

ACTION SUMMARY

CARMICHAEL CPAC
Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

WEDNESDAY

JUNE 19, 2019

6:30 PM

MEMBERS: ROXANNE STELLMACHER(CHAIR), NICHOLAS BLOISE(VICE-CHAIR), RICHARD DESMOND(SECRETARY), JASON MCCOY, TIMOTHY ROSALES, NATHAN BRANDON, MATTHEW BURNETTE
(Timothy Rosales was absent)

1. [PLNP2017-00196 – California Center Auto Sales](#)

APPLICANT: Stephen J. Lemmon, Tobey, McClure & Lemmon, LLP/ Dana Tutt

ASSESSOR'S PARCEL NO: 245-0210-008, -010, -011, -012

LOCATION: The Property Is Located At 7801 And 7811 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And California Avenue Intersection, In The Fair Oaks Community.

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Use Permit Amendment** to allow automobile sales on approximately 0.82 acre in the General Commercial (GC) zoning district.
2. A **Special Development Permit** to allow:
 - Existing 6-foot-wide landscape planters to deviate from the required 8-foot-wide standard (APNs 245-0210-011 and -012);
 - No frontage landscape planter on California Avenue (APN 245-0210-008); and Reduction of 79 percent in required parking spaces provided (19 parking spaces required, 4 parking spaces provided).
3. A **Design Review** to comply with Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 6:32 PM

CPAC ACTION: Recommended Approval

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales

RECUSAL: None

END TIME: 6:42 PM

2. [PLNP2019-00122 – Dunkin’ Donuts Use Permit](#)

APPLICANT: All Access Permits/ Ethan Conrad Properties

ASSESSOR’S PARCEL NO: 230-0222-047

LOCATION: A property located at 4131 Manzanita Avenue, Approximately 250 feet South of Lincoln Avenue in the Carmichael community.

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Use Permit** to allow a drive-through with amplified sound within 300 feet of a residential zone
2. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Zoning Administrator

START TIME: 6:42 PM

CPAC ACTION: Recommended Approval

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales

RECUSAL: None

END TIME: 7:34 PM

3. [PLNP2019-00139 – 8 Oaks At Carmichael](#)

APPLICANT: Abraham Rampuram/ Earthitects

ASSESSOR’S PARCEL NO: 247-0280-008

LOCATION: A Property Located At 8945 Fair Oaks Boulevard, Approximately 450 Feet West Of The Fair Oaks Boulevard And San Juan Avenue Intersection In The Carmichael Community.

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Tentative Subdivision Map** to divide approximately one acre into eight single-family residential lots.
2. A **Special Development Permit** to allow eight homes to take access from a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 7:34 PM

CPAC ACTION: Recommended Approval

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette
NOES: None
ABSTAIN: None
ABSENT: Timothy Rosales
RECUSAL: None
END TIME: 7:41 PM

4. [PLNP2019-00087 – Milagro Monument Sign](#)

APPLICANT: Steve Sampognaro/ Allan Davis

ASSESSOR'S PARCEL NO: 272-0200-068

LOCATION: A Property Located At 6241 Fair Oaks Boulevard, Approximately 500 Feet South Of Marconi Avenue In The Carmichael Community

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Special Development Permit** to allow the monument sign to exceed the height and size requirements of the Fair Oaks Main Special Planning Area (SPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 7:42 PM

CPAC ACTION: Recommended Approval

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette
NOES: None
ABSTAIN: None
ABSENT: Timothy Rosales
RECUSAL: None
END TIME: 7:45 PM

5. [PLNP2018-00282 – Roots Coffee Drive- Through \(Continued From 12/19/18\)](#)

APPLICANT: Fair Oaks Coffee, Inc./ Ethan Conrad

ASSESSOR'S PARCEL NO: 247-0280-011

LOCATION: A Property Located At 9047 Fair Oaks Boulevard, At The Corner Of Fair Oaks Boulevard And San Juan Avenue, In The Carmichael Community.

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Use Permit** to allow a drive through with amplified sound within 300 feet of a residential zoning district.

2. A **Special Development Permit** to deviate from the side street yard setback requirement.
 3. A **Design Review** to comply with the Countywide Design Guidelines.
- Zoning Administrator

FINAL HEARING BODY:

START TIME: 7:45 PM

CPAC ACTION: Recommended Approval with an additional recommendation that County DOT monitor traffic conditions long term or annually.

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales

RECUSAL: None

END TIME: 8:02 PM

6. [PLNP2019-00045 – 2223 Gunn Road Tentative Parcel Map](#)

APPLICANT: KPF Consulting Engineers/ Ikon Homes

ASSESSOR'S PARCEL NO: 283-0120-035

LOCATION: Located At 2223 Gunn Road In The Carmichael/Old Foothill Farms Community.

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

- REQUEST:**
1. A **Tentative Parcel Map** to divide 0.77 acres into four lots in the RD-5 zone.
 2. A **Special Development Permit** to allow more than two lots 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: 8:03 PM

CPAC ACTION: Recommended Approval

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales

RECUSAL: None

END TIME: 8:26 PM

7. [PLNP2019-00143 – Oakridge Wireless Communication Facility](#)

APPLICANT: Beacon Development, LLC/ Ethan G Conrad

ASSESSOR'S PARCEL NO: 228-0092-014-0000

LOCATION: Located in a 240 square-foot lease area on 10 acres zoned LC (Limited Commercial) in the Carmichael/Old Foothill Farms community.

CPAC RECOMMENDATION: On Wednesday, June 19, 2019 the Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 1 Absent).

REQUEST:

1. A **Use Permit** to allow a 55-foot tall monopine with nine antennas with associated equipment in a 240 square-foot lease area.
2. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 8:27 PM

CPAC ACTION: Recommended Approval

AYES: Roxanne Stellmacher, Nicholas Bloise, Richard Desmond, Jason McCoy, Nathan Brandon, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Timothy Rosales

RECUSAL: None

END TIME: 8:33 PM