

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

# Minutes

CARMICHAEL LIBRARY  
5605 MARCONI AVENUE, CARMICHAEL

Wednesday, July 15, 2015

6:30 PM

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Carmichael-Old Foothill Farms CPAC Chair Christopher Wilson at (916) 952-1215 or [elaposta2@gmail.com](mailto:elaposta2@gmail.com). The County Planning and Environmental Review Division representatives for the Carmichael CPAC area are Marianne Biner at (916) 874-7520 or [binerm@saccounty.net](mailto:binerm@saccounty.net) or Shelby Maples at (916) 874-6323 or [mapless@saccounty.net](mailto:mapless@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call (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-Carmichael-OFF@saccounty.net](mailto: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

**REPRESENTATIVES:**

MARIANNE BINER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
✓ SHELBY MAPLES - 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:**

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

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: [PLNP2015-00082](#)

**Project Name: MULDROW ACCESSORY DWELLING UNIT**

**Assessor's Parcel No.: 236-0051-067**

Location: The property is located at 6016 Muldrow Road, on the south side of Muldrow Road, approximately 750 feet east of Manzanita Avenue in the Carmichael community. (Supervisor District 3: Peters)

Applicant/Owner: Rosa M. LeBoeuf  
 Phone/Email: 6016 Muldrow Road, Carmichael, CA 95608  
 916-361-7202; [rosacortes9@hotmail.com](mailto:rosacortes9@hotmail.com)

County Project Manager: Emily Hyland, Assistant Planner, 874-6578, [hylande@saccounty.net](mailto:hylande@saccounty.net)

Request: A Use Permit to allow an approximately 1,192 square-foot residential accessory dwelling unit with an attached 470 square-foot garage on 0.53 acres in the RD-5 Zone. (SCZC 305-83.1)

Investigating Member:

COUNCIL RECOMMENDATION:

*APPROVE AS REQUESTED*

Motion by: *Novi*

Seconded by: *Milroy*

Vote:	Yes <i>4</i>	No <i>2</i>	Abstain <i>5</i>	Absent <i>5</i>
-------	--------------	-------------	------------------	-----------------

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.: [PLNP2015-00026](#)

Project Name: ATRIA PARKING USE PERMIT AMENDMENT

Assessor's Parcel No.: 260-0410-009/010/011/013/021/024

Location: The project is located approximately 1.5 miles southeast of the intersection of Dillard Road and Clay Station Road in the Cosumnes community. (Supervisor District 5: Nottoli)

Applicant/Phone/Email: Attention: Peter Dannenfelser  
Architectural Arts  
921 11th Street, #240, Sacramento, CA 95614  
916-442-1144; [peterdaia@sbcglobal.net](mailto:peterdaia@sbcglobal.net)

Engineer: Attention: Jordan Pope  
Atria Senior Living  
401 Sooth Foorth St, #1900, Lousville, KY, 40202  
801-779-7650; [jordanpope@atriaseniiorliving.com](mailto:jordanpope@atriaseniiorliving.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

Request: A Use Permit Amendment (2002-UPP-0187) to allow Atria Carmichael Oaks Assisted Living employees to park on a RD-1 (Residential) zoned parcel approximately 400 feet east of the primary use. The parcel is approximately 1.39 acres in size and will accommodate 23 parking stalls. Street and sidewalk improvements will be provided across all properties between the primary use and the parking area. (SCZC 201-02(D)(1)(12))

Investigating Member:

**COUNCIL RECOMMENDATION:**

*APPROVE AS REQUESTED*

Motion by:	<i>KLUNKNECHT</i>	Seconded by:	<i>MILLOY</i>	
Vote:	Yes <i>4</i>	No <i>0</i>	Abstain <i>0</i>	Absent <i>0</i>

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:

3. Control No.: PLNP2015-00104

**Project Name:** LEEP RESIDENTIAL ACCESSORY DWELLING

**Assessor's Parcel No.:** 260-0360-021

**Location:** The project is located at 6205 Grant Avenue, approximately 200 feet northeast of the intersection of Grant Avenue and California Avenue in the Carmichael community. (Supervisor District 3: Peters)

**Owner:** Chris Leep  
6205 Grant Ave, Carmichael, CA 95608  
[crleep@gmail.com](mailto:crleep@gmail.com)

**Applicant/Phone/Email:** Chris Trapp  
4590 Vista Drive, Loomis, CA 95650  
916-652-6549; [ctedesign@gmail.com](mailto:ctedesign@gmail.com)

**Other:** Daniel Vasquez  
6205 Grant Ave, Carmichael, CA 95608  
916-361-9583; [dsldev@yahoo.com](mailto:dsldev@yahoo.com)

**County Project Manager:** Thomas Vogt, Assistant Planner, 875-5563, [vogt@sacounty.net](mailto:vogt@sacounty.net)

**Request:** A **Use Permit** to allow an approximately 1,200 square foot residential accessory dwelling on 0.64 acres in the RD-5 zone. (SCZC 305-83.1)

Investigating Member:

COUNCIL RECOMMENDATION:

*APPROVE AS REQUESTED*

Motion by: *NOVI*

Seconded by: *KLEINKNECHT*

Vote:	Yes <i>4</i>	No <i>0</i>	Abstain <i>0</i>	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:**

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***



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**www.311.SacCounty.net | Dial 3-1-1**  
*Outside unincorporated Sacramento County  
Dial 916-875-4311*