

**ACTION SUMMARY**  
FAIR OAKS CPAC  
Sacramento County Service Center- East  
5229 Hazel Avenue, Suite B  
Fair Oaks, CA 95628

WEDNESDAY

DECEMBER 4, 2019

6:30 PM

MEMBERS: REBECCA FRIEDMAN(CHAIR), RAYMOND IRWIN(VICE-CHAIR),  
BECKY WOOD(SECRETARY), LEON CORCOS, ELISA SABATINI, TED WOLTER, CHAD  
BOWMAN

(Members Irwin and Sabatini were not present)

1. [PLNP2018-00158 – 4820 Pennsylvania Avenue Tentative Parcel Map](#)

**APPLICANT:** John Ehsan

**ASSESSOR'S PARCEL NO:** 244-0013-005

**LOCATION:** The property is located at 4820 Pennsylvania Avenue, approximately 150 feet north of Sunset Avenue, in the Fair Oaks community.

**CPAC RECOMMENDATION:** On Wednesday, December 4, 2019 the Fair Oaks Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (5 Yes, 0 No, 2 Absent).

**REQUEST:**

1. A **Tentative Parcel Map** to divide an approximately 0.85-acre parcel into three parcels in the Sunrise/Sunset SPA (SPA subzone Residential 10 [RD-10]).
2. A **Development Plan Review** to allow encroachment into the canopies of native oak trees pursuant to the Sunrise/Sunset SPA.
3. A **Design Review** to comply with Countywide Design Guidelines.

**FINAL HEARING BODY:** Subdivision Review Committee

7:09 PM CPAC ACTION: Ted Wolter/Chad Bowman – Recommended approval with a strong recommendation for a deferred improvement agreement.

AYES: Rebecca Friedman, Becky Wood, Leon Corcos, Ted Wolter, Chad Bowman

NOES: None

ABSTAIN: None

ABSENT: Raymond Irwin, Elisa Sabatini

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2019-00270 – 4825 Arbardee Drive Parcel Map Time Extension](#)

**APPLICANT:** Norm Scheel  
**ASSESSOR'S PARCEL NO:** 246-0051-015  
**LOCATION:** A property located at 4825 Arbardee Drive, approximately 175 feet south of Latimer Way in the Fair Oaks Community.  
**CPAC RECOMMENDATION:**  
**REQUEST:** A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Parcel Map (Control No. 2016-00169), which involves the division of a 0.94-gross acre property into three parcels zoned RD-3 in the Fair Oaks Community.  
**FINAL HEARING BODY:** Subdivision Review Committee

7:16 PM CPAC ACTION: Becky Wood/Ted Wolter – Recommended approval.  
AYES: Rebecca Friedman, Becky Wood, Leon Corcos, Ted Wolter, Chad Bowman  
NOES: None  
ABSTAIN: None  
ABSENT: Raymond Irwin, Elisa Sabatini  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2019-00335 – Massage Envy Certificate of Nonconforming Use](#)

**APPLICANT:** CSG Holdings CA, LLC/ Madison Sunrise Associates, LLC  
**ASSESSOR'S PARCEL NO:** 233-0101-009-0000  
**LOCATION:** A property located at 5319 Sunrise Blvd in the Fair Oaks community.  
**REQUEST:** Request for a **Certificate of Nonconforming Use (NCS)** for the continued operation of an existing massage establishment, known as Massage Envy at 5319 Sunrise Blvd.  
*Pursuant to SZC Section 1.9.3.O, requests for an NCS for existing massage establishments shall be referred to the CPAC and noticed to property owners within a 500-foot radius of the subject property lines. The purpose of the CPAC review is to ensure that continuation of the subject use meets the required findings of SZC Section 1.9.3.E, by providing an opportunity for surrounding property owners to voice concerns regarding any negative impacts from the use, or issues with compatibility. **This item is not subject to a Vote by the CPAC.***  
**FINAL HEARING BODY:** Planning Director

Adjourned at 7:24 p.m.