

**CARMICHAEL- OLD FOOTHILL FARMS
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, July 17, 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

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
Associate Planner Meredith Holsworth (916) 874-5835 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. 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: Jason McCoy Timothy Rosales
 Nathan Brandon Matthew Burnette

COUNTY PLANNING REPRESENTATIVES: Manuel Mejia
 Meredith Holsworth

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	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.: PLNP2019-00099 – Myrtle Avenue Parcel Map

APN: 228-0480-043

Applicant/Owner: Wong and Associates/ Koteramak, LLC

Location: A property located at 0 Myrtle Avenue on the north side of Myrtle Way approximately 3,000 feet east of Auburn Blvd. in the Carmichael Old Foothill Farms community.

Request:

1. A **Tentative Parcel Map** to divide 1.18-acres into four lots ranging in size 8,505 square feet to 24,306 square feet.
 - Parcel 1 = 8,505 square feet.
 - Parcel 2 = 8,505 square feet
 - Parcel 3 = 9,888 square feet
 - Parcel 4= 24,306 square feet
2. A **Special development Permit** to allow four lots to be served by a private drive in the RD-5 Zoning District.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2.

Control No.: PLNP2019-00018 – Park Road Tentative Parcel Map **(Continued TBD)**

APN: 240-0522-011-0000

Applicant/Owner: The Yee Family Survivors Trust

Location: A property located at 3663 Park Road in the Carmichael/ Old Foothill Farms community.

Request:

1. A **Tentative Parcel Map** to divide a 3.58 acre parcel into four parcels plus a remainder lot in the RD-2 zone.
2. A **Special Development Permit** to allow more than two lots to be accessed by a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

3.

Control No.: PLNP2018-00380 – Marshall Avenue Tentative Parcel Map

APN: 260-0410-002

Applicant/Owner: Kamran Nakhaee

Location: The property is located at 3920 Marshall Avenue, approximately 360 feet south of Fair Oaks Boulevard, in the Carmichael/Old Foothill Farms community.

Request:

1. **Tentative Parcel Map** to divide an approximately 0.57-acre parcel into three parcels in the RD-5 zoning district.
2. A **Special Development Permit** to allow a reduction in the required front yard setback for proposed Parcel B.
3. A **Design Review** to comply with Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

4.

Control No.: PLNP2016-00378 – Landis Avenue Tentative Parcel Map

APN: 260-0370-013

Applicant/Owner: JTS Engineering Consultant Inc./ Kamran Nakhaee

Location: Located at 5933 And 5939 Landis Avenue In The Carmichael Community.

Request:

1. A **Tentative Parcel Map** to divide 0.736 acres into three parcels of 0.229, 0.231, and 0.276 acres.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@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:

5. Workshop On Modifications To CPACs

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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