

# AGENDA

## CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library  
5605 Marconi Avenue  
Carmichael, CA 95608

Wednesday, March 27, 2019

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Carmichael-OldFoothillFarms.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

**Carmichael-Old Foothill Farms**

**CPAC Chair** Roxanne Stellmacher [Roxannestellmacher@gmail.com](mailto:Roxannestellmacher@gmail.com)

**County of Sacramento, Office of Planning and Environmental Review representatives for the Carmichael-Old Foothill Farms Area**

**Senior Planner** Manuel Mejia (916) 874-7934 [Mejiam@saccounty.net](mailto:Mejiam@saccounty.net)  
**Associate Planner** Meredith Holsworth (916) 874-5835 [Holsworthm@saccounty.net](mailto:Holsworthm@saccounty.net)

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**Current Planning projects,** visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

**To submit project comments to CPAC members, email them to [CPAC-Carmichael-OFF@saccounty.net](mailto:CPAC-Carmichael-OFF@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Roxanne Stellmacher Chair  
 Nicholas Bloise Vice-Chair  
 Richard Desmond Secretary

**MEMBERS:** David Peterson Timothy Rosales  
 Jason McCoy Nathan Brandon

**COUNTY PLANNING REPRESENTATIVES:** Manuel Mejia  
 Meredith Holsworth

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

**PLANNING ITEMS FOR REVIEW:**

**1.**

**Control No.:** PLNP2018-00281 – Kearns Residential Accessory Dwelling Unit

**APN:** 260-0120-024

Applicant/Owner: Chris Trapp/Honglan Liu Kearns

Location: The property is located at 3627 Marshall Avenue, approximately 270 feet north of Grant Avenue, in the Carmichael/Old Foothill Farms Community.

Request:
 

1. A **Special Development Permit** to allow 1,200 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 sf on approximately 1.1 acres in the RD-2 zoning district with the Carmichael Creek Neighborhood Preservation Area (NPA) zoning overlay.
2. A **Special Development Permit** to allow an existing 460 sf awning accessory structure a reduced required setback distance from the interior side yard from 3 feet to 1 feet.

Final Hearing Body: Zoning Administrator

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, [shenj@saccounty.net](mailto:shenj@saccounty.net)

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**2.**

**Control No.:** PLNP2018-00254 – 6229 Gobernadores Lane Board Review

**APN:** 283-0570-002-0000

Applicant/Owner: Omid Torabian

Location: Located At 6229 Gobernadores Lane, In The Parkway Corridor Combining Zone, Carmichael Colony Neighborhood Preservation Area, And The Carmichael Community.

Request:
 

1. A **Board Review** for a 4,001 square foot single-family dwelling, 830 square foot garage, and 501 square foot pool house on approximately 0.46 acres in the Residential-2 Units per Acre (RD-2) (PC) (NPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934, [mejiam@saccounty.net](mailto:mejiam@saccounty.net)

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3.

**Control No.:** PLNP2019-00085 – Generations Carmichael/Old Foothill Farms Early CPAC Workshop

**APN:** 230-0120-010 and 230-0131-001

**Applicant/Owner:** Generations Construction, LLC

**Location:** The project is located at 5601 Winding Way, at the Northwest corner of Winding Way and Hackberry Lane in the Carmichael community.

**Request:** An **Early CPAC Workshop** to discuss a Senior Housing Community and Performing Arts Center on 15.55 acres adjacent to the Sacramento Adventist Academy. The project is comprised of 224 independent living apartments, 20 villas (five separate 4-plex units), seven standalone micro-home units, 93 Assisted Living apartments with a 50 bed memory care wing for a total of 394 units/beds. The project also proposes a total of 342 off street parking spaces. The building heights will vary between one and four stories. There will be a central common activity building that will provide multiple dining options, a wellness center and activity areas. The residential density is 25 dwelling units per acre.

**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 the Office of Planning and Environmental Review. 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 Leanne Mueller, Associate Planner, Office of Planning and Environmental Review, at [muellerl@saccounty.net](mailto:muellerl@saccounty.net) or (916)874-6155. Please include the Control Number and Project Name in your inquiry.*

**Lead Planner:** Leanne Mueller, Associate Planner, (916) 874-6155, [muellerl@saccounty.net](mailto:muellerl@saccounty.net)

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

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. During the Appeal hearing, the applicant or appointed representative must be present.**

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

Comments:

**STAFF UPDATE:**

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

*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 of Sacramento, Office of Planning and Environmental Review 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 1-800-855-7100.*



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