

ACTION SUMMARY

CARMICHAEL CPAC
Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

WEDNESDAY

JANUARY 30, 2019

6:30 PM

MEMBERS: PATTY KLEINKNECHT(CHAIR), DAVID PETERSON(SECRETARY), NICHOLAS BLOISE, ROXANNE STELLMACHER, RICHARD DESMOND
(Patty Kleinknecht Was Absent)

1. [PLNP2018-00201 – College Oak Place](#)

APPLICANT: Paul Feister

ASSESSOR'S PARCEL NO: 228-0151-005 and -024

LOCATION: The Property Is Located At 5307 College Oak Drive, At The Northwest Corner Of The Chippendale Drive And College Oak Drive Intersection, In The Carmichael/Old Foothill Farms Community.

CPAC RECOMMENDATION: **Continued TBD**

REQUEST:

1. A **Tentative Subdivision Map** To Divide 2 Parcels Totaling Approximately 0.48 Net Acre Into 7 Lots For Single-Family Residential Use In The Business Professional Office (BP) Zoning District.
2. A **Special Development Permit** To Allow Reductions In Minimum Lot Frontage And Width From 60 Feet (FT) To 42 FT (For Lots 1 Through 6) And 51 FT (For Lot 7), And In Minimum Lot Depth From 100 FT To 70 FT (For Lots 1 Through 7) In The BP Zoning District.
3. A **Use Permit** To Allow For Seven (7) Detached Single-Family Dwellings In The BP Zoning District.
4. A **Special Development Permit** To Allow Reductions In Single-Family Development Standards For Minimum Front Yard Setbacks From 20 FT To 13 FT (For Lots 1, 3, 5, And 7) And 17 FT (For Lots 2, 4, And 6); Minimum Interior Side Yard Setbacks From 5 FT to 2.5 FT (For Lots 1 Through 7); And Minimum Rear Yard Setbacks From 14 FT (20 Percent Of Average Lot Depth) To 10 FT (For Lots 1 Through 7).
5. A **Design Review** To Comply With Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 6:35 PM

END TIME: 6:38 PM

2. [PLNP2018-00278 – Our Lady Of The Assumption](#)

APPLICANT: Father Eduino Silveira

ASSESSOR'S PARCEL NO: 282-0340-047

LOCATION: The Property Is Located At 5057 Cottage Way In The Carmichael Old Foothill Farms Community.

CPAC RECOMMENDATION: On Wednesday January 30, 2019, The Carmichael Community Planning Advisory Council (CPAC) Met And Continued The Proposed Project To The February 20, 2019 CPAC Meeting (3 Yes, 0 No, 1 Recuse, 1 Absent).

- REQUEST:**
1. A **Use Permit amendment** To Increase The Maximum Amount Of Allowed Students From 30 Students To 60 Students At The Church's Existing Preschool.
 2. A **Special Development** To Deviate From The Required Parking Standards.
 3. A **Design Review** For A New Parish Hall (Approximately 16,854 SF.) To Determine Compliance With The Countywide Design Guidelines.

FINAL HEARING BODY: Zoning Administrator

START TIME: 6:38 PM

CPAC ACTION: **Continued To February 20, 2019**

AYES: David Peterson, Nicholas Bloise, Roxanne Stellmacher
NOES: None
ABSTAIN: None
ABSENT: Patty Kleinknecht
RECUSAL: Richard Desmond

END TIME: 7:47 PM

3. [PLNP2018-00306 – Retreat Way Accessory Dwelling Unit](#)

APPLICANT: Dennis Greenbaum

ASSESSOR'S PARCEL NO: 283-0530-016

LOCATION: The Property Is Located At 5312 Retreat Way, Approximately 500 Feet East Of Fair Oaks Boulevard, In The Carmichael/ Old Foothill Farms Community.

CPAC RECOMMENDATION: On Wednesday January 30, 2019, The Carmichael Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project (4 Yes, 0 No, 1 Absent).

