

CPAC Meeting 6-7-2016 Notes

Meeting called to order at 6:32 p.m.

Explanation of the role of the Board

Attendance – taken by Chair

Chair Silvera - Present

Vice Chair Freelove – Absent; No longer on Orangevale CPAC

Secretary Abdelsayed - Present

Member Willstatter - Present

Member Connor - Present

Member Almas – Present

County Representative Mueller – Present

Agenda Item One

Description of the project and requests before the Orangevale CPAC given by Chair Silvera.

County Rep Mueller notes two current residences on the property and that the request includes a split of the property.

Presentation of the project by Richard Rozumowicz, engineer for the property.

Notes that the project will leave the property looking the same as it currently does.

Project representative says the lot was two lots until 1977 and then merged into one lot. Now the request is a split of the lot again into two lots

Board questions: Member Willstatter asks if the lots are actually two even sized lots...looks as if the lots are actually split only to meet the setback requirements.

Clarification is provided regarding the project representative's statement that the surrounding lots are 60 feet wide.

The surrounding lots are in fact double what he was alleging.

No further comments from the Board.

Owner of the project makes comments – Lee Christensen

Gives background on the history of his ownership of this project.

Secretary Abdelsayed – comments concerns about the precedent set by the project for the rest of Orangevale.

Public Comment: John Throne 8971 Pecan Ranch Court - Has no issue with the project.

Board discussion continues – the possibility of narrow lots throughout Orangevale as well as the potential for future lot splits.

Secretary Abdelsayed makes motion: to approve the project as it stands. Member Connor seconds. Vote 5 no's. 0 – aye's. 0 abstain. Motion to approve is denied. Recommendation for denial of the project to be sent to the County Planning Commission.

Motion to Appeal should the project be approved by the County Planning Commission made by Chair Silvera. Seconded by Member Connor. 5 – Aye's 0 – no's. 0- abstain.

Agenda Item Two – presentation on Accessory Dwellings by County Representative Mueller

Gives overview of what accessory dwellings are and details regarding the laws and regulations pertaining to these types of projects.

Agenda Item – Other Business:

Motion by Frank Almas for Anthony Abdelsayed to be Chair, seconded by Member Connor

5 – Aye's 0 – no's 0 - abstain

Motion by Chair Silvera for Kristen Connor to be Vice Chair, seconded by Anthony Abdelsayed

5 – Aye's 0 – no's 0 – abstain

Meeting called adjourned at 7:32pm