

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

# AGENDA

CARMICHAEL LIBRARY  
5605 MARCONI AVENUE, CARMICHAEL

Wednesday, October 21, 2015

6:30 PM

<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.: [PLNP2015-00177](#)

**Project Name: GORDIY RESIDENTIAL ACCESSORY DWELLING**

**Assessor’s Parcel No.: 240-0111-101**

Location: The project is located at 5085 Pasadena Avenue, approximately 1/4 mile west of the intersection of Pasadena Avenue and Creek Road in the Carmichael community. (Supervisor District 3: Susan Peters)

Owner: Anatoliy Gordiy  
5235 Karm Way, Sacramento, CA 95842

Applicant/Phone/Email: Darina Gusev  
5730 Saunders Avenue, Loomis, CA 95650  
916-215-2845; [gusev.dasha@gmail.com](mailto:gusev.dasha@gmail.com)

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

Request: A Use Permit to allow an existing 700 square-foot single family dwelling as an accessory dwelling unit, to be effective upon the construction of a new 4,100 square foot primary dwelling.

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.: PLNR2015-00158

**Project Name:** WINDING WAY TENTATIVE SUBDIVISION MAP EARLY CPAC WORKSHOP

**Assessor’s Parcel No.:** 230-0133-005

**Location:** The project site is located at 5700 Winding Way, on the southeast corner of the intersection of Winding Way and Hackberry Lane in the Carmichael community. Additionally, this property is located within the Fair Oaks Boulevard Corridor Plan, in the Manzanita District. (SCZC 6.7)

**Applicant/Phone/Email:** Jeremy Jaeger  
7225 26th Street, Rio Linda, CA 95673  
916-801-6679; [jjjaeger@marquespipeline.com](mailto:jjjaeger@marquespipeline.com)

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

**Request:** A Tentative Subdivision Map to divide approximately 1.5 acres into 15 lots in the RD-10 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:

**3. Control No.: PLNR2015-00174**

**Project Name: 8105 FAIR OAKS BOULEVARD SITE DEVELOPMENT EARLY CPAC WORKSHOP**

**Assessor’s Parcel No.: 245-0240-001**

Location: The property is located at 8105 Fair Oaks Boulevard, approximately 3/4 mile east of Manzanita Avenue in the Marshall - Fair Oaks Special Planning Area in the Carmichael community. (SCZC 505-50) The property is also located within the Fair Oaks Central Commercial Corridor Plan Area, in the East Fair oaks Boulevard District (SCZC 6.7)

Applicant/Phone/Email: Kevin Petrosyan  
2041 Marconi A venue, Sacramento, CA 95821  
916-549-4654; [kevina1electrical@gmail.com](mailto:kevina1electrical@gmail.com)

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

Request: A workshop to explore development potential for a 1 acre property at 8105 Fair Oaks Boulevard, zoned RD-2 but allowing up to 10 units per acre (clustered, low density residential). The applicant is requesting input to help guide site development and design to better fit the community.

**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@saccountry.net](mailto:vogtt@saccountry.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:**

**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 | Dial 3-1-1**  
Outside unincorporated Sacramento County  
Dial 916-875-4311