

# ACTION SUMMARY

CARMICHAEL CPAC  
Carmichael Library  
5605 Marconi Avenue  
Carmichael, CA 95608

WEDNESDAY

JULY 17, 2019

6:30 PM

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

(Roxanne Stellmacher, Richard Desmond and Nathan Brandon were absent)

## 1. [PLNP2019-00099 – Myrtle Avenue Parcel Map](#)

**APPLICANT:** Wong and Associates/ KotermaK, LLC

**ASSESSOR'S PARCEL NO:** 228-0480-043

**LOCATION:** A property located at 0 Myrtle Avenue on the north side of Myrtle Way approximately 3,000 feet east of Auburn Blvd. in the Carmichael Old Foothill Farms community.

**CPAC RECOMMENDATION:** On Wednesday, July 17, 2019 The Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (4 Yes, 0 No, 3 Absent).

**REQUEST:**

1. A **Tentative Parcel Map** to divide 1.18-acres into four lots ranging in size 8,505 square feet to 24,306 square feet.
  - Parcel 1 = 8,505 square feet.
  - Parcel 2 = 8,505 square feet
  - Parcel 3 = 9,888 square feet
  - Parcel 4= 24,306 square feet
2. A **Special development Permit** to allow four lots to be served by a private drive in the RD-5 Zoning District.
3. A **Design Review** to comply with the Countywide Design Guidelines.

**FINAL HEARING BODY:** Subdivision Review Committee

START TIME: 6:38 PM

CPAC ACTION: Recommended Approval with an advisory to consider no sidewalks or no 2-story structures and possible drain issues.

AYES: Nicholas Bloise, Jason McCoy, Timothy Rosales, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Roxanne Stellmacher, Richard Desmond, Nathan Brandon

RECUSAL: None

END TIME: 7:08 PM

2. [PLNP2019-00018 – Park Road Tentative Parcel Map](#) (Continued TBD)

**APPLICANT:** The Yee Family Survivors Trust

**ASSESSOR'S PARCEL NO:** 240-0522-011-0000

**LOCATION:** A property located at 3663 Park Road in the Carmichael/ Old Foothill Farms community.

**CPAC RECOMMENDATION:** On Wednesday, July 17, 2019 The Carmichael Community Planning Advisory Council (CPAC) met and continued the proposed project (4 Yes, 0 No, 3 Absent).

**REQUEST:**

1. A **Tentative Parcel Map** to divide a 3.58 acre parcel into four parcels plus a remainder lot in the RD-2 zone.
2. A **Special Development Permit** to allow more than two lots to be accessed by a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

**FINAL HEARING BODY:** Subdivision Review Committee

START TIME: 6:37 PM

CPAC ACTION: Continued TBD

AYES: Nicholas Bloise, Jason McCoy, Timothy Rosales, Matthew Burnette

NOES: None

ABSTAIN: None

ABSENT: Roxanne Stellmacher, Richard Desmond, Nathan Brandon

RECUSAL: None

END TIME: 6:37 PM

3. [PLNP2018-00380 – Marshall Avenue Tentative Parcel Map](#)

**APPLICANT:** Kamran Nakhaee

**ASSESSOR'S PARCEL NO:** 260-0410-002

**LOCATION:** The property is located at 3920 Marshall Avenue, approximately 360 feet south of Fair Oaks Boulevard, in the Carmichael/Old Foothill Farms community.

**CPAC RECOMMENDATION:** On Wednesday, July 17, 2019 The Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (4 Yes, 0 No, 3 Absent).

**REQUEST:**

1. **Tentative Parcel Map** to divide an approximately 0.57-acre parcel into three parcels in the RD-5 zoning district.
2. A **Special Development Permit** to allow a reduction in the required front yard setback for proposed Parcel B.
3. A **Design Review** to comply with Countywide Design Guidelines.

**FINAL HEARING BODY:** Subdivision Review Committee

START TIME: 7:08 PM

CPAC ACTION: Recommended Approval

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

END TIME: 7:15 PM

4. [PLNP2016-00378 – Landis Avenue Tentative Parcel Map](#)

**APPLICANT:** JTS Engineering Consultant Inc./ Kamran Nakhaee

**ASSESSOR'S PARCEL NO:** 260-0370-013

**LOCATION:** Located at 5933 And 5939 Landis Avenue In The Carmichael Community.

**CPAC RECOMMENDATION:** On Wednesday, July 17, 2019 The Carmichael Community Planning Advisory Council (CPAC) met and approved the proposed project (4 Yes, 0 No, 3 Absent).

**REQUEST:**

1. A **Tentative Parcel Map** to divide 0.736 acres into three parcels of 0.229, 0.231, and 0.276 acres.
2. A **Design Review** to comply with the Countywide Design Guidelines.

**FINAL HEARING BODY:** Subdivision Review Committee

START TIME: 7:15 PM

CPAC ACTION: Recommended Approval

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

END TIME: 7:25 PM

## OTHER BUSINESS

**Workshop On Modifications To CPACs**

- Presented by Chris Pahule

START TIME: 7:26 PM

END TIME: 8:56 PM