

# 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**