



**ACTION SUMMARY**  
**Fair Oaks**  
**Community Planning Advisory Council (CPAC)**  
**Wednesday, May 6, 2020 at 6:30 PM**  
**(Teleconference-Video)**

**ANNOUNCEMENT**

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Off agenda comments are addressed at the conclusion of the regular agenda.

**How to make a public comment**

- Email [boardclerk@saccounty.net](mailto:boardclerk@saccounty.net). Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

**How to view or listen to a meeting**

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/wkqhygca>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/wkqhygca> (Enter Event ID Code: **wkqhygca**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **6022799#**)

**How to access meeting material**

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

**How to request an accommodation**

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net) prior to the meeting.

## CPAC Members

Rebecca Friedman – District 3 Appointee (Chairperson)  
Chad Bowman – District 4 Appointee (Vice Chairperson)  
Elisa Sabatini – District 3 Appointee (Secretary)  
Leon Corcos – District 3 Appointee  
Ron Leis – District 3 Appointee  
Ted Wolter – District 3 Appointee  
Becky Wood – District 3 Appointee  
(Members Wood and Wolter were not present)

## County of Sacramento Staff

Todd Smith, Principal Planner (916) 874-6918 [smitht@saccounty.net](mailto:smitht@saccounty.net)  
Carol Gregory, Associate Planner (916) 874-5458 [gregoryc@saccounty.net](mailto:gregoryc@saccounty.net)  
Dorelle Johnson, Meeting Clerk (916) 874-8022 [townsends@saccounty.net](mailto:townsends@saccounty.net)

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

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## CALLED MEETING TO ORDER

### ROLL CALL

### INTRODUCTIONS

### CPAC ANNOUNCEMENTS

## PLANNING PROJECT MATTERS FOR REVIEW

### 1. [PLNP2019-00364 – Fairway Two Housing Project](#)

Supervisorial District(s): Peters

Assessor Parcel No: 242-0011-013, 014 And 015

Applicant/Owner: Mosswood Holdings, Inc.

Location: Property Located At 4944 San Juan Avenue In The Fair Oaks Community.

Request: Conditional Use Permit To Allow A 20-Unit Multi-Family Development On Three Parcels That Collectively Are Approximately 0.87 Acres Pursuant To Section 3.5.1.C, 5.4.3.B, And 5.5.2.A Of The Sacramento County Zoning Code. The Subject Property Has Business Professional Zoning (BP Zone) And Medium Density Residential General Plan Designation (MDR).

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Wednesday, May 6, 2020, The Fair Oaks Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 2 Absent).

Lead Planner: Desirae Fox, Assistant Planner. 916-875-3035  
[foxde@saccounty.net](mailto:foxde@saccounty.net)

7:19 PM CPAC ACTION: Elisa Sabatini/Chad Bowman – Recommended the Planning Commission approve the Conditional Use Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

AYES: Rebecca Friedman, Chad Bowman, Leon Corcos, Elisa Sabatini, Ron Leis

NOES: None

ABSTAIN: None

ABSENT: Becky Wood, Ted Wolter

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

## **MISCELLANEOUS MATTERS**

### 2. Annual Election Of Officers

7:25 PM CPAC ACTION: Leon Corcos/Elisa Sabatini – Elected Members Rebecca Friedman as Chairperson and Chad Bowman as Vice-Chairperson.

AYES: Rebecca Friedman, Chad Bowman, Leon Corcos, Elisa Sabatini, Ron Leis

NOES: None

ABSTAIN: None

ABSENT: Becky Wood, Ted Wolter

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

7:29 PM CPAC ACTION: Rebecca Friedman/Chad Bowman – Elected Member Elisa Sabatini as Secretary.

AYES: Rebecca Friedman, Chad Bowman, Leon Corcos, Elisa Sabatini, Ron Leis

NOES: None

ABSTAIN: None

ABSENT: Becky Wood, Ted Wolter

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

### 3. Staff Update

7:29 PM CPAC ACTION: Principal Planner Chris Pahule announced the County Planning Department is open for business with online and electronic modifications during the current shelter in place orders.

### 4. Council Member Comments

7:29 PM CPAC ACTION: No comments were made.

### 5. Public Comments

7:29 PM CPAC ACTION: No public comments were made.

### 6. Adjourned At 7:33 PM

Monthly Meeting Scheduled Every First (1<sup>st</sup>) Wednesday