



**ACTION SUMMARY**  
**Fair Oaks**  
**Community Planning Advisory Council (CPAC)**  
**Wednesday, July 1, 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/wazhpkbp>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/wazhpkbp> (Enter Event ID Code: **wazhpkbp**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **9289293#**)

**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  
(Member Sabatini was 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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View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

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### CALLED MEETING TO ORDER

#### ROLL CALL

#### PLEDGE

#### INTRODUCTIONS

#### CPAC ANNOUNCEMENTS

### PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2019-00321 – Pointe Fair Oaks Apartments](#)

Supervisory District(s): Peters

Assessor Parcel No: 244-0220-026

Applicant/Owner: GRA Architecture/APIP 2001, LLC

Location: Southwest Corner Of The Fair Oaks Boulevard And Sunrise Boulevard Intersection, Bounded By Howard Street To The South In The Fair Oaks Community.

Request: Development Plan Review To Allow 39 Apartment Units In Four Three Story Structures On Approximately 1.36 Acres In The Commercial District Subarea Of The Fair Oaks Village Special Planning Area.

Special Development Permit To Allow:

- Reduction In The Minimum Side Street Yard Setback (Sunrise Boulevard) From 25 Feet Required To 2 Feet Proposed;
- Reduction In The Minimum Three-Story Multifamily Structure Setback From Single-Family Residential From 75 Feet Required To 52 Feet Proposed;
- Exceedance In The Maximum Height For Three-Story Multifamily Structure Of 40 Feet Permitted To 51 Feet Proposed;
- Reduction In The Minimum Multifamily Detached Open Space Requirement Of 30 Percent Required To 26 Percent Proposed;
- Reduction In The Minimum Trash Enclosure Setback From A Public Street (Howard Street) Of 31 Feet Required To 14 Feet Proposed;
- Deviation From The Required 8-Foot-Wide Landscape Planter With Street Trees Along The Project Site's Frontage And Setback Areas On Fair Oaks Boulevard, Sunrise Boulevard, And Howard Street;
- Deviation From The Required 7-Foot-Wide Landscape Planter With Screen Trees Along The Interior Property Line Adjacent To The Existing Single Family Residential Parcels To The West;
- Deviation From Parking Lot Landscaping Standards, Including Minimum 8-Foot-Wide Landscaped Areas At The End Of The Of Parking Aisles And Parking Islands Every 7 Parking Spaces;
- Reduction In Vehicular Parking Spaces From 68 Required Spaces To 48 Spaces Provided.

Design Review To Comply With The Countywide Design Guidelines.

CPAC Recommendation: On Wednesday, July 1, 2020, The Fair Oaks Community Planning Advisory Council (CPAC) Met And Continued The Proposed Project (6 Yes, 0 No, 1 Absent).

Final Hearing Body: Planning Commission

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441  
[baatarb@saccounty.net](mailto:baatarb@saccounty.net)

8:31 PM CPAC ACTION: Ted Wolter/Ron Leis – Continued to September 2, 2020. The Members were concerned with community outreach, the amount of available parking, traffic and building elevation and requested the applicant consider reducing the number of units in consideration of the community's safety.

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

NOES: None

ABSTAIN: None

ABSENT: Elisa Sabatini

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

### **MISCELLANEOUS MATTERS**

#### 2. Staff Update

8:32 PM CPAC ACTION: Planning staff provided an update regarding the Eco Lab project.

#### 3. Council Member Comments

8:34 PM CPAC ACTION: No comments were made.

#### 4. Public Comments

8:34 PM CPAC ACTION: No public comments were made.

Adjourned at 8:35 p.m.

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