

AGENDA

CARMICHAEL-OLD Foothill FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, September 20, 2017

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 Patty Kleinknecht (916) 321-5599

County of Sacramento, Office of Planning and Environmental Review representatives for the Carmichael-Old Foothill Farms Area

Senior Planner Marianne Biner (916) 874-7520 binerm@saccounty.net

Associate Planner Shelby Vockel (916) 874-6323 vockels@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

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: Patty Kleinknecht Chair
Dwight Milloy Vice-Chair
David Peterson Secretary

MEMBERS: Burnie Lenau Roxanne Stellmacher
Nicholas Bloise Theodore Wolter

COUNTY PLANNING REPRESENTATIVES: Marianne Biner Shelby Vockel

<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
- Council to consider approval of the August 16, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** PMR, SPP, DRS

Control No.: PLNP2017-00114 **Garfield Tentative Parcel Map**

APN: 283-0083-021

Applicant: JARC Investments LLC

Owner: Walid & Fatme Hachme

Location: The property is located at 2327 Garfield Avenue, approximately 900 feet north of Fair Oaks Boulevard in the Carmichael community.

- Request:**
1. A Tentative Parcel Map to divide approximately 1.06 net acres into 4 parcels and 1 remainder parcel in the RD-5 zone.
 2. A Special Development Permit to allow a reduction in the required street frontage and front yard setbacks.
 3. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: Charity Gold, Associate Planner, (916) 874-7529, goldc@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:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

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 1-800-735-2929



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Dial 916-875-4311*