

**ACTION SUMMARY**  
ORANGEVALE CPAC  
Orangevale Community Center  
6826 Hazel Avenue  
Orangevale, CA 95662

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

## 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



**Sacramento County**  
Orangevale CPAC Referral

08-07-2018

**Maple Court Commons Tentative Parcel Map**

MEETING DATE

PROJECT NAME

PMR, SPP<sub>ADD</sub>

PLNP2016-00500

ENTITLEMENT(S)

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)

\_\_\_\_\_

\_\_\_\_\_

6:35pm  
Start time

6:50pm  
End time

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

LAST NAME	Attendance (CIRCLE ONE)	MOTION BY:	SECONDED BY:	YES	NO	ABSTAIN
ABDELSAYED, Chair	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD, Vice-Chair	EXA U <u>P</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GALSTER, Secretary	EXA U <u>P</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EBBITT	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BURGER	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HECKEY	EXA U <u>P</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GILBERT	EXA U <u>P</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RETURN TO PLANNER AT MEETING**





**Sacramento County**  
Orangevale CPAC Referral

08-07-2018

**Pecan Avenue Tentative Parcel Map**

MEETING DATE

PROJECT NAME

**PMR**

**PLNP2016-0040**

ENTITLEMENT(S)

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**

6:50pm  
**Start time**

6:55pm  
**End time**

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

LAST NAME	Attendance (CIRCLE ONE)	MOTION BY:	SECONDED BY:	YES	NO	ABSTAIN
ABDELSAYED, Chair	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GALSTER, Secretary	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	EXA U <u>P</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EBBITT	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BURGER	<u>EXA</u> U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HECKEY	EXA U <u>P</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GILBERT	EXA U <u>P</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RETURN TO PLANNER AT MEETING**





Sacramento County  
Orangevale CPAC Workshop Referral

08-07-2018

PLNP2018-00104 Hazel Avenue Care Home

MEETING DATE

CONTROL NO. / WORKSHOP NAME

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:

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4. CPAC Comments:

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ADDITIONAL SPACE

Rick Ware - not on board. 6 residents OK. Not 15 residents. Wants OY to stay rural. Drainage concern. Has experienced flooding on his driveway. Engineer says water will be diverted to storm drain on Hazel Ave.

Sharon Brunkerg - advocate for keeping OY rural. Frustrated w/ county for not protecting OY rural. Doesn't believe this

Jennifer Derich - home is not indicative of what OY looks like. She's familiar w/ senior care facilities. Is fine w/ 6 beds or less. AR-2 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 OY ~~to~~ for peace & quiet, rural. Tired of people trying to encroach on rural OY.

Doesn't want any more commerce in AgRes.

Kasia Verderosa - how many employees? Typically 5-10 employees. Doesn't want OY to look like FO or CH. Consider building somewhere else.

Kenneth Cemo = 11,000 sq ft seems like overkill w/ too many much room. 753 beds in OY for res. care. Doesn't see a need. Doesn't fit in our community.

Sandra Roper - lived in OY 2 yrs. Landscape designer.

REVISÉD 12/2018 Prior to building who will create better drainage? County? Yes county will review. Can you look into re-habbing existing homes instead of building?