

**ORANGEVALE
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

TUESDAY, OCTOBER 4, 2016

6:30 PM

**ORANGEVALE COMMUNITY CENTER
6826 HAZEL AVENUE, ROOM (MEETING ROOM)
ORANGEVALE, CA 95662**

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Orangevale CPAC Chair Anthony Abdelsayed, at (916)-865-8386, or anthonyabdelsayed@gmail.com. For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representative for the Orangevale CPAC: Joelle Inman at (916) 874-7575 or inmanj@saccounty.net or Leanne Mueller at (916) 874-6155 or muellerl@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: 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 KRISTEN CONNOR	<u>CHAIR</u> <u>VICE CHAIR</u>
MEMBERS:	HERBERT WILLSTATTER JERRY FREELOVE ROBERT CRAWFORD	FRANK ALMAS LORRAINE SILVERA
REPRESENTATIVES:	JOELLE INMAN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW LEANNE MUELLER - COUNTY OF PLANNING AND ENVIRONMENTAL REVIEW	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00382](#)

Project Name: Lockhart Court Tentative Subdivision Map Early CPAC Workshop

Assessor’s Parcel No.: 213-0162-040/045

Location: The property is located at 6836 Pecan Avenue, approximately 1/4 mile north of Central Avenue in the Orangevale community.

Applicant/Phone/Email: Attention: Richard Rozumowicz
 Area West Engineers, Inc.
 7478 Sandalwood Drive, #400, Citrus Heights, CA 95621
 (916) 725 5551; richard@areawesteng.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563,*
vogtt@saccounty.net

Request: An Early CPAC Workshop to discuss a Tentative Subdivision Map and possible Rezone on 5 acres in the AR-1 zone. The tentative map and rezone would create 15 lots in the RD-3 zone.

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 Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

2. Control No.: [PLNP2016-00293](#)

Project Name: Adams Residential Accessory Dwelling

Assessor’s Parcel No.: 213-0014-028

Location: The property located at 713 0 Beech Avenue, approximately 1/5 mile north of Elm Avenue in the Orangevale community.
(District 4: MacGlashan)

Applicant/Phone/Email: Greg And Allison Adams
7130 Beech Avenue, Orangevale, CA 95662
916-208-0031; adamsbuildinginc@gmail.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net*

- Request:
1. A Use Permit to allow a 1,200 square-foot residential accessory dwelling on approximately 1.08 acres in the AR-1 zone.
 2. A Special Development Permit to deviate from the maximum allowable height limit of 16 feet, to a maximum of 32 feet, 4 inches.
 3. A Special Development Permit to deviate from the maximum allowable size of accessory structures on the project site. The size of all accessory structures on the project site will exceed 50% of the habitable floor area of the existing primary residence, to a maximum size of 2,870 square feet.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

Comments:

OTHER BUSINESS:

- **ELECT ORANGEVLAE CPAC SECRETARY – ORANGEVALE CPAC**

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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 Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), 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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

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Outside unincorporated Sacramento County
Dial 916-875-4311