

Called to order at 6:34 pm

Explanation of the role of the board

Roll Call –

Chair Silvera- Present

Vice Chair Freelove – Excused Absence

Secretary Abdelsayed- Present

Member Connor – Present

Member Willstatter- Present

Member Almas – Present

Agenda Item #1

Introduction of the project by Chair Silvera

Explanation of the project by Kristin Connor – viewed the property and other property developed by the same owning entity.

Description of the property geography – described as “run down” and notes a SMUD substation located adjacent to the lot.

Most neighbors spoken with were in favor of the project. One neighbor was concerned with possible rezoning of the lot for the project. Clarification provided that only a use permit is being requested- no rezone request is being entertained.

No questions from the Board.

The County adds clarification that a Use Permit is requested as well as a Design Review. A use permit is required because the project would contain care facilities for more than 6 people. Notes the project complies with setback requirements.

Bob Keil – Representing the project owner (who is a Doctor)

Says an Arborist report has been done and two Oak trees will be left untouched and will add a buffer for the neighbors.

Notes the project will have a residential style; working to be cognizant of the needs of the neighborhood through design compatibility with the surrounding neighborhood.

Chair Silvera asks what the pricing of the care facility will be?

Answer provided by Tom Weber of FCI Capital Partners- Design criteria was to have many layers of pricing for differing income levels. Starting at \$2800 to \$3500, \$4000 and \$5000 per month. There will be 21 rooms in an 8000 square foot project.

Chair Silvera – What is the maximum staff at any one time?

Answer – says some staff will ride bikes but there will likely be room for 6 staff members. Says there is also a large need for this type of project. Notes dual occupancy rooms will be incorporated.

Opens the floor to Public Comment:

Bill Carmack 8786 Spring Hills Way

Wants to confirm the use permit will only permit a care facility for the elderly and not allow for the construction of the house or use for a group home.

County Representative responds: with definition of Residential Care Facilities as recognized by Sacramento County. A group home could qualify should the care facility close. CPAC could recommend if they found it necessary to recommend a limitation on the use permit that it can only be used as a residential care facility.

Barbara Sessions 6326 Beech Avenue

Concerned over the increase in traffic on Beech Ave. Concerned over enough parking as well.

Cindy 6326 Beech Avenue

Inquires how parking numbers are determined for the project?

County Representative answers that requirements are included in the Code. Here, there are likely 8 required spots and the project incorporates more than enough.

Cindy – asks whether a report will be written regarding the project?

County Representative answers that yes, the report will be posted online for public viewing. Generally information on future hearings is available 10 days prior to the meeting.

Vance – 6326 Beech Avenue – is there an estimate of emergency vehicles coming onto the property?

Expresses concern over an increase in emergency sirens due to needs at the facility.

Answer – Bob Keil – notes that sirens are often turned off as approaching.

Phil Ross – Orangevale

As a career firefighter he expresses his opinion is that emergency vehicles visits will be infrequent.

Board member Almas – will the project be fenced? Will it be gated? Why 9 exits?

Answer- A fence line has grapevines on the North and already South and West side is fenced. If required a fence will be included but if the neighbors want it to stay they will leave it. It will not be gated. Must meet security and safety requirements particularly with regard to fire safety requirements.

Board member Almas – Will there be a fire turnaround?

Answer- Yes ability to go to the back parking lot to turn around OR go through the front rap-around driveway.

Chair Silvera – Why does this not have to have a gate whereas the Main property has a gate?

Answer- different requirements for each property depending on County recommendations and requirements.

Board member Connor – What security measures will be in place for the residents?

Answer- County public safety/ Sheriff's Office suggest safety requirements and they will follow what is dictated by County officials.

Comment by Chair Silvera that a special requirement be included requiring the use permit be only for a Residential Care Facility.

Motion for approval of the property with special requirement that the project may only be used for a Residential Care Facility by Board Member Kristin Connor

Motion Seconded by Board Member Anthony Abdelsayed

Yes – 5

No- 0

Abstain – 0

Other Business:

Summary regarding previous meeting issue discussed by public member regarding safety concerns regarding a PG&E substation in Orangevale.

Chair Silvera introduced- County Representative – Project is a constructing a gas-line receiving station to monitor existing pipelines. A system will be installed for the collection of information in the pipeline.

Concern over the pressurization of the station – will not be pressurized when system is operated. No permits except an encroachment permit require hearing. Property owner has approved office building on the lot- County said owner must reduce size of the building slightly due to loss of parking space size. PG&E has a grading permit pending for curb/sidewalk improvements. The station will be fenced and monitored with automatic notices will be present. Inquiry currently includes a timeline for improvements such as fencing the substation.

Board member Almas – note regarding consistency with Accessory Dwelling projects. Suggests review of requirements with Accessory Dwellings.

Answer- County will provide documents with further information on Zoning Code requirements and summary of Accessory Dwellings.

Meeting Adjourned at 7:33pm

