

Orangevale CPAC Meeting Minutes
April 4, 2017

Call meeting to order at 1836

Member Roll Call:

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

Member Quorum: Yes

County Representation: Leanna Mueller, Kim Hudson

Introduction and explanation of the role of the CPAC: Anthony

Review and approval of meeting minutes from February 7, 2017: Deferred to May meeting

Planning items for review:

1. Control no: PLNP2016-00500 Maple Court Commons Subdivision Resubmission
APN: 223-0012-045, 047

Commentary and project description presented by applicant, Richard Rozumowicz. This project was last heard by CPAC 4/3/2004 and approved 4/25/2005. There are no zoning changes being requested with the project. This project includes:

- A full arborist report of 127 trees, with proposal to remove 97 trees.
- 40' wide street with curb, gutter and full improvements to Hazel.
- Sewer to be connected to public sewer.
- Request for exception from LDO 95-foot minimum lot depth requirement to allow depths of approx. 87-91' for Maple Court road improvements.
- The three current homeowners on the south side of project have had 20' IOD that can be called up to accommodate improving Maple Court completely as required.

Board comments and questions included those pertaining to drainage and sewer, increased traffic, size and effectiveness of proposed sound wall, and lot corner markers for existing homes.

Public comments: all residents speaking against this project.

Comments included comments from all the property owners abutting to this project. Concerns related to increased traffic, traffic sound from Hazel, potential privacy intrusion from homes if 2-story homes built, cutting and destruction of so many trees, inclusion of trees in the arborist report that were not located on the project property, limited access of emergency vehicles to property of east side of project, setbacks from Maple Court to current 3 homes which could potentially bring the improved road too close to front of houses.

County representative spoke to county code and design requirements change and are applied to existing homes. Further explanation given regarding the Irrevocable Offer of Dedication (IOD) running along the frontage of the south parcels, that it has been in place on the parcels in question and cannot be changed. (Of note: Per Planning Commission notes from April 2004 Orangevale CPAC meeting that these property owners were aware of the IOD at time of this projects first approval.)

Council Recommendation:

1st recommendation: to **CONTINUE** to next meeting pending additional information to be provided by applicant on setback information on existing properties, types of homes proposed to be built, and property corner markers of surrounding properties.

- Motion made by Anthony
- Seconded by Kristen
- Voted 3 in favor, 3 opposed

2nd recommendation: to **APPROVE** made after additional questions from council and comments from county representative.

- Motion made by Robert
- Seconded by Anthony
- Voted 4 in favor, 2 opposed
- Vote came at 2027

2. Control no: PLNP2017-00051 Truong Residential Accessory Dwelling
APN: 224-0210-005

Commentary and project description presented by applicant/owner, Ahn Truong. Clarification regarding current use, planned use, presence of current power and water supply.

Board comments and questions: regarding separate address for this project, availability of power and water to building as built now.

Public comment all in favor of project.

No county comment.

Council Recommendation: APPROVE

- Motion made by XXX
- Seconded by XXX
- Voted 6 in favor, 0 opposed
- Vote came at 2049

3. Control no: PLNP2017-00067 Alvernaz Carport Special Development Permit
APN: 259-0211-022

Commentary and project description presented by applicant, Gerald Jenkins and owner, John Alvernaz. Clarification regarding current use, planned use, and verification that the carport has already been built. Access to the carport by utility easement and carport is not a permanent structure.

Board comments and questions: none

No additional public comment.

No county comment.

Council Recommendation: APPROVE

- Motion made by XXX
- Seconded by XXX
- Voted 6 in favor, 0 opposed
- Vote came at 2056

No additional business presented.

No additional public comment.

Meeting adjourned at 2057.