



ACTION SUMMARY
Orangevale
Community Planning Advisory Council (CPAC)
Tuesday, June 2, 2020 at 6:30 PM
(Teleconference-Video)

ANNOUNCEMENT

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

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Off agenda comments are addressed at the conclusion of the regular agenda.

How to make a public comment

- Email boardclerk@saccounty.net. Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to view or listen to a 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/rxqffrkq>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/rxqffrkq> (Enter Event ID Code: **rxqffrkq**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7743062#**)

How to access 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.

How to request an 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 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
(All members were present)

County of Sacramento Staff

Jesse Shen, Associate Planner (916) 875-3711 shenj@saccounty.net
Stephanie Townsend, Meeting Clerk (916) 874-8022 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/>.

CALLED MEETING TO ORDER

ROLL CALL

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2019-00349 – 9260 ELM AVE PARCEL SPLIT](#)

Supervisory District(s): Frost

Assessor Parcel No: 213-0112-007

Applicant/Owner: Oleg Kravchuk/ Solid Construction & Design Inc

Location: 9260 Elm Avenue, Approximately 600 Feet West Of The Elm Avenue And Walnut Avenue Intersection In The Orangevale Community.

Request: Tentative Parcel Map To Divide One 2.50 Acre Parcel Into Two Parcels In The AR-1 Zoning District.

Incidental Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

CPAC Recommendation: On Tuesday, June 2, 2020, The Orangevale Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (7 Yes, 0 No, 0 Absent).

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

8:31 PM CPAC ACTION: Robert Lewis/Diane Ebbitt – Recommended the Subdivision Review Committee approve the Tentative Parcel Map and Incidental Design Review, subject to staff recommendations.

AYES: Robert Crawford, Diane Ebbitt, Sue Galster, Robert Lewis, George Lowry, Alastair Paulin, Lorraine Silvera

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. **PLNP2018-00352 – PRESTIGE SENIOR CARE**

Supervisory District(s): Frost

Assessor Parcel No: 224-0200-021

Applicant/Owner: Lilli Lapadat

Location: 7900 Hazel Avenue In The Orangevale Community.

Request: Use Permit To Allow A Congregate Care Facility In The AR-2 Zone.

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Deviation From The Required Seven Foot Wide Continuous Landscaped Planter Area Adjacent To The Interior Property Lines Of All Adjoining Parcels Zoned For Residential Or Agricultural Residential Purposes (Zoning Code Section 5.2.4.B.3).

- Deviation From The Required Solid Wood Fence Or Masonry Wall Of At Least Six Feet In Height Along The Interior Property Lines When Located Adjacent To Residential And Agricultural-Residential Zoning Districts (Zoning Code Section 5.2.5.C.2).

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Tuesday, June 2, 2020, The Orangevale Community Planning Advisory Council (CPAC) Met And Recommended Denial Of The Proposed Project (6 Yes, 1 No, 0 Absent).

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529
gutierrezk@saccounty.net

8:16 PM CPAC ACTION: Diane Ebbitt/Robert Lewis – Recommended the Planning Commission deny the Use Permit, Special Development Permit and Design Review.

AYES: Robert Crawford, Diane Ebbitt, Robert Lewis, George Lowry, Alastair Paulin, Lorraine Silvera

NOES: Sue Galster

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. **PLNP2019-00228 – HAZEL AVENUE TENTATIVE PARCEL MAP EXTENSION**

Supervisory District(s): Frost

Assessor Parcel No: 213-0343-024

Applicant/Owner: Kevin Amini

Location: 7025 Hazel Avenue In The RD-3 Zone In The Orangevale Community.

Request: Extension Of A Previously Approved Tentative Parcel Map To Divide Approximately 1.568 Acres Into Four Parcels And A Remainder Parcel At 7025 Hazel Avenue.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

CPAC Recommendation: On Tuesday, June 2, 2020, The Orangevale Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (6 Yes, 0 No, 1 Absent).

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

6:49 PM CPAC ACTION: Robert Crawford/Robert Lewis – Recommended the Subdivision Review Committee approve the Tentative Parcel Map Extension and Design Review, subject to staff recommendations.

AYES: Robert Crawford, Diane Ebbitt, Sue Galster, Robert Lewis, Alastair Paulin, Lorraine Silvera
NOES: None
ABSTAIN: None
ABSENT: George Lowry
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

MISCELLANEOUS MATTERS

4. Annual Election Of Officers

8:35 PM CPAC ACTION: Sue Galster/Robert Lewis – Continued to first in-person CPAC meeting.

AYES: Robert Crawford, Diane Ebbitt, Sue Galster, Robert Lewis, George Lowry, Alastair Paulin, Lorraine Silvera
NOES: None
ABSTAIN: None
ABSENT: None
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

5. Staff Update

8:35 PM CPAC ACTION: No updates were made.

6. Council Member Comments

8:35 PM CPAC ACTION: No comments were made.

7. Public Comments

8:37 PM CPAC ACTION: Jennifer Derich addressed the council regarding postponing the meeting until after the pandemic.

Adjourned at 8:38 p.m.

Monthly Meeting Scheduled Every First (1st) Tuesday