PUBLIC COMMENT PROCEDURES

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

**Live meeting comment**

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

**Written comment**

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

**VIEW 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/xyhgcgze](https://primetime.bluejeans.com/a2m/live-event/xyhgcgze)

- Video/Audio from a mobile device: [https://primetime.bluejeans.com/a2m/live-event/xyhgcgze](https://primetime.bluejeans.com/a2m/live-event/xyhgcgze) (Enter Event ID Code: xyhgcgze)

- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: 8437469#)
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.

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 prior to the meeting.

CPAC Members
Rebecca Friedman – District 3 Appointee (Chairperson)
Chad Bowman – District 4 Appointee (Vice Chairperson)
Leon Corcos – District 3 Appointee
Ron Leis – District 3 Appointee
Arthur Starkovich – District 3 Appointee
Ted Wolter – District 3 Appointee
Becky Wood – District 3 Appointee
(All members were present)

County of Sacramento Staff
Dorelle Johnson, Meeting Clerk (916) 874-8022 townsend@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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View current projects from the Planning Projects Viewer at https://planningdocuments.saccounty.net/.

CALL MEETING TO ORDER
ROLL CALL
PLEDGE
INTRODUCTIONS
CPAC ANNOUNCEMENTS
PLANNING PROJECT MATTERS FOR REVIEW

1. **PLNP2019-00210 – Grand Avenue Tentative Parcel Map**  
   Supervisorial District(s): Desmond

   Assessor Parcel No: 244-0214-004

   Applicant/Owner: Ruzana Sirunanian

   Location: 8061 Grand Avenue Approximately 175 Feet Northeast Of Main Street In The Fair Oaks Community.

   Request: Tentative Parcel Map To Divide An Approximately 0.52 Acre Parcel Into 2 Parcels In The RD-5 Zone.

   Design Review To Comply With The Countywide Design Guidelines.

   Final Hearing Body: Subdivision Review Committee

   CPAC Recommendation: On Wednesday, February 3, 2021, The Fair Oaks Community Planning Advisory Council (CPAC) Met And Recommended Denial Of The Proposed Project (7 Yes, 0 No, 0 Absent).

   Lead Planner: Emma Patten, Associate Planner  
   (916) 875-4197, pattene@saccounty.net

8:05 PM CPAC ACTION: Chad Bowman/Leon Corcos – Recommended the Subdivision Review Committee deny the Tentative Parcel Map and Design Review as presented. Staff addressed member concerns and confirmed the parcel sizes and shape meet the Neighborhood Preservation Plan (NPA) guidelines. Members were concerned that there was not sufficient community outreach and with the uncertainty of the use of the parcel if they are sold.

AYES: Chad Bowman, Leon Corcos, Ron Leis, Arthur Starkovich, Ted Wolter, Becky Wood, Rebecca Friedman  
NOES: None  
ABSTAIN: None  
ABSENT: None  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))
2. **PLNP2020-00203 – Phoenix Place HOA Gate House**
   Supervisorial District(s): Desmond

   **Assessor Parcel No:** 248-0290-035

   **Applicant/Owner:** Phoenix Place HOA

   **Location:** 4740 Sun Run Lane, Located South Of Sunset Avenue, And West Of The Folsom Lake Recreation Mississippi Bar In The Fair Oaks Community.

   **Request:** Special Development Permit Amendment (1979-09) To Allow An Existing Gate House Structure To Be Converted Into A Rental Unit.

   **Final Hearing Body:** Planning Commission

   **CPAC Recommendation:** On Wednesday, February 3, 2021, The Fair Oaks Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (7 Yes, 0 No, 0 Absent).

   **Lead Planner:** Meredith Holsworth, Associate Planner
   (916) 874-5835, holsworthm@saccounty.net

   **6:51 PM CPAC ACTION:** Becky Wood/Ron Leis – Recommended the Planning Commission approve the Special Development Permit as presented. Staff addressed member concerns and confirmed the occupied residential dwelling will add extra security to the area and parking will be located on the eastern side of the property.

   **AYES:** Chad Bowman, Leon Corcos, Ron Leis, Arthur Starkovich, Ted Wolter, Becky Wood, Rebecca Friedman

   **NOES:** None

   **ABSTAIN:** None

   **ABSENT:** None

   **RECUSAL:** None

   (PER POLITICAL REFORM ACT (§ 18702.5.))
MISCELLANEOUS MATTERS

3. Staff Update
   8:08 PM CPAC ACTION: No updates were made.

4. Council Member Comments
   8:09 PM CPAC ACTION: The Clerk addressed member concerns and confirmed the public can submit both written and verbal comments.

5. Public Comments
   8:11 PM CPAC ACTION: No public comments were made.

Adjourned at 8:11 p.m.

Monthly Meeting Scheduled Every First (1st) Wednesday