

AGENDA

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Orangevale Community Center
6826 Hazel Avenue
Orangevale, CA 95662

Tuesday, March 7, 2017

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-RioLinda-Elverta.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

Sacramento County Planning and Environmental Review Division representatives for the Orangevale Area
Planning Director Joelle Inman (916) 874-7575 inmanj@saccounty.net

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

To contact the Planning and Environmental Review Division 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-RioLinda-Elverta@saccounty.net.

Please identify the relevant project using the project name, control number or address.

OFFICERS: Anthony Abdelsayed Chair
Kristen Connor Vice-Chair

MEMBERS: Herbert Willstater Frank Almas
Robert Crawford Lorraine Silvera

REPRESENTATIVES: Joelle Inman Leanne Mueller

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY 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 February 7, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00448](#) **Entitlement(s):** UPZ, SPPadd

Project Name: Baker Residential Accessory Dwelling

Assessor's Parcel No.: 224-0690-008

Location: The project is located at 8680 Indian Hill Court, on the eastern end of Indian Hill Court, in the Orangevale community.

Owner/Applicant: Kevin Baker

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

Request:

1. A **Use Permit** to allow a 891 square-foot residential accessory dwelling on 1.03 acres in the A-2 (PD) zone.
2. A **Special Development Permit** to allow the residential accessory dwelling to exceed the maximum height requirement of 16 feet, for a total of 23 feet, 6 inches.

Investigating Member:
Final Hearing Body: Zoning Administrator

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. Control No.: [PLNP2017-00046](#) **Entitlement(s):** PCW

Project Name: Harvest Bible Chapel Early CPAC Workshop

Assessor's Parcel No.: 227-0010-001

Location: The project is located at 8320 Hazel Avenue, on the northern County boundary and approximately one mile north of Oak Avenue in the Orangevale community.

Applicant: Harvest Bible Chapel Sacramento
 Attn: Daron Anderson

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

Request: An **Early CPAC Workshop** to discuss a proposed place of worship, to be developed in two phases, on approximately 14.98 acres in the AR-2 zone. Phase 1 will include 35,000 square-feet of buildings, including a multi-purpose facility to seat up to 600 attendees. Phase 2 will include an additional 55,000 square-feet of buildings, including a sanctuary to seat up to 1,250 attendees.

Investigating Member:
Final Hearing Body: NA – Informational Item Only

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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

OTHER BUSINESS:

- **Melinda Avey - Human Services Coordinating Council**

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 Planning and Environmental Review Division 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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Outside unincorporated Sacramento County
Dial 916-875-4311