

# AMENDED AGENDA

## ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Tuesday, February 7, 2017  
6:30 PM

**ORANGEVALE COMMUNITY CENTER  
6826 HAZEL AVENUE, ROOM (MEETING ROOM)  
ORANGEVALE, CA 95662**

<http://dev.per2.saccounty.net/CPAC/Pages/CPAC-Orangevale.aspx>

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Orangevale CPAC Chair Anthony Abdelsayed, at (916)-865-8386, or [anthonyabdelsayed@gmail.com](mailto:anthonyabdelsayed@gmail.com). For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representative for the Orangevale CPAC: Joelle Inman at (916) 874-7575 or [inmanj@saccounty.net](mailto:inmanj@saccounty.net) or Leanne Mueller at (916) 874-6155 or [muellerl@saccounty.net](mailto:muellerl@saccounty.net). To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (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-Orangevale@saccounty.net](mailto:CPAC-Orangevale@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	ANTHONY ABDELSAYED KRISTEN CONNOR	<u>CHAIR</u> <u>VICE CHAIR</u>
<b>MEMBERS:</b>	HERBERT WILLSTATTER ROBERT CRAWFORD	FRANK ALMAS LORRAINE SILVERA
<b>REPRESENTATIVES:</b>	JOELLE INMAN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW LEANNE MUELLER - COUNTY OF 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.:** [PLNP2016-00445](#)

**Project Name:** Del Rio Residential Accessory Dwelling

**Assessor's Parcel No.:** 227-0170-006-0000

**Location:** A project located at 9480 Golden Gate Avenue in the Orangevale community.

**Owner/Applicant** Santiago Del Rio  
**Phone/Email:** 9480 Golden Gate A venue  
 Orangevale, CA 95662  
 (916) 870-6212  
[santiagodelrio@hotmail.com](mailto:santiagodelrio@hotmail.com)

**County Project Manager:** *Meredith Holsworth, Assistant Planner, 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)*

**Request:** A Use Permit to convert an existing 720 square-foot dwelling into a residential accessory dwelling on approximately four acres in AR-2 zone, to become effective on the construction of a new primary residence.

**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:				

**PLANNING ITEMS FOR REVIEW:**

2. **Control No.:** [PLNP2016-00483](#)

**Project Name:** 8695 Greenback Lane Zoning Ordinance Amendment

**Assessor’s Parcel No.:** 261-0210-020

**Location:** The project is located at 8695 Greenback Lane at the northwest corner of Greenback Lane and Hickory Avenue in the Orangevale community.

**Owner:** Iroquios Investment Company, LLC.  
825 K Street  
Sacramento, CA 95814  
(916) 442-4600  
[info@petrovichdevelopment.com](mailto:info@petrovichdevelopment.com)

**Applicant/Phone/Email:** Chris Poncin  
916-417-9536  
[chris@petrovichdevelopment.com](mailto:chris@petrovichdevelopment.com)

**County Project Manager:** Wendy W. Hartman, Senior Planner, 875-0527, [hartmanwt@saccounty.net](mailto:hartmanwt@saccounty.net)

**Request:** A Zoning Ordinance Amendment to the Greenback Lane Special Planning Area (SPA) Section 506-20 to amend the allowable uses on Assessor's Parcel Number 261-0210-020 an approximately 2.23 acres in the Orangevale Community. Currently this parcel is limited to an athletic club use pursuant to the approval of a Use Permit by the appropriate authority and all BP uses permitted or conditionally permitted in the Sacramento County Zoning Code (SCZC). The applicant is requesting an amendment that would allow most limited commercial uses listed in the SCZC with restrictions on certain noise generating uses, large format retail uses, and other uses that may not be compatible with the adjacent residences and congregate care facility.

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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

**PLANNING ITEMS FOR REVIEW:**

**3. Control No.:** [PLNP2016-00366](#)  
**Project Name:** Corbett Residential Accessory Dwelling  
**Assessor's Parcel No.:** 213-1070-015

**Location:** The project is located at 6836 Santa Juanita Avenue, approximately 1,500 feet north of Central Avenue in the Orangevale community.

**Owner:** Jim & Carol Corbett  
 6836 Santa Juanita Avenue  
 Orangevale, CA 95662  
 (916) 247-5907

**Applicant/Phone/Email:** D.N. Burford Construction, Inc.  
 8475 Burford Lane  
 Fair Oaks, CA 95628  
 (916) 870-5186  
[davenburford@gmail.com](mailto:davenburford@gmail.com)

**Other:** NSSE  
 5022 Sunrise Blvd.  
 Fair Oaks, CA 95628  
 Attn: Rob Coon  
 (916) 536-9585  
[robcoon@nsse.com](mailto:robcoon@nsse.com)

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

**Request:** A Use Permit to allow a 1, 188 square-foot residential accessory dwelling on approximately 0.89 acres in the RD-2 zone

Investigating Member:

**COUNCIL RECOMMENDATION:**

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

**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, 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