

AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, May 17, 2017

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 Christopher Wilson (916) 952-1215

Sacramento County Planning and Environmental Review Division representatives for the Carmichael-Old Foothill Farms Area

Senior Planner Marianne Biner (916) 874-7520 binerm@saccounty.net

Associate Planner Shelby Maples (916) 874-6323 mapless@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

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: Christopher Wilson Chair
Thomas Novi Vice-Chair

MEMBERS: Patty Kleinknecht Dwight Milloy
Burnie Lenau David Peterson
Theodore Wolter

COUNTY PLANNING REPRESENTATIVES: Marianne Biner Shelby Maples

<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
- Council to consider approval of the March 15, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): UPP

Control No.: PLNP2017-00085 **Heritage Oaks Behavioral Health Clinic**

APN: 240-0420-027

Applicant: Holloway Land Company

Owner: BHC Heritage Oaks Hospital

Location: The project is located at 4378 Auburn Boulevard (Oak Point Office Complex) approximately 600 feet northeast of the I-80/Auburn Boulevard off-ramp in the Carmichael Old Foothill Farms community.

Request:

1. A Conditional Use Permit (UPP) to allow for an existing 8,750 square foot office building to be converted to a 16 bed psychiatric facility within the General Commercial (GC) zone district.
2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Wendy W. Hartman, Senior Planner ; (916)875-0527; hartmanw@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. Entitlement(s): ZOB, DRS

Control No.: PLNP2017-00094 **Eskaton Carmichael Assisted Living Facility**

APN: 256-0040-024

Applicant: Ellis Architects

Owner: Eskaton, Inc.

Location: The project is located at 3939 Walnut Avenue, on the west side of Walnut Avenue and approximately 300 feet south of Gibbons Drive in the Carmichael community.

Request:

1. A **Zoning Ordinance Amendment** to the Eskaton SPA to allow a congregate care facility and to include the subject parcel within the SPA boundaries.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: *Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@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:				

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 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



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Dial 916-875-4311