AGENDA

ORANGEVALE
COMMUNITY PLANNING
ADVISORY COUNCIL

ORANGEVALE COMMUNITY CENTER
6826 HAZEL AVENUE, ROOM (MEETING ROOM)
ORANGEVALE, CA 95662

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

Tuesday, February 7, 2017
6:30 PM

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Orangevale CPAC Chair Anthony Abdelsayed, at (916)-865-8386, or anthonyabdelsayed@gmail.com. For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representative for the Orangevale CPAC: Joelle Inman at (916) 874-7575 or inmanj@saccounty.net or Leanne Mueller at (916) 874-6155 or muellerl@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 https://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:
ANTHONY ABDELSAYED CHAIR
KRISTEN CONNOR VICE CHAIR

MEMBERS:
HERBERT WILLSTATTER FRANK ALMAS
ROBERT CRAWFORD LORRAINE SILVERA

REPRESENTATIVES:
JOELLE INMAN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
LEANNE MUELLER - COUNTY OF 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:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
PLANNING ITEMS FOR REVIEW:

1. Project Name: Del Rio Residential Accessory Dwelling
   
   Assessor’s Parcel No.: 227-0170-006-0000
   
   Control No.: PLNP2016-00445
   
   Location: A project located at 9480 Golden Gate Avenue in the Orangevale community.
   
   Owner/Applicant Phone/Email: Santiago Del Rio
   9480 Golden Gate Avenue
   Orangevale, CA 95662
   (916) 870-6212
   santiagodelrio@hotmail.com
   
   County Project Manager: Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@saccounty.net
   
   Request: A Use Permit to convert an existing 720 square-foot dwelling into a residential accessory dwelling on approximately four acres in AR-2 zone, to become effective on the construction of a new primary residence.
   
   Investigating Member:

   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: __________________________
PLANNING ITEMS FOR REVIEW:

2. **Control No.:** PLNP2016-00483

**Project Name:** 8695 Greenback Lane Zoning Ordinance Amendment

**Assessor’s Parcel No.:** 261-0210-020

**Location:** The project is located at 8695 Greenback Lane at the northwest corner of Greenback Lane and Hickory Avenue in the Orangevale community.

**Owner:** Santiago Del Rio
9480 Golden Gate Avenue
Orangevale, CA 95662
(916) 870-6212
santiagodelrio@hotmail.com

**Applicant/Phone/Email:** Chris Poncin
916-417-9536
chris@petrovichdevelopment.com

**County Project Manager:** Wendy W. Hartman, Senior Planner, 875-0527, hartmanwt@saccounty.net

**Request:** A Zoning Ordinance Amendment to the Greenback Lane Special Planning Area (SPA) Section 506-20 to amend the allowable uses on Assessor’s Parcel Number 261-0210-020 an approximately 2.23 acres in the Orangevale Community. Currently this parcel is limited to an athletic club use pursuant to the approval of a Use Permit by the appropriate authority and all BP uses permitted or conditionally permitted in the Sacramento County Zoning Code (SCZC). The applicant is requesting an amendment that would allow most limited commercial uses listed in the SCZC with restrictions on certain noise generating uses, large format retail uses, and other uses that may not be compatible with the adjacent residences and congregate care facility.

**Investigating Member:**

COUNCIL RECOMMENDATION:

<table>
<thead>
<tr>
<th>Motion by:</th>
<th>Seconded by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vote:</td>
<td>Yes No Abstain Absent</td>
</tr>
<tr>
<td>Action:</td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Motion by:</th>
<th>Seconded by:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PLANNING ITEMS FOR REVIEW:

3. **Control No.:** PLNP2016-00366

**Project Name:** Corbett Residential Accessory Dwelling

**Assessor’s Parcel No.:** 213-1070-015

**Location:** The project is located at 6836 Santa Juanita Avenue, approximately 1,500 feet north of Central Avenue in the Orangevale community.

**Owner:** Jim & Carol Corbett
6836 Santa Juanita Avenue
Orangevale, CA 95662
(916) 247-5907

**Applicant/Phone/Email:** D.N. Burford Construction, Inc.
8475 Burford Lane
Fair Oaks, CA 95628
(916) 870-5186
davenburford@gmail.com

**Other:** NSSE
5022 Sunrise Blvd.
Fair Oaks, CA 95628
Attn: Rob Coon
(916) 536-9585
robcloon@nsse.com

**County Project Manager:** Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

**Request:** A Use Permit to allow a 1,188 square-foot residential accessory dwelling on approximately 0.89 acres in the RD-2 zone

COUNCIL RECOMMENDATION:

Motion by:                    Seconded by:

Vote: Yes  No  Abstain  Absent

Action:
OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

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, 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.