

# AMENDED AGENDA

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

Wednesday, December 7, 2016  
6:30 PM

**OLD FAIR OAKS LIBRARY  
4200 TEMESCAL STREET  
FAIR OAKS, CA 95628**

<http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx>

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Fair Oaks CPAC Chairperson, Elisa Sabatini at (916)-402-3985. For additional information, please contact the Sacramento County Planning and Environmental Review Division representatives, Jessica Brandt at 916-875-2593 or [brandtj@saccounty.net](mailto:brandtj@saccounty.net) and Kevin Messerschmitt at (916) 874-7941 or [messerschmitt@saccounty.net](mailto:messerschmitt@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-FairOaks@saccounty.net](mailto:CPAC-FairOaks@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	ELISA SABATINI HARRY AZAR BECKY WOOD	<u>CHAIR</u> <u>VICE CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	REBECCA LUND ROBERT LUSCOMBE	RAYMOND IRWIN REBECCA FRIEDMAN
<b>REPRESENTATIVES:</b>	JESSICA BRANDT – COUNTY PLANNING AND ENVIRONMENTAL REVIEW KEVIN MESSERSCHMITT – COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

**Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.**

### CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: [PLNP2016-00292](#)

**Project Name: Fruitwood Court Tentative Parcel Map  
(To Be Continued To January, 2017)**

**Assessor’s Parcel No.: 246-0441-021 /022**

Location: The property is located on the western end of Fruitwood Court, approximately 750 feet west of Illinois Avenue in the Fair Oaks community. (District 3: Peters)

Applicant/Owner Attention: David Burford  
 Phone/Email: D.N. Burford Construction, Inc.  
 8475 Burford Lane, Fair Oaks, CA 95628  
 916-870-5186; [davenburford@gmail.com](mailto:davenburford@gmail.com)

Engineer: Richard Rozumowicz  
 Area West Engineers, Inc  
 7478 Sandalwood Drive, #400, Citrus Heights, CA 95621  
 916-725-5551; [Richard@areawesteng.com](mailto:Richard@areawesteng.com)

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

- Request:
1. A Tentative Parcel Map to divide approximately 2.64 acres into three lots in the RD-2 zone.
  2. A Special Development Permit to deviate from the required 75 feet of public street frontage of the RD-2 zone.
  3. A Design Review to comply with Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:

2. Control No.: [PLNP2016-00406](#)

**Project Name:** New York Avenue Tentative Parcel Map

**Assessor’s Parcel No.:** 242-0095-070

**Location:** The property is located at 4736 New York Avenue, 500 feet south of Sunset Avenue in the Fair Oaks community. (District 3: Peters)

**Applicant/Phone/Email:** Ruslan Bachinsky  
 P.O. Box 2346, North Highlands, CA 95660  
 916-792-3018; [ruslan@riversidebuild.com](mailto:ruslan@riversidebuild.com)

**Engineer:** Attention: Steve Norman  
 CNA Engineering, Inc.  
 2575 Valley Road, Sacramento, CA 95821  
 916-485-3746; [steve.cnaeng@sbcglobal.net](mailto:steve.cnaeng@sbcglobal.net)

**County Project Manager:** *Thomas Vogt, Assistant Planner, (916) 875-5563, [vogtt@sacounty.net](mailto:vogtt@sacounty.net)*

- Request:**
1. A **Tentative Parcel Map** to divide approximately 1.17 acres into four lots and a remainder lot 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 conform to Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397, no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929***



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**www.311.SacCounty.net | Dial 3-1-1**  
Outside unincorporated Sacramento County  
Dial 916-875-4311