

# ACTION SUMMARY

CARMICHAEL CPAC  
Carmichael Library  
5605 Marconi Avenue  
Carmichael, CA 95608

WEDNESDAY

MARCH 27, 2019

6:30 PM

MEMBERS: ROXANNE STELLMACHER(CHAIR), NICHOLAS BLOISE(VICE-CHAIR), RICHARD DESMOND(SECRETARY), DAVID PETERSON, JASON MCCOY, TIMOTHY ROSALES, NATHAN BRANDON

1. [PLNP2018-00281 – Kearns Residential Accessory Dwelling Unit](#)

**APPLICANT:** Chris Trapp/Honglan Liu Kearns

**ASSESSOR'S PARCEL NO:** 260-0120-024

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

**CPAC RECOMMENDATION:** On Wednesday March 27, 2019, the Carmichael Community Planning Advisory Council (CPAC) met and approved the project (5 Yes, 2 No, 0 Absent).

**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

START TIME: 6:32 PM

CPAC ACTION: Recommended Approval of request #1. Applicant agreed to remove request #2.

AYES: Roxanne Stellmacher, Nicholas Bloise, David Peterson, Jason McCoy, Nathan Brandon

NOES: Richard Desmond, Timothy Rosales

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 7:00 PM

2. [PLNP2018-00254 – 6229 Gobernadores Lane Board Review](#)

**APPLICANT:** Omid Torabian

**ASSESSOR'S PARCEL NO:** 283-0570-002-0000

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

**CPAC RECOMMENDATION:** On Wednesday March 27, 2019, the Carmichael Community Planning Advisory Council (CPAC) met and approved the project (7 Yes, 0 No, 0 Absent).

**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

START TIME: 7:01 PM

CPAC ACTION: Recommended Approval with a comment to monitor construction and landscape plan to stay consistent with presentation plan.

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, David Peterson, Jason McCoy, Timothy Rosales, Nathan Brandon

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 7:10 PM

## WORKSHOPS

### 3. [PLNP2019-00085 – Generations Carmichael/Old Foothill Farms Early CPAC Workshop](#)

**APPLICANT:** Generations Construction, LLC

**ASSESSOR'S PARCEL NO:** 230-0120-010 and 230-0131-001

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

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.

**REQUEST:** **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.*

START TIME: 7:10 PM

END TIME: 8:49 PM

ADJOURNED: 9:15 PM