



**AGENDA**  
**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](mailto: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](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

## County of Sacramento Staff

Jesse 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/>.

---

### CALL 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: Located At 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

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

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

Supervisorial District(s): Frost

Assessor Parcel No: 224-0200-021

Applicant/Owner: Lilli Lapadat

Location: Located At 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

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

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

Supervisory District(s): Frost

Assessor Parcel No: 213-0343-024

Applicant/Owner: Kevin Amini

Location: Located At 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

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

**MISCELLANEOUS MATTERS**

4. Annual Election Of Officers
5. Staff Update
6. Council Member Comments
7. Public Comments
8. Adjournment

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