



**ACTION SUMMARY**  
**Orangevale**  
**Community Planning Advisory Council (CPAC)**  
**Tuesday, October 6, 2020 at 6:30 PM**  
**(Teleconference-Video)**

**PUBLIC COMMENT PROCEDURES**

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net). Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

**VIEW MEETING**

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/vqdvzkbd>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/vqdvzkbd> (Enter Event ID Code: **vqdvzkbd**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **5701108#**)

## MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

## ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net) prior to the meeting.

### CPAC Members

Robert Crawford – District 4 Appointee (Chairperson)  
Diane Ebbitt– District 4 Appointee (Vice Chairperson)  
Sue Galster – District 4 Appointee (Secretary)  
Robert Lewis – District 4 Appointee  
George Lowry – District 4 Appointee  
Alastair Paulin – District 4 Appointee  
Lorraine Silvera– District 4 Appointee  
(Members Ebbitt and Silvera were not present)

### County of Sacramento Staff

Jessie Shen, Associate Planner (916) 875-3711 [shenj@saccounty.net](mailto:shenj@saccounty.net)  
Stephanie Townsend, Meeting Clerk (916) 874-8022 [townsends@saccounty.net](mailto:townsends@saccounty.net)

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

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## CALL MEETING TO ORDER

## ROLL CALL

## INTRODUCTIONS

## CPAC ANNOUNCEMENTS

## PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2020-00114 – All Seasons Pheasant Ridge Residential Care Home](#)

Supervisorial District(s): Frost

Assessor Parcel No: 224-0240-041

Applicant/Owner: Baranov Building Design

Location: 8566 Pheasant Ridge Lane In The Orangevale Community.

Request: Conditional Use Permit To Allow For An Existing Residential Care Home To Increase Their Serving Capacity From Six Persons To Eight Persons, Pursuant To Section 3.5.1.I Of The Zoning Code.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Tuesday, October 6, 2020, The Orangevale Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 2 Absent).

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035  
[foxde@saccounty.net](mailto:foxde@saccounty.net)

7:25 PM CPAC ACTION: Robert Lewis/George Lowry - Recommended the Zoning Administrator approve the Conditional Use Permit as presented. Staff addressed Member concerns regarding a private road maintenance agreement and acknowledged member concerns about the Zoning Code guideline limitations related to accessory dwelling units.

AYES: Robert Crawford, Sue Galster, Robert Lewis, George Lowry, Alastair Paulin

NOES: None

ABSTAIN: None

ABSENT: Diane Ebbitt, Lorraine Silvera

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2019-00066 – Auld Accessory Dwelling Unit Special Development Permit](#)

Supervisorial District(s): Frost

Assessor Parcel No: 213-0211-025

Applicant/Owner: Michael Ott/Janet Auld

Location: 6915 Santa Juanita Avenue In The Orangevale Community.

Request: Special Development Permit To Allow A 1,195 Square Foot Accessory Dwelling Unit With 891 Square Foot Garage That Exceeds Maximum Habitable Square Footage And Non-Habitable Square Footage Standards For A 1.07 Acre RD-2 (Residential) Property.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Tuesday, October 6, 2020, The Orangevale Community Planning Advisory Council (CPAC) Met And Recommended Denial Of The Proposed Project (4 Yes, 1 No, 2 Absent).

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966  
[seonin@saccounty.net](mailto:seonin@saccounty.net)

7:50 PM CPAC ACTION: Alastair Paulin/Robert Lewis - Recommended the Zoning Administrator deny the Special Development Permit as presented. Staff acknowledged member concerns about accessory dwelling unit limits and drainage.

AYES: Robert Crawford, Robert Lewis, George Lowry, Alastair Paulin

NOES: Sue Galster

ABSTAIN: None

ABSENT: Diane Ebbitt, Lorraine Silvera

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

7:51 PM CPAC ACTION: Sue Galster/Robert Lewis - Approved the preauthorization of submitting an appeal to the Zoning Administrator.

AYES: Robert Crawford, Sue Galster, Robert Lewis, George Lowry, Alastair Paulin

NOES: None

ABSTAIN: None

ABSENT: Diane Ebbitt, Lorraine Silvera

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

### **MISCELLANEOUS MATTERS**

#### 3. Staff Update

7:52 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that were presented to the Board of Supervisors on August 18, 2020.

4. Council Member Comments

7:52 PM CPAC ACTION: Members requested a workshop on Hazel Avenue to Oak Avenue in Placer County. Chairperson Robert Crawford will not be present for the November 3, 2020 meeting.

5. Public Comments

8:04 PM CPAC ACTION: No public comments were made.

Adjourned at 8:04 p.m.

Monthly Meeting Scheduled Every First (1<sup>st</sup>) Tuesday