

AGENDA

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Orangevale Community Center
6826 Hazel Avenue
Orangevale, CA 95662

Tuesday, August 7, 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
Robert Crawford Vice-Chair
Sue Galster Secretary

MEMBERS: Judy Burger Diane Ebbitt
Linda Gilbert 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 **June 5, 2018 Referral(s)**

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** PMR, SPP_{ADD}
Control No.: **Continued from July**
PLNP2016-00500 Maple Court Commons Tentative Parcel Map

APN: **223-0012-047/045**

Applicant/Owner: Area West Engineers

Location: A Property 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):** PMR
Control No.: **PLNP2016-00040 Pecan Avenue Tentative Parcel Map**

APN: **213-027-2023**

Applicant/Owner: Lee Christensen

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

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

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:				

3.

Control No.: **Continued from July**
Early Workshop
PLNP2018-00104 Hazel Avenue Care Home

APN: 224-020-0021

Applicant/Owner: Steve Lord

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.

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.

Control No.: **Continued from July**
Early Workshop
PLNP2018-00129 SWC Greenback and Main

APN: 223-018-2051

Applicant/Owner: TAIT & Associates

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

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

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.

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:

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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Dial 916-875-4311