

AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

Old Fair Oaks Library
4200 Temescal Street
Fair Oaks, CA 95628

Wednesday, April 11, 2018

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Fair Oaks CPAC Chair Vacant

County of Sacramento, Office of Planning and Environmental Review representatives for the Fair Oaks Area

Senior Planner Jessica Brandt (916) 875-2593 brandtj@saccounty.net

Associate Planner Leanne Mueller (916) 874-6155 muellerl@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-FairOaks@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Vacant Chair
Raymond James Irwin Vice-Chair
Rebecca Friedman Secretary

MEMBERS: Rebecca Lund Elisa Sabatini
Becky Wood

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt Leanne Mueller

<i>EXA – Excused Absence</i>	<i>U – Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **March 14, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): **PMR**
Control No.: **PLNP2017-00239 Khoo Tentative Parcel Map**
APN: **253-0231-002**
Applicant: Carol Khoo
Owner: Wong & Associates
Location: The property is located at 5208 Valonia Street, approximately 175 feet north of the intersection of Valonia Street and Phoenix Avenue in the Fair Oaks community. Applicant: Carol Khoo. APN: 253-0231-002. Environmental Document:
Request: 1. A **Tentative Parcel Map** to divide 0.51 acres into two lots in the RD-3 zone.
 2. A **Design Review** to conform to Countywide Design Guidelines.
Final Hearing Body: Subdivision Review Committee
Lead Planner: Meredith Holsworth, Associate Planner, (916)874-5835, Holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:		TIME:		
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

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

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

STAFF UPDATE:

OTHER BUSINESS:

- Review of Fair Oaks Village Special Planning Area Ordinance and Discussion of Potential Updates
- Annual CPAC Training and Appreciation Event- April 30th

PUBLIC COMMENT:

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-855-7100.



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MINUTES

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Fair Oaks CPAC Chair Vacant

County of Sacramento, Office of Planning and Environmental Review representatives for the Fair Oaks Area

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Associate Planner Leanne Mueller (916) 874-6155 muellerl@saccounty.net

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OFFICERS: Elisa Sabatini - P Chair
Raymond James Irwin - P Vice-Chair
Rebecca Friedman - P Secretary

MEMBERS: Rebecca Lund - P Becky Wood - U
Robert Luscombe - P

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt - P Leanne Mueller - EXA

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **February 14, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): PSS
Control No.: PLNP2017-00311 Campoy's Honeymoon Tattoo Museum
APN: 244-0201-021
Applicant: Andrew Campoy
Owner: Marjorie Wood Taylor
Location: The property is located at 10119 Fair Oaks Boulevard, on the west side of Fair Oaks Boulevard, approximately 170 feet north of the intersection of Howard St and Fair Oaks Boulevard in the Fair Oaks Village SPA (502-10) in the Fair Oaks Community.
Request:

1. A **Development Plan Review** to evaluate a tattoo parlor and art studio use and a freestanding sign on 1.08 acres in the Fair Oaks Village Special Planning Area (502-10), pursuant to Zoning Code Section 502-16.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission.
Lead Planner: Shelby Vockel, Associate Planner, (916) 874-6323, vockels@saccounty.net
[Click here for more information.](#)

COUNCIL RECOMMENDATION: Motion to recommend approval of the development plan review. **TIME: 6:49PM**

Motion by: Raymond James Irwin		Seconded by: Becky Lund		
Vote 5	Yes 5	No 0	Abstain 0	Absent 1

County:
 County (Jessica Brandt) presented that a tattoo parlor is not allowed specifically through the Fair Oaks SPA and the sign is being requested due to variance. The business license was approved by County staff 3 years ago due to staff error. Given staff error the business was allowed to continue to operate but does now require a development plan review.

CPAC Comments:
 Rebecca Friedman confirmed with the County (Jessica) that although the SPA does not specifically allowed the operation of a tattoo parlor it also does not specifically prohibit it either but that a use permit is required.

Applicant: Andrew Campoy presented an overview of his business. He opened Honeymoon Tattoo 3 years ago (was previously operated in a different location).

