

AGENDA

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Orangevale Community Center
6826 Hazel Avenue
Orangevale, CA 95662

Tuesday, April 4, 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

Sacramento County Planning and Environmental Review Division representatives for the Orangevale Area			
Planning Director	Kim Hudson	(916) 874-5849	HUDSONK@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-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	

COUNTY PLANNING REPRESENTATIVES:	Kim Hudson	Leanne Mueller
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<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 February 7, 2017 minutes

PLANNING ITEMS FOR REVIEW:

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

Control No.: **PLNP2016-00500 Maple Court Commons Subdivision Resubmission**

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

Applicant: Area West Engineers

Owner: Personnel LLC

Location: The project is located at 6540 Hazel Ave, approximately 300 feet south of Central Avenue, in the Orangevale community.

Request:

1. A **Tentative Subdivision Map Resubmission** for a previously approved Tentative Subdivision Map and Lot Depth Exception (04-SDP-0317). A Tentative Subdivision Map to divide 2.48 acres into 12 single-family lots on property zoned RD-5 and an Exception from the Land Development Ordinance 95-foot minimum lot depth requirement to allow lot depths of approximately 87 to 91 feet.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Shelby Maples, Associate Planner, (916)874-6323, mapless@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.: **PLNP2017-00051 Truong Residential Accessory Dwelling**

APN: **224-0210-005**

Applicant/ Owner: Anh Truong

Location: The project is located at 8060 Wachtel Avenue in the Orangevale community.

Request: A Use Permit to legalize an existing 788 square-foot residential accessory dwelling with an addition of 520 square feet on approximately 3.25 acres in the AR-2 zone.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: *Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3. Entitlement(s): SPZ

Control No.: PLNP2017-00067 **Alvernaz Carport Special Development Permit**

APN: 259-0211-022

Applicant: Gerald R. Jenkins

Owner: John S. Alvernaz

Location: The project is located at 8375 Aurelius Way in the Orangevale community.

Request: A **Special Development Permit** legalize existing accessory structures on-site and allow the total square footage to exceed 50% of the primary residential dwelling on approximately .33 acres in the RD-5 zone.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@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:		
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Vote:	Yes:	No:	Abstain:	Absent:
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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 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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Dial 916-875-4311*

MINUTES

Orangevale CPAC Meeting February 7, 2017

Call to Order 6:31pm

Member Roll Call: Anthony Abdelsayed Present
Kristen Connor Excused Absence
Herbert Willstatter Present
Robert Crawford Present
Frank Almas Present
Lorraine Silvera Present

Anthony Abdelsayed: Introduction

Project #1 Del Rio Residential Accessory Dwelling 9480 Golden Gate Ave, Use permit to convert 720 square foot dwelling into a residential accessory dwelling.

Leanne Mueller: Overview on project: existing dwelling to become accessory dwelling after new primary residence is built.

No Questions or comments from board

Public comment:

Becki Clemmer: (Elm Ave) **Q:** how big will new house be? **A:** 3500 sqft.

No other comments

Herbert motion to pass Lorraine second 5 in favor Passed

Next agenda item

Project #2 8695 Greenback Lane Zoning Ordinance Amendment.

Paul Petrovich: Presentation- 2.6 acres located at the corner of Greenback and Hickory. He has owned property for over a decade current zoning LC can only develop as health club with one across the street he would like to rezone vision would be a potential tractor supply or a well done retail center. Doesn't build ugly or cheaply. Property will be maintained by his company.

Anthony Q: will you rent to massage parlor?

Paul A: Yes a recognized company like Massage Envy but not a 24 hour type.

Herbert Q: Why not buy out neighbor?

Paul A: Not fair request to purchase more property. Will be happy to put up wall between neighbor.

Michelle Hamilton Q: (Hickory Ave) Concerned about what kind of business. What kind of wall and how close would it be to her house?

Paul A: Left wall will be 10 feet high, easement will be buffer for noise. Happy to make taller wall if in condition of project. 150 feet from neighbors' house.

Becki Clemmer: (Elm Ave) Comment/Q Likes the Fair Oaks project wondering if he would consider doing something artistic like the large rooster?

Paul A: Likes art, doesn't have issue with doing something that goes with the history of Orangevale. Will consider the idea.

Rodney Loeffler: (Cardwell Ave) Q: will use come back to CPAC?

Wendy (County Staff) A: will only come back to CPAC if use permit is needed.

Scott Brody (Cherry Ave) Q: Do you have any users at this time

Paul A: No not at this time. Can't promise anything yet.

(Sorry no notes taken on voting see project paperwork for voting recommendation)

Project #3 Corbett Residential Accessory Dwelling 6836 Santa Juanita Ave, Use permit to allow 1188 sqft accessory dwelling on .89 acres.

Dave Burford: Representing the Corbett's Showed letters of approval from neighbors explained project. Current house to be converted to accessory dwelling when new house is built.

Robert Q: Where are the neighbors located that wrote letters of approval?

Dave A: Several properties away.

Anthony Q: What is the Zoning on surrounding properties?

Dave A: RD2

Robert /comment: concerned with easement.

Lorraine Q: How big will new house be? **A:** 2700 sqft

Brian Mathews (Sprow Ranch Rd) Comment: feels this will enhance area

Louise (Pecan Ranch Ct.) Comment: Concerned with congestion and future splitting of property.

Leanne (County Staff) Minimum lot area 20 sqft, explained accessory dwelling rules, any splitting would have to come back to CPAC.

Lorraine: Comment concerned with future splitting and abundance of small homes in Orangevale.

Anthony: In favor of large house to add property value.

Robert: Concerned with the amount of accessory dwelling we hear explained boards concern with small dwellings.

Dave: Accessory dwelling will be used for family members to take care of other family members.

Frank: Explained accessory dwellings use to have to prove "need" and feels soon these dwellings will be taken out of council's control.

Leanne: State is changing rules on accessory dwellings. Don't have to see a "need" any longer.

(Sorry no notes taken on voting see project paperwork for voting recommendation)

Other Business:

Leanne announced CPAC appreciation meeting April 3 @ 5:15pm county building
Adams Residential appeal....Lost

Becki Clemmer: Brought up the mental health crisis center that was heard as a workshop. (Turning Point) has 1500 signatures in opposition of project.

Tony Solis: (Calbert Ave) Q: what is process to add documents to county website?

Leanne: Can't get documents on line.

Lorraine: Went over how many emails we have received.

Robert: Q to Leanne can we get the new changes to accessory dwellings?

Robert: Brought up changes to riding arena at Cardwell and Santa Juanita, 45 horse arena running a commercial business in Ag area questioning zoning code.

Leanne: Explained different permits issued at County levels.

Meeting Adjourned: 7:47pm