

Minutes

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Tuesday, October 7, 2014

6:30 PM

Orangevale Community Center
6826 Hazel Avenue, Meeting Room B
Orangevale, CA 95662

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

NOTE: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Orangevale CPAC Chair Lorraine Silvera, at (916) 806-8261 or bmxmoma@comcast.net. For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representatives for the Orangevale CPAC: Keri Blaskoski at (916) 875-1515 or blaskoskik@saccounty.net or Joelle Inman at (916) 874-7575 or inmanj@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 <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-Orangevale@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	LORRAINE SILVERA	<u>CHAIR</u> P
	JERRY FREELOVE	<u>VICE CHAIR</u> P
	ANTHONY ABDELSAYED	<u>SECRETARY</u> P
MEMBERS:	SHAWN GOUTERMONT P	FRANK ALMAS P
	HERBERT WILLSTATTER P	ARICA BRYANT-PRESINAL P
REPRESENTATIVES:	KERI BLASKOSKI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	
	JOELLE INMAN - 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: 6:30pm

- CALL MEETING TO ORDER ✓
- EXPLANATION OF ROLE OF THE COUNCIL ✓
- ROLL CALL ✓
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES ✓

PLANNING ITEMS FOR REVIEW:

1.
Item 2

Control No.: PLNP2014-00130 CONTINUED ITEM FROM SEPTEMBER 2, 2014
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1713>

Project Name: Polishchuk Accessory Residential Dwelling Unit

Hearing Body: Zoning Administrator

Assessor's Parcel No.: 213-0410-001-0000

Location: The property is located on the east side of Hickory Avenue and approximately 480 feet North of Elm Avenue in the Orangevale community.

Applicant/Phone/Email: Gerald R. Jenkins
 6 Minnow Court, Sacramento, CA 95833
 916-276-7239; grj1948@gmail.com

Owner: Peter & Yuliya Polishchuk
 7034 Hickory Avenue, Orangevale, CA 95662
 916-501-4558; peter0704@gmail.com

County Project Manager: Thomas Vogt, Planning Consultant, 875-5563, vogtt@saccounty.net

Request: A Use Permit for a 1,200 square foot residential accessory dwelling unit on 2.5 acres in the AR-1 (Agricultural-Residential) zone.

Investigating Member: Arica Presinal

COUNCIL RECOMMENDATION:

Motion by: Shawn Goutermont		Seconded by: Anthony Abdelsayed		
Vote:	Yes 3	No 4	Abstain —	Absent —

Action: Oppose project.

~~Motion reconsider one car garage, by Frank Almas Second~~

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 for recommendation one car garage

Motion by: Arica Presinal		Seconded by: Frank Almas		
Vote:	Yes: 5	No: 2	Abstain: 0	Absent: 0

Comments: Board comments: • Concern over 3 car garage - Frank
 • Question of 1200 ft size vs regulation size
 • Concern over location of dwelling.

Applicant comments: clarification of occupancy and reason for the placement of dwelling.

Item
3

Control No.: PLNR2014-00187 (WORKSHOP)

Project Name: GOLDEN GATE AVENUE SKILLED NURSING FACILITY

Assessor's Parcel No.: 227-0020-047 & 048

Location: The project site is located at northeast corner of Golden Gate Avenue and Hazel Avenue, in the Orangevale Community Planning Area.

Applicant/Owner: Area West Engineers, Inc, Attn: Richard Rozumowicz
7478 Sandalwood Drive #400, Citrus Heights, CA 95621
916 725-5551; Richard@areawesteng.com

County Project Manager: *Surinder Singh, Senior Planner, 916-874-5462, singhsu@saccounty.net*

Request: A Use Permit to construct a 59 bed skilled nursing facility on 4.25± acres zoned AR-2.

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 Surinder Singh, Senior Planner, Planning and Environmental Review Division at singhsu@saccounty.net or (916) 874-5462.

Investigating Member: *Shawn Goutermont*

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:

Item 7.

UPDATE FROM HUMAN SERVICES COORDINATING COUNCIL (HSCC) ON SAFETY NET SERVICES. ~ Melinda Avey, HSCC Chair, 916-961-8314; mavey50@comcast.net

- 1 ① Introduction - what are safety net services?
 - Found desire for strategies to help people get back on their feet.
 - Desire for identification and effort through additional services
- PUBLIC COMMENT: for vulnerable populations.

② Close.

Other comments: Address homeless issues at Sheriff's meeting in Orangevale.

APPROVAL OF MINUTES:

ADJOURNMENT: 8:21 pm

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

Public Comment: Item 2

Richard Latour: Concern w/ zoning. Wants to oppose.

Debra Latour: opposes the location of the house on property.

Carol Lawrence: Neighbor. Concerned with location of dwelling, integrity, and honesty of applicant/owner.

Catherine Leonard (sp?): oppose

Kevin - oppose due to ability to split the property to prevent 3 dwellings from ever being there.

Peter Polishchuk: explanation of location of dwelling, and intent.

Board comments: concern with location and intent.

concerned with occupancy

Item 3:

CPAC Presentation by Shawn Goutermont

found strong disapproval from everyone he spoke to.

Applicant: presentation on project.

- proposed 59 unit facility with 20 person staff

- 2-3 registered nurses on duty at all times.

- gross area 52,000 sq. feet of building and patios.

- 28% coverage of the property.

- 38 parking spaces

- single story

Board comments:

Lorraine - Q. what is the lighting proposed as?

A. low impact lighting everywhere except along Golden Gate and Hazel which will have 30 foot "type B" lighting.

Herbert - Q. is current owner the developer?

A. Yes

Public Comment: Item 3

- 1 James Langley - opposed due to incompatibility with orangevale plan. Concern with impact on trees on his property.
Concerned with hazardous waste, kitchen location, and exhaust pipe location.
Concerned with noise.
- 2 Kevin Eliseo - adamantly opposed. Concerned with traffic impact and wear on already overburdened roads and utilities.
- 3 Lakra Eliseo - opposed due to incompatibility with rural lifestyle. Concern with emergency vehicles.
- 4 David Newell - opposed. Familiar with property. Concerned this is a commercial venture that is incompatible with rural orangevale.
- 5 William Sutherland - opposed with noise, traffic, etc. Strong opposition due to the precedent it sets.
- 6 Dana Anderson - dismayed at the lack of respect for the community due to two similar projects in the last year and a half. Developer is clearly aware of this. Concerned this isn't in line with the rural location.
- 7 Sharon Taylor - opposed to the project. Concerned with noise and increased emergency vehicles.
- 8 Sharon Fells - opposed to project. Opposes due to large number of similar facilities in the area.

Item 3 continued.

- 9 Karey Hart-Crook - opposed. This AR-2 and rural and not compatible.
- 10 Lynn Schue - opposed. This is incompatible. Opposed because it will damage the value and unique community the surrounding neighbors bought into.
- 11 Katherine Leonard - Opposed, echoing all previous concerns.
- 12 Sally Weber - opposed. Calls this an imposition on the community.
- 13 Sharon Brunberg - opposes this because a use permit shouldn't be used for a commercial property. This is an abuse of the use permit system. Doesn't belong in rural community.

Board Comments:

- Shawn - there is a long history of occupants here and the project is out of character for the community.
- Jerry - oppose
- Herbert - Support
- Lorraine - thinks this project is needed in the area. not sure the location is right but supports a project like this.