- REQUEST:**
1. A **Special Development Permit** To Allow A 858 Square Foot (SF) Detached Accessory Dwelling Unit (ADU) Which Exceeds The 800 SF Maximum Allowed Square Feet Of Habitable Space For A Detached ADU On 2.39 Acres In The RD-2 Zone.
 2. A **Special Development Permit** To Develop An ADU That Deviates From The One-Story Restriction By Building A Two-Story ADU With Non-Habitable Space On The First Story, And Habitable Space On The Second Story.
 3. A **Special Development Permit** To Allow A Garage That Is Approximately 860 SF, Which Exceeds The Allowed 50% Of Non-Habitable Square Footage, Attached To An ADU.

FINAL HEARING BODY: Zoning Administrator

START TIME: 7:49 PM

CPAC ACTION: Recommended Approval

AYES: David Peterson, Nicholas Bloise, Richard Desmond, Roxanne Stellmacher
NOES: None
ABSTAIN: None
ABSENT: Patty Kleinknecht
RECUSAL: None

END TIME: 8:06 PM

4. [PLNP2017-00234 – Sunshine Homes Parcel Map](#)

APPLICANT: Wong & Associates

ASSESSOR'S PARCEL NO: 258-0370-031

LOCATION: A Property Located At 3624 Walnut Avenue In The Carmichael Community.

CPAC RECOMMENDATION: On Wednesday January 30, 2019, The Carmichael Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project (4 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Tentative Parcel Map** To Divide A 1.271-Acre Parcel Into Four Parcels Of .163, 0.246, 0.209, And 0.245 Gross Acres And A Remainder Parcel Of .406 Gross Acres.
2. A **Special Development Permit** To Deviate From Public Street Frontage Standards And Allow More Than Two Parcels To Be Served By A Private Drive.
3. A **Design Review** To Comply With The Countywide Design Guidelines.

FINAL HEARING BODY: Subdivision Review Committee

START TIME: 8:07 PM

CPAC ACTION: Recommended Approval

AYES: David Peterson, Nicholas Bloise, Richard Desmond, Roxanne Stellmacher
NOES: None
ABSTAIN: None
ABSENT: Patty Kleinknecht
RECUSAL: None

END TIME: 8:35 PM

5. [PLNP2017-00305 – Wei-Chun Liu Parcel Map](#)

APPLICANT: Wong & Associates

ASSESSOR'S PARCEL NO: 258-0370-032

LOCATION: A Property Located At 3624 Walnut Avenue In The Carmichael Community.

CPAC RECOMMENDATION: On Wednesday January 30, 2019, The Carmichael Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project (4 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Tentative Parcel Map** To Divide A 0.726 Parcel Into Four Parcels Of 0.204, 0.187, 0.158, and 0.177 Gross Acres.

2. A **Special Development Permit** To Deviate From Public Street Frontage Standards And Allow More Than Two Parcels To Be Served By A Private Drive.
3. A **Design Review** To Comply With The Countywide Design Guidelines.

FINAL HEARING BODY: Subdivision Review Committee

START TIME: 8:35 PM

CPAC ACTION: Recommended Approval

AYES: David Peterson, Nicholas Bloise, Richard Desmond, Roxanne Stellmacher

NOES: None

ABSTAIN: None

ABSENT: Patty Kleinknecht

RECUSAL: None

END TIME: 8:45 PM

OTHER BUSINESS

Annual Election Of Officers

On Wednesday January 30, 2019, The Carmichael Community Planning Advisory Council (CPAC) Voted And Elected Officers As Follows:

Chair: Roxanne Stellmacher (4 Yes, 0 No, 1 Absent)

Vice Chair: Nicholas Bloise (4 Yes, 0 No, 1 Absent)

Secretary: Richard Desmond (4 Yes, 0 No, 1 Absent)

Planning Department Presentation: Amendments to the Zoning Code relating to vacation rentals (a.k.a. short-term rentals)

END TIME: 9:16 PM