

Orangevale CPAC Meeting Minutes 2/2/2016:

Call to order at 18:34 p.m.

Explanation of the council given.

Chair Silvera – Present

Vice Chair Freelove – Present

Secretary Abdelsayed – Present

Herbert Willstatter – Present

Frank Almas – Present

Josh Pino – Present

Kristen Connor – Excused

Introduction of County Representatives

Agenda Item One: Eden Residential Dwelling

Description of the property and the project as a residential accessory dwelling that exceeds the current AR-2 zoning.

County Representative Inman: A map of the property explained. Notes the size of the house must be below 1200 sq. ft. to fit within the Use Permit.

Presentation by the applicant with an explanation of what they envision for themselves and the use of the living quarters.

Questions from the board:

Clarification of the use of the property asked by Member Abdelsayed.

Clarification regarding potential drainage by Member Pino.

Question about whether ambulatory needs are projected? Asked by Member Almas.

Final comment from applicant that they feel the location of the house is the optimum location for the dwelling.

Public comment:

Janet Kerr – located at 6650 Filbert Ave

Asks what the lines on top of the building are?

Clarified as being representative of elevation.

Comments that the house is too large for an accessory dwelling.

Not opposed on principle but would like to see the home be smaller because it should not be a home for caregivers and residents. It should be just an in-laws quarters.

Carol Shoemaker- 6711 Filbert Ave

Concerned with drainage on the property which drains to the north.

Concerned with the location because the drainage will go right into her property. Concerned that the 25 foot setback from her property will be utilized as a driveway and there will then be cars parked right by her back room of her house.

Brought pictures to display the un-even ground that slopes into her property. Expressed deep concern for the increased drainage problem due to the huge house that will dump the water

Jack Stork (sp?) 6721 Filbert Ave.

Concern over drainage into his property as a result of the new house.

Ben Russo 6731 Filbert Ave.

Concern over the effect of the drainage from the new dwelling. Suggests an environmental review to figure out the impact of the drainage.

Bob Riley 9353 Central Ave.

Concern that it would become a rental property or be subdivided in the future.

Comment from Mary Eden:

Drainage will not increase because of the new house.

Comment from Board Member Josh Pino – drainage is a legitimate concern.

Question from Carol Shoemaker:

What happens if the owners of the dwelling do not contain the new water draining into her property.

Barry Kerr 6750 Filbert Ave.

Suggests a retention pond to contain the run-off.

Chair Silvera asked if the location of the dwelling could be changed?

Applicant responded that it was unlikely that they would want to move.

Motion to vote on the Eden Accessory dwelling providing the drainage issue is mitigated: Motion by Josh Pino and seconded by Jerry Freelove.

Yes

Josh Pino

Jerry Freelove

No

Lorraine Silvera

Anthony Abdelsayed

Frank Almas

Herbert Willstatter

Proposal not recommended. Four votes opposing the project and 2 votes in favor of the project.

Clarification made regarding proper notice being given within 500 ft. of the project.

Agenda Item Two: Introduction of Sue Frost a candidate for Seat 4 of the County Supervisors.

Other Agenda Items: Question regarding the GLOVE project from 10/6/2015

Curious what the board's position was on the issue? Chair Silvera gave overview that the board voted yes with the exception of one vote. Speaker was referred to the CPAC website to revisit the minutes from the meeting.

Other Agenda item:

Frank Almas mentioned the project on Walnut Ave south of Elm Ave and north of Central Ave. The board is inquiring why a three car garage was put on the lot.

Meeting adjourned at 19:44.