

AGENDA

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Orangevale Community Center
6826 Hazel Avenue
Orangevale, CA 95662

Tuesday, August 1, 2017

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 |
| Orangevale CPAC Vice-Chair | Kristen Connor | (916) 532-7516 | kconnorena@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 | Leanne Mueller | (916) 874-6155 | muellerl@saccounty.net |

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 |
| | Kristen Connor | Vice-Chair |
| | Lorraine Silvera | Secretary |

| | | |
|-----------------|--------------------|--------------|
| MEMBERS: | Herbert Willstater | Frank Almas |
| | Robert Crawford | Diane Ebbitt |

COUNTY PLANNING REPRESENTATIVES: Kim Hudson Leanne Mueller

| <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 May 2, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): XSP**

Control No.: **PLNP2017-00101 Gentry Place Time Extension**

APN: **213-0190-032**

Applicant/Owner: Eric Weber

Location: The project is located at 9281 Central Avenue, on the north side of Central Avenue, approximately 190 feet west of Walnut in the Orangevale community.

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code, to extend the expiration date five (5) years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number 2006-0397) to divide a 3.25-acre parcel into six lots in the RD-2 Zoning District.

Final Hearing Body: Planning Commission

Investigating Member:

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:

2. **Entitlement(s): UPZ**

Control No.: **PLNP2017-00096 Hartshorn Residential Accessory Dwelling**

APN: **227-0020-043**

Applicant: RPCI Ron Powers

Owner: Jason Hartshorn

Location: The project is located at 7908 Hazel Avenue, approximately 500 feet south of Cherry Avenue, in the Orangevale community

Request: A **Use Permit** to allow a 1,200 square-foot residential accessory dwelling on approximately 4.11 acres in the AR-2 zone.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: *Lauren Haas, Intern, (916)875-5562, haasl@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:

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 1-800-735-2929



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**Orangevale CPAC Meeting Minutes
May 2, 2017**

Call meeting to order at 1836

Member Roll Call:

| | |
|---------------------|-----------------|
| Anthony Abdelsayed | Present |
| Kristen Connor | Present |
| Lorraine Silvera | Excused Absence |
| Herbert Willstatter | Present |
| Frank Almas | Present |
| Robert Crawford | Present |
| Dianne Ebbitt | Present |

Member Quorum: Yes

County Representation: Kim Hudson, Kate Rose

Introduction and explanation of the role of the CPAC: Anthony

Review and approval of meeting minutes from February 7, 2017 and April 4, 2017: Deferred to June meeting

Planning items for review:

1. Control no: PLNP2016-00109 Central Avenue Tentative Parcel Map
APN: 259-0291-004

Commentary and project description declined by applicant, Matthew P. Cobabe.

Board comments and questions: Regarding sidewalk improvements- will only be completed in front of new property, will be required with any building permit application.

Public comments: Only one neighbor, who is living adjacent to parcel in question, was present. Voiced approval after reviewing tentative parcel map.

Council Recommendation: APPROVE

- Motion made by Frank Almas
- Seconded by Kristen Connor
- Voted 6 in favor, 0 opposed
- Vote came at 1842

Other business presented:

1. CPAC Presentation on Proposed Clean-up Amendments to the Safety Element and Safety Element Background Document.

Presented by Kate Rose. One printed copy of each document made available for review. Presented a status update to the changes in citations, quality of maps, elimination of out-of-date codes/statutes/laws, and language clean-up. Enhancements to the language with regards to fire and flooring plans. No policy changes were made to the documents. Content and changes made/verified in

collaboration Cal Fire and Dept. of Forestry related to fire services and Sacramento Office of Emergency Services for details related to emergency preparedness.

No Board comment or questions. No public comment or questions.

No additional public comment.

Meeting adjourned at 1852.