

AGENDA

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Activity Building
6826 Hazel Avenue
Orangevale, CA 95662

Tuesday, June 5, 2018

6:30 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Orangevale CPAC Chair Anthony Abdelsayed (916) 865-8386 anthonyabdelsayed@gmail.com

County of Sacramento, Office of Planning and Environmental Review representatives for the Orangevale Area

Senior Planner Kim Hudson (916) 874-5849 HUDSONK@saccounty.net
Associate Planner

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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: Anthony Abdelsayed Chair
Vacant Vice-Chair
Sue Galster Secretary

MEMBERS: Robert Crawford Diane Ebbitt
Judy Burger Mark Heckey

COUNTY PLANNING REPRESENTATIVES: Kim Hudson

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **April 3, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** PMR, SPP_{ADD}
Control No.: PLNP2016-00500 Maple Court Commons Tentative Parcel Map
APN: 223-0012-047/045
Applicant: Area West Engineers
Location: The property is located at 6540 Hazel Avenue, approximately 250 feet south of Central Avenue, in the Orangevale Community.
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
Lead Planner: Thomas Vogt, Associate Planner, (916) 875-5563, vogtt@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2. **Entitlement(s):** TMZ
Control No.: PLNP2017-00022 Avery Family Use Permit
APN: 224-0760-029
Applicant: Dorothy Avery
Location: The property is located at 8745 Nipawin Way in the Orangevale Community.
Request: 1. A **Use Permit** to allow a 400 square foot temporary medical hardship home on 3.77 acres in the AR-2 zone.
Final Hearing Body: Zoning Administrator
Lead Planner: Nishant Seoni, Assistant Planner, 916-874-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

3. Entitlement(s): UPP,DRS

Control No.: PLNP2018-00104 Hazel Avenue Care Home

APN: 224-0200-021

Applicant: Steve Lord

Location: The property is located at 7900 Hazel Avenue, approximately 3000 feet north of the Oak Avenue/Hazel Avenue intersection in the Orangevale Community.

Request: 1. A **Use Permit** from the Planning Commission to allow a congregate care facility on approximately 2.43 acres in the AR-2 zone. See Zoning Code Section 3.6.5.C.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

4. Entitlement(s): UPB, DRS

Control No.: PLNP2018-00129 SWC Greenback And Main Early Workshop

APN: 223-0182-051

Applicant: TAIT & Associates

Location: The property is located at 9396 Greenback Lane in the Orangevale Community.

Request: 1. A **Use Permit** to allow a new 3,010 square foot Convenience Store and a six fuel dispensers within a 36' x 86' fuel canopy in the Greenback Lane Special Planning Area.(SPA).
2. A **Design Review** to comply with the County-wide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

STAFF UPDATE:

OTHER BUSINESS:

- Election of Vice Chair
- Citrus Heights Water District Presentation- Key issues and projects

PUBLIC COMMENT:

ADJOURNMENT:

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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 1-800-855-7100.



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Orangevale Community Planning Advisory Council

Tuesday, April 3, 2018

Minutes

Call meeting to order 6:31 PM

Introduction of Orangevale CPAC members, staff, and county representatives

Present Anthony Abdelsayed, Judy Burger, Robert Crawford, Diane Ebbitt, Sue Galster, Herbert Willstater

Absent

County Planning Kim Hudson

Introduction of members, staff, and county representative

Explanation of the role of the council

Review request for a Public Convenience and Necessity (PNC) letter – Grocery Outlet (8835 Greenback Lane) from the Sacramento County Board of Supervisors for a Type 20 (Beer and Wine only) liquor license.

Grocery Outlet representatives, the Construction Manager, and District Manager Jeff Shaffer, introduced themselves.

Discussion between Grocery Outlet representatives and the members of the Orangevale CPAC included these points:

3.7% of the floor space will be dedicated to beer and wine

Previously Save mart occupied the space and had a Type 21 liquor license which includes hard alcohol. Grocery Outlet is requesting a Type 20 liquor license (beer and wine only).

Sacramento County Sheriff issued a Protest with Conditions. If the seven conditions were imposed, the department would be willing to withdraw their protest. Grocery Outlet is willing to work closely with the department to meet all requested conditions. The conditions are consistent with other Grocery Outlets.

There is concern about public safety in the parking lot.

Each Grocery Outlet is independently owned by a local family who lives in the area so that there is a vested interest in safety.

Grocery Outlet owners will work with the existing security company.

Grocery Outlet has not selected the owner of this store. The selection process begins next month. The owners will live within 5-10 miles of the store.

Grocery Outlet is in five states. They have experience running a business that sells alcohol.

Grocery Outlet owners go through a rigorous training program that the District Manager makes sure that they are successful completing.

Robert Crawford asked that the minutes note that the packet from the county was confusing. One of the letters was in the packet three times. Two of the letters had no formal response.

Anthony Abdelsayed asked that the minutes note that the packets from the county during the past few months seem to be incomplete and premature without providing all of the details and documents with make decision making difficult/challenging.

Motion was moved and seconded to approve the Grocery Outlet request and was passed unanimously.

Council approved March 6, 2018 minutes.

The annual CPAC Training and Appreciation Event is April 30, 2018 5:30-8:00 at Sacramento Area Sewer, 10060 Goethe Road, Sacramento.

Meeting adjourned at 6:50 PM.

Respectfully submitted,

Sue Galster

Orangevale CPAC Member