280-044

Location: The property is located at 1885 Claremont Road, on the east side approximately 750 feet south of Newbury Way, in the Carmichael community. (Supervisor District 3: Peters)

Owner: River View Trust
 1885 Claremont Road, Carmichael, CA 95608
 916-296-2258; riverviewtrust1@gmail.com

Applicant/Phone/Email: Andi Panagopoulos
 Cunningham Engineering Corp.
 2120 20th Street #3, Sacramento, CA 95818
 916-455-2026; Andi@cecwest.com

County Project Manager: *Charity Gold, Associate Planner, 874-7529; goldc@saccounty.net*

- Request:
1. A Use Permit to reduce the minimum 60-foot setback from the American River Bluff to approximately 36 feet for an existing single-family residence (distances vary, 36 feet is the shortest distance measured from the deck to the bluff edge). This would permit the existing encroachment. No new encroachment will occur as part of this request.
 2. A Use Permit to allow the existing deck, which is located on the retaining wall near the southeast corner of the property, to encroach within the 20-foot bluff setback for accessory uses.
 3. A Use Permit to allow an existing retaining system to support the bluff located within the RD-5(PC) (Single-family Residential American River Parkway Corridor Combining) zone.
 4. A Development Plan Review for the remodel of an existing single-family residence proposed within the RD-5(PC) zone. The existing home will be remodeled and expanded to the west toward Claremont Road.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:	Yes	No	Abstain	Absent
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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:

- “Report back on Holesapple Property at the corner of Winding Way and Manzanita Avenue”
- Neighborhood Livability Initiative Update – Jose Mendez

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



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Dial 916-875-4311*