

# AGENDA

Wednesday, December 3, 2014  
6:30 PM

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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, Thomas Zlotkowski at (916) 747-4242. For additional information, please contact the Sacramento County Planning and Environmental Review Division representatives, Tricia Stevens at 916-874-2926 or [stevenst@saccounty.net](mailto:stevenst@saccounty.net) and Charity Gold at (916) 874-7529 or [goldc@saccounty.net](mailto:goldc@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call Glenda Basina at (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 <http://www.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>	THOMAS ZLOTKOWSKI RALPH CARHART HARRY AZAR	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	ANDREW CAMPBELL JOHN WALLACE	ANDREW SILVESTER ELISA SABATINI
<b>REPRESENTATIVES:</b>	TRICIA STEVENS - COUNTY PLANNING AND ENVIRONMENTAL REVIEW CHARITY GOLD – 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.: PLNP2014-00174  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1760>

**Project Name:** TALMONT SETBACK VARIANCES

Hearing Body: ZONING ADMINISTRATOR

**Assessor’s Parcel No.:** 249-0400-025 (Lot 43), 063 (Lot 8) and 066 (Lot 11)

Location: The property is located at 5500 Cannes Way, on the southwest corner of Madison Avenue and Kenneth Avenue, in the Fair Oaks community.

Applicant/Owner: MBK Homes Northern California, Attn: Edward Davis  
 4 Park Plaza, Suite 1000, Irvine, CA 92614  
 949-789-8441; [eddavis@mbk.com](mailto:eddavis@mbk.com)

County Project Manager: Christopher Castorena, Planner II, 874-6409, [castorenac@saccounty.net](mailto:castorenac@saccounty.net)

Request: **Variiances** from front yard setback in the Madison-Kenneth Special Planning Area. Lot 43 as shown on the Final Map of Subdivision No. 04-0078, filed in Book 370 of Subdivision Maps at Page 11. Lots 8 and 11 as shown on Final Map of Subdivision No. 04-0078, filed in Book 381 of Subdivision Maps at Page 9.

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 or 874-7647 (TTY), 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***



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Dial 916-875-4311