Investigating Members: Raymond James Irwin visited the site and found it to be in very good condition. Rebecca Friedman also visited the site and also found it to be well kept and in line with the character of the Village. Becky Lund was familiar with the property and agreed with the investigating members. Rebecca Friedman suggested that Andrew Campoy let the property owner know that one of the sidewalk slabs has lifted slightly along the handicap access sidewalk and that fixing it should be considered.

Public Comment:
 Leon Corcos, 4780 Lakeside Way, a member of the Fair Oaks Village Enhancement Committee (FOVEC) said that he did not have any concerns and thought the business was in line with the character of the village.

Action:
 Raymond James Irwin made a motion to recommend approval of the development plan review. The motion was seconded by Becky Lund and all present voted in favor. The motion passed.

2. **Entitlement(s): UPZ, SPZ**
Control No.: PLNP2017-00361 Illinois Avenue Accessory Dwelling Unit

APN: 246-0141-013

Applicant: William J. Horvath

Owner: Breanna M. Carlson

Location: The property is located at 4524 Illinois Avenue, on the eastern side of Illinois Avenue, approximately 830 feet north of the intersection of Illinois Avenue and Winding Way, in the Fair Oaks Community.

Request:

1. A **Use Permit** to allow an 1199 square-foot residential accessory dwelling on approximately 1.12 acres in the AR-1 zone.
2. A **Special Development Permit** to allow a 20 feet tall accessory dwelling unit, which exceeds the 16 feet tall maximum height requirement in table 5.10 of the Zoning Code.

Final Hearing Body: Zoning Administrator.

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME: 7:05 PM

Motion to recommend the use permit and special development permit.

Motion by: Rebecca Friedman

Seconded by: Robert Luscombe

Vote 5

Yes 5

No 0

Abstain 0

Absent 0

County:

County (Jessica Brandt) presented an overview of the project. She stated that trees will not be impacted by the proposed plan. An additional driveway will be added to the private drive. She also provided letters which were presented by the Applicant in support of the project by neighbors.

CPAC Comment:

Elisa Sabitini, Chair clarified that the square footage and height of the proposed building is the reason for the need for approval. She also asked for clarifications on past urgency ordinances by the County and proposed ordinances regarding accessory dwellings.

Applicant:

William Horvath presented about the project. He stated that the property was purchased so his daughter and her family and the Horvath's (parents/grandparents) could eventually live on the same property.

CPAC Comment:

Public Comment:

Elisa Sabitini stated that she was pleased that the property owners had been informed and were in support.

Rebecca Friedman visited the property. She confirmed that the intention is for William Horvath and his wife to occupy to the accessory dwelling.

Robert Luscomb questioned the need for the size of the building. Mr. Horvath stated that this home would serve as their primary residence and that they have some out-of-town family who occasionally visit.

Raymond James Irwin stated that the property was large for an accessory dwelling and voiced concern as to if the neighbors knew the proposed size of the property. Mr. Horvath confirmed that they did.

Elisa Sabitini, Chair stated that all neighbors were noticed and none were present or showed concern but many showed support.

Action:

Rebecca Friedman made a motion to recommend the use permit and special development permit. The motion was seconded by Robert Luscombe and all present voted in favor. The motion passed.

3. Entitlement(s): UPP, DRS

Control No.: PLNP2017-00272 **Sunrise WaterFly Car Wash**

APN: 244-0135-001

Applicant: Holloway Land Company

Owner: WaterFly Express Car Wash LLC

Location: The property is located at 4350 Sunrise Boulevard at the corner of Sunrise Boulevard and Winding Way within the Fair Oaks Village Special Planning Area in the Fair Oaks Community.

Request:

1. A **Use Permit** to convert and remodel an existing full-service car wash to an express car wash to include remodeling of the office and car wash tunnel, new roof line, pay stations, paint and materials, signage, and additional vacuums on approximately one acre within the Fair Oaks Village Special Planning Area (SPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME: 7:45PM

Motion to recommend approval of the use permit with recommend leeway and support for signage design allowances consistent with what was presented in proposed plans.

Motion by: Rebecca Friedman

Seconded by: Becky Lund

Vote 5

Yes 5

No 0

Abstain 0

Absent 1

County:

County (Jessica Brandt) presented the County is interested in partnering with