

ACTION SUMMARY
ORANGEVALE CPAC
Orangevale Community Center
6826 Hazel Avenue
Orangevale, CA 95662

TUESDAY

MAY 7, 2019

6:30 PM

MEMBERS: ROBERT CRAWFORD(CHAIR), DIANE EBBITT (VICE-CHAIR), SUE GALSTER(SECRETARY), MARK HECKEY, LORRAINE SILVERA

1. [PLNP2018-00068 – Pecan Avenue Tentative Parcel Map](#)

APPLICANT: Area West Engineers, Inc./ Kirk Lockhart

ASSESSOR'S PARCEL NO: 213-0162-040/045

LOCATION: A Property Located At 6836 Pecan Avenue, Located On The East Side Of Pecan Avenue Approximately 1,300 Feet South Of Elm Avenue In The Orangevale Community.

CPAC RECOMMENDATION: On Tuesday May 7, 2019, The Orangevale Community Planning Advisory Council (CPAC) met and approved the proposed project (4 Yes, 1 No, 0 Absent).

REQUEST: A **Tentative Parcel Map** to divide an approximately five-acre parcel into 4 single-family lots and a remainder lot in the AR-1 zone.
A **Special Development Permit** to allow a reduction in the minimum lot area requirement for number of the lots.
A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Subdivision Review Committee

START TIME: 6:34 PM

CPAC ACTION: Recommended Approval

AYES: Robert Crawford, Diane Ebbitt, Sue Galster, Mark Heckey

NOES: Lorraine Silvera

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 7:50 PM

2. [PLNP2019-00046 – 6347 Hickory Avenue Special Development Permit](#)

APPLICANT: Shelby Belford

ASSESSOR'S PARCEL NO: 261-0210-032

LOCATION: A Property Located At 6347 Hickory Avenue In The Orangevale Community.

CPAC RECOMMENDATION: On Tuesday May 7, 2019, The Orangevale Community Planning Advisory Council (CPAC) met and approved the proposed project (5 Yes, 0 No, 0 Absent).

REQUEST:

1. A **Special Development Permit** to allow a 1,059 square foot residential accessory dwelling unit (ADU) to exceed the maximum allowable square footage of 800 square feet on approximately 1.91 acres in the RD-2 zone.
2. A **Special Development Permit** to allow the proposed accessory dwelling unit to deviate from the required 10-foot setback from the primary dwelling to a minimum of 8 feet.

FINAL HEARING BODY: Zoning Administrator

START TIME: 7:50 PM

CPAC ACTION: Recommended Approval

AYES: Robert Crawford, Diane Ebbitt, Sue Galster, Lorraine Silvera, Mark Heckey

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 7:56 PM

ADJOURNED: 8:02 PM