TUESDAY        August 7, 2018        6:00 PM

MEMBERS: ANTHONY ABDELSAYED (CHAIR), ROBERT CRAWFORD (VICE-CHAIR), SUE
GALSTER (SECRETARY), JUDY BURGER, LINDA GILBERT, DIANE EBBITT, MARK
HECKEY (Chairman Anthony Abdelsayed, Member Diane Ebbitt and Member Judy Burger were absent)

1. **PLNP2016-00500 Maple Court Commons Tentative Parcel Map**

   **APPLICANT:** Area West Engineers

   **ASSESSOR'S PARCEL NO:** 223-0012-047/045

   **LOCATION:** A property located at 6540 Hazel Avenue, approximately 250 feet south of Central Avenue in the Orangevale Community.

   **CPAC RECOMMENDATION:** The Orangevale Community Planning Advisory Council met on August 7, 2018 and recommended Approval (4-Yes – 0 No, 3 absences) of the proposed project.

   **REQUEST:**
   1. A **Tentative Parcel Map** to divide 2.48 acres into four lots and a remainder lot in the RD-5 zone.
   2. A **Special Development Permit** to allow more than two lots to utilize a private drive.

   **FINAL HEARING BODY:** Subdivision Review Committee

   **START TIME:** 6:35 pm

   **CPAC ACTION:** Recommended Approval

   **AYES:** Robert Crawford (Vice-Chair), Sue Galster (Secretary), Mark Heckey, Linda Gilbert
   **NOES:** (None)
   **ABSTAIN:** (None)
   **ABSENT:** Anthony Abdelsayed (Chair), Diane Ebbitt, Judy Burger
   **RECUSAL:** (None)

   **END TIME:** 6:50 pm
2. **PLNP2016-00040 Pecan Avenue Tentative Parcel Map**

**APPLICANT:** Lee Christensen

**ASSESSOR'S PARCEL NO:** 213-027-2023

**LOCATION:** The property is located at 6627 Pecan Avenue, approximately 250 feet north of Central Avenue in the Orangevale Community.

**CPAC RECOMMENDATION:** The Orangevale Community Planning Advisory Council met on August 7, 2018 and Continued the proposed project.

**REQUEST:**
1. A **Tentative Parcel Map** to divide approximately 0.93 acres into two 0.46 acre lots in the RD-2 (Residential, 2 units per acre) zone.
2. A **Special Development Permit** to deviate from the required minimum lot width and street frontage of 75 feet in the RD-2 zone to approximately 60 feet for Parcel 1 and approximately 71 feet for parcel 2.

**FINAL HEARING BODY:** Subdivision Review Committee

**START TIME:** 6:50 pm

**CPAC ACTION:** Continued

**AYES:** (None)

**NOES:** (None)

**ABSTAIN:** (None)

**ABSENT:** Anthony Abdelsayed (Chair), Diane Ebbitt, Judy Burger

**RECUSAL:** Sue Galster (Secretary)

**END TIME:** 6:55 pm

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**WORKSHOPS**

3. **PLNP2018-00104 Hazel Avenue Care Home**

**Applicant:** Steve Lord

**ASSESSOR'S PARCEL NO:** 224-020-0021

**LOCATION:** The project is located at the west side of Hazel Avenue, approximately 450 feet north of Golden Gate Avenue in the Orangevale Community.

**REQUEST:** An **Early CPAC Workshop** to discuss a request for a congregate care facility.

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 the Office of Planning and Environmental Review. The applicant would like to solicit preliminary comments and suggestions from the community.

**START TIME:** 7:05 pm

**END TIME:** 7:55 pm
08-07-2018

MEETING DATE

Maple Court Commons Tentative Parcel Map

PROJECT NAME

PMR, SPP ADD

ENTITLEMENT(S)

PLNP2016-00500

CONTROL NO.

ADJACENT CPAC (If Applicable)

FINAL HEARING BODY: Subdivision Review Committee

Planning Division
Project Manager:

Thomas Vogt

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 4
   Quorum: YES □ NO □

2. Number of community members present: 35

3. Summarize neighborhood response or reaction:

4. Council recommendation: APPROVAL □ DENIAL □ CONTINUE □

5. CPAC Comments/Recommendation (If No vote, please explain)
   (Note: This section will reflect discussion(s) during meeting.):

6. If denied, CPAC pre-authorized appeal: YES □ (Vote Below)

Chairperson or Secretary ____________________ Date __________ Start time 6:35pm End time 6:50pm

*EXA - Excused Absence  U - Unexcused Absence  P - Present

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RETURN TO PLANNER AT MEETING
08-07-2018

Pecan Avenue Tentative Parcel Map

MEETING DATE

PROJECT NAME

PMR

ENTITLEMENT(S)

PLNP2016-0040

CONTROL NO.

ADJACENT CPAC (If Applicable)

FINAL HEARING BODY: Subdivision Review Committee

Planning Division
Project Manager: Thomas Vogt

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 3 Quorum: YES ☐ NO ☐

2. Number of community members present: 34

3. Summarize neighborhood response or reaction:

4. Council recommendation: APPROVAL ☐ DENIAL ☐ CONTINUE ☐

5. CPAC Comments/Recommendation (If No vote, please explain) (Note: This section will reflect discussion(s) during meeting.):

6. If denied, CPAC pre-authorized appeal: YES ☐ (Vote Below)

Chairperson or Secretary Date

6:50 pm 6:55 pm

Start time End time

*EXA - Excused Absence U - Unexcused Absence P - Present

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RETURN TO PLANNER AT MEETING
MEETING DATE: 08-07-2018

CONTROL NO. / WORKSHOP NAME: PLNP2018-00104 Hazel Avenue Care Home

ADJACENT CPAC (If Applicable): ____________

START TIME: 7:05 pm

END TIME: 7:55 pm

Planning Division
Project Manager: Leanne Mueller

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 4
2. Number of community members present: 35
3. Summarize neighborhood response or reaction: 
   
4. CPAC Comments: 
   
RETURN TO PLANNER AT MEETING
Rick Ware - not on board. u residents OK. Not 15 residents. Wants OV to stay rural. Drainage concern. Has experienced flooding on his driveway. Engineer says water will be diverted to storm drain on Hazel Ave.
Sharon Brunke - advocate for keeping OV rural. Frustrated w/ county for not protecting OV rural. Doesn't believe this
Jennifer Derich - home is not indicative of what OV looks like. She's familiar w/ senior care facilities. Is fine w/ u beds or less. AR-R land needs to remain A-2. Needs to be built on commercial property.
Ann Nichols - she's a nurse. Is familiar w/ this type of business. Parking will be congested. Wildlife is precious. Doesn't want this type of project. This will encroach upon her lifestyle.
Carl Curtis - he's opposed to residential care home & group homes. Moved to OV for peace & quiet, rural. Tired of people trying to encroach on rural OV. Doesn't want any more commerce in AgRes.
Kasia Verderosa - how many employees? Typically 5-10 employees. Doesn't want OV to look like CU or CH. Consider building somewhere else.
Kenneth Cemo = 11,000 sq ft seems like overkill w/ too many rooms. 753 beds in OV for res. care. Doesn't see a need. Doesn't fit in our community.
Sandra Roper - lived in OV 2 yrs. Landscape designer. Prior to building who will create better drainage? County? Yes county will review. Can you look into re-habbing existing homes instead of building?