PLANNING ITEMS FOR REVIEW

1. **PLNP2019-00134 – FAIR OAKS PROMENADE LOT 22**

**ASSESSOR’S PARCEL NO:** 235-0060-022

**APPLICANT:** Eric Gonsalves - Petrovich Development Company

**LOCATION:** The property is located at 5428 Hazel Avenue, approximately 340 feet north of Madison Avenue, in the Fair Oaks community.

**CPAC RECOMMENDATION:** On Wednesday, March 4, 2020, the Fair Oaks Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (4 Yes, 0 No, 3 Absent).

**REQUEST:**
- A Development Plan Review for 12,440-square-foot retail building on approximately 1.38 acres in the interim SC zoning district, pursuant to Condition 1 of Control No. 2008-PAB-DRS-00099.
- A Use Permit to allow a drive-through with amplified sound features located within 300 feet of residential zoning districts.
- A Special Development Permit to deviate from the required 25 foot of landscaping between the proposed drive-through lane and Hazel Avenue.
- A Design Review to comply with Countywide Design Guidelines.

**FINAL HEARING BODY:** Board of Supervisors
6:55 PM CPAC ACTION: Raymond Irwin/Leon Corcos – Recommended the Board of Supervisors approve Development Plan Review, Use Permit, Special Development Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

AYES: Rebecca Friedman, Raymond Irwin, Becky Wood, Leon Corcos
NOES: None
ABSTAIN: None
ABSENT: Chad Bowman, Elisa Sabatini, Ted Wolter
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

2. PLNP2019-00360 – ESKATON FAIR OAKS PARKING ADDITION

ASSESSOR’S PARCEL NO: 233-0142-048/049/066 and 233-0690-007

APPLICANT: Warren Consulting Engineers/Eskaton

LOCATION: A property located at 8091 Village Estates Lane, on the east side of Fair Oaks Boulevard and approximately 500 feet south of Woodleaf Drive in the Fair Oaks community.

CPAC RECOMMENDATION: On Wednesday, March 4, 2020, the Fair Oaks Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (4 Yes, 0 No, 3 Absent).

REQUEST: A Use Permit Amendment (81-UP-0050) to add two additional parcels to the north of the existing residential care facility to develop into a parking area.

A Design Review to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Board of Supervisors

7:31 PM CPAC ACTION: Raymond Irwin/Rebecca Friedman – Recommended the Board of Supervisors approve the Use Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

AYES: Rebecca Friedman, Raymond Irwin, Becky Wood, Leon Corcos
NOES: None
ABSTAIN: None
ABSENT: Chad Bowman, Elisa Sabatini, Ted Wolter
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))
OTHER BUSINESS

3. Annual Election of Officers
7:32 PM CPAC ACTION: Leon Corcos/Becky Wood – Continued to April 1, 2020.

AYES: Rebecca Friedman, Raymond Irwin, Becky Wood, Leon Corcos
NOES: None
ABSTAIN: None
ABSENT: Chad Bowman, Elisa Sabatini, Ted Wolter
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

STAFF UPDATE

7:32 PM CPAC ACTION: No updates were made.

COUNCIL MEMBER COMMENTS

7:32 PM CPAC ACTION: Member Irwin announced he will be absent for the April 1, 2020 meeting.

PUBLIC COMMENT

7:32 PM CPAC ACTION: No public comments were made.

Adjourned at 7:33 p.m.