

**ORANGEVALE
COMMUNITY PLANNING
ADVISORY COUNCIL**

MINUTES

Tuesday, January 6, 2015
6:30 PM

Orangevale Community Center
6826 Hazel Avenue, Room (Meeting Room)
Orangevale, CA 95662

<http://dev.per2.saccounty.net/CPAC/Pages/CPAC-Orangevale.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Orangevale CPAC Chair Lorraine Silvera, at (916) 806-8261 or bmxmoma@comcast.net. For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representatives for the Orangevale CPAC: Keri Blaskoski at (916) 875-1515 or blaskoskik@saccounty.net or Joelle Inman at (916) 874-7575 or inmanj@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Orangevale@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	LORRAINE SILVERA JERRY FREELOVE ANTHONY ABDELSAYED	<u>CHAIR P</u> <u>VICE CHAIR P</u> <u>SECRETARY P</u>
MEMBERS:	SHAWN GOUTERMONT P HERBERT WILLSTATTER P	FRANK ALMAS EXA ARICA BRYANT-PRESINAL P
REPRESENTATIVES:	KERI BLASKOSKI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW JOELLE INMAN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER: 6:30PM

- CALL MEETING TO ORDER **X**
- EXPLANATION OF ROLE OF THE COUNCIL **X**
- ROLL CALL **X**
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES **X**

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNR2014-00291

Project Name: MAIN AVE REZONE

Assessor's Parcel No.: 223-0342-010, 011 and 012

Location: The project site is located at the northwest corner of Orangevale Avenue and Main Avenue, in the Orangevale Community Planning Area.

Owner: Richard Rozumowicz
Area West Engineers, Inc
7478 Sandalwood Drive #400, Citrus Heights, CA 95621
(916) 725-5551; Richard@areawesteng.com

County Project

Manager: *Thomas Vogt, Planning Consultant, 916-875-5563, vogtt@saccounty.net*

Request: To rezone three separate parcels from BP (Business Professional) to GC (General Commercial) and to develop the properties with a 14,625+ square foot auto repair facility.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Planning Consultant, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563.

Investigating Member: N/A

Richard Rozumowicz: presentation of property location, and surrounding lots.

- Property owner owns an auto service business a few hundred feet south of the property.
- asking for a rezone of the property to general commercial from business professional.
- property is about 1.7 acres – without right of way the lot is 1.2 acres
- building would be one story and approximately 14 thousand square feet
- Will meet updated zoning code

CPAC board questions:

- What lighting will be put in—will depend on standard provisions
- Concern over tagging due to the location and the surrounding communities

- Comment from community member:
- Greg Houck 110 Bruger Court Folsom, CA
- Inquired about intersection improvements that would go along with the project

- Community comments:
- Jack Duran at 8881 Myhren Way off Hazel:
- Concern, inquires about residential zoning surrounding the project? Curious if apartments surround the property.
- Concerned about lighting effects on surrounding properties

CPAC Board Comments-

- Willstatter- would approve
- Abdelsayed- would support
- Presinal- concern of security
- Goutermont- supports the project
- Freelove- concern over tagging but would approve it
- Silvera- would support project

Response from presenter-

- Rezone typically goes with the use of the property
- review would be done of the structure proposed
- would be unlikely that the structure could be used for other uses

- Concludes presentation

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments				

2. Control No.: PLNR2014-00294

Project Name: "House of Bread" Office Addition Early CPAC Workshop

Assessor's Parcel No.: 223-0011-064 / 013

Location: The project site is located west of Hazel Avenue at 6521 Hazel Avenue, approximately 500 feet south of Central Avenue and approximately 2,000 feet north of Greenback Lane in the Orangevale community.

Applicant/Email: Audrey Ginzburg
1900 Blue Lead Place, Gold River, CA 95670
vistadesign@gmail.com

County Project Manager: *Thomas Vogt, Planning Consultant, 916-875-5563, vogtt@saccounty.net*

Request: A Use Permit to construct an additional office building for the existing "House of Bread" church and Family Christian Academy. The office building will be two stories and approximately 7,969 square feet.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Planning Consultant, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member: N/A

-Fred Vrave: Presenting

- Gives background on the Churches desire to build this building
- Wants to use the building to make videos and for internet outreach

Question from County rep:

Q: Inquires if there is a larger plan or some form of expansion plan for the property?

A: Purpose of the building is offices only. New sanctuary is where the services are located currently.

Want to do recordings and have an audio studio, it is not for expansion of the congregation.

Silvera- How many buildings are on the property?

A: 7 buildings on the property currently

County Rep: articulates that the coffee shop and anything else not currently in the use permit will need to be included.

Silvera- Asks if there is or was a school on the premises?

A: There is a private school of 28 students.

Silvera- Who and what will be in the new building?

A: Staff members and recording space for TV recordings with their pastor.

County Rep: Notes the softball field is an allowed use. There will be further conditions.

Board questions:

Willstatter- What is the zoning?

A: RD-5

Goutermont- What kind of fences exist surrounding the property?

A-Sound wall

Public Comment:

- Jessica Fuchs 8895 Myhren Way Orangevale, CA

Complaint over the night events and movie nights

Concern over more parking and the fact the building is two stories.

Very concerned about the traffic and parking on the streets.

- Andrew Fuchs 8895 Myhren Way Orangevale, CA

Concern over size and inquires why it needs to be so large.

A: Large building due to recording equipment

- Cindy Schmidt 8865 Myhren Way Orangevale, CA

How long will it take to demolish the garage to make way for the new building?

A: Very short time

What will the baseball field be?

A: New playgrounds and sports use.

Proposed start date for this project?

A: Hope is for the project to begin as soon as possible.

Are there noise restrictions for construction?

A: Construction is exempt however, restrictions could be incorporated if desired.

-Concern over noise from construction.

-Dust from the construction.

- Man representing Dorothy Young 8840 Ridge Hill Court, Orangevale, CA

Did you have a grading permit for the field?

A: No permit

Concern because he wasn't notified that there would be a coffeehouse on the property.

A: County approved it. Notification may not have occurred because the project was very minor.

Inquires what the requirements are for a two story building?

A: 35 feet is the setback requirement per the County Rep.

Inquires about any landscaping?

-Frustrated with increases in use of the property. Can't believe the outdated use permit is still considered valid.

-Concern that the building is two story. Concern over parking.

- Tom Van 8028 Eden Oaks Ave

Inquires if there is a road to the building?

A: Existing parking lot would provide access.

- Jason Schmidt 8865 Myhren Way Orangevale, CA

Inquires about construction noise being excluded from noise restrictions?

A: Construction is exempt

Where would construction staging be done?

A: Construction would be staged in parking areas.

Concern over noise. Desires a noise prevision.

Notes incidents in the field such as when kids went there to shoot paintball guns.

- Ruch Cassackia 8861 Myhren Way Orangevale, CA

-concern over traffic

Silvera- is the coffee shop only run on Sunday?

A: Coffee is prepared in a kitchen and will be served at service.

Presenter- describes the windows and indicates that the wall surrounding the building will block the view of the windows from overlooking the neighbors.

Cindy Schmidt 8865 Myhren Way Orangevale, CA

Inquires if citizens on Central received notification of the project?

A: Yes, they were notified if they were within 500 feet or at least 30 addresses.

Likes the front of the building. Thinks it's a good location for the building.

- Jack Duran at 8881 Myhren Way off Hazel:

Comments about people driving and suggests they be more courteous to those attempting to make turns near or on the property.

Concern over lighting of the property.

Willstatter- will support

Abdelsayed- will support, other issues need to be flushed out separately

Presinal- will support

Goutermont- will support. Thinks some noise concerns need to be addressed.

Freelove- echoes Goutermont. Suggests a timeline for construction.

Silvera- recognizes past owners may have had issues however agrees that issues should be dealt with separately.

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments				

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT: 7:57 PM

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



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