

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

WEDNESDAY

MAY 1, 2019

6:30 PM

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

(Rebecca Friedman and Ted Wolter were absent)

1. [PLNP2018-00132 – Turnbull Place](#)

APPLICANT: Bondaruk Veniamin

ASSESSOR'S PARCEL NO: 253-0091-006

LOCATION: Located at 5536 Turnbull Circle, approximately 0.2 mile northwest of the Madison and Illinois Avenues intersection, in the Fair Oaks community.

CPAC RECOMMENDATION: On May 1, 2019, the Fair Oaks Community Planning Advisory Council (CPAC) met and approved the proposed project (4 Yes, 0 No, 3 Absent).

REQUEST:

1. A **Community Plan Amendment and Rezone** of approximately 5.40 acres from the existing Agricultural Residential, 5 acres (AR-5) and approximately 0.16 acre from the existing Residential, 5 dwelling units per acre (RD-5) zoning designation, for a total of 5.56 acres, to the proposed Residential, 3 dwelling units per acre (RD-3) zoning designation.
2. A **Tentative Subdivision Map** to divide an approximately 5.56-grossacre- parcel into 12 lots in the proposed RD-3 zoning district.
3. A **Special Development Permit** to allow:
 - 12 lots to be served by a private drive;
 - Reductions in minimum front yard setbacks for Lots 1, 5, 6, 9, 10, 11, and 12; and
 - Reductions in minimum rear yard setbacks for Lots 3, 4, 5, and 6.
4. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Board of Supervisors

START TIME: 6:35 PM

CPAC ACTION: Recommended Approval with the following recommendations:

- Limit lots 1,2,3,4,5,6 and 12 to single-story homes.
- Install privacy screening /fencing around the site and landscaping along the northern borders of lots 12 and 5.

AYES: Raymond Irwin, Becky Wood, Leon Corcos, Chad Bowman

NOES: None

ABSTAIN: None

ABSENT: Rebecca Friedman, Ted Wolter, Elisa Sabatini (Left at 8:15pm)

RECUSAL: None

END TIME: 8:25 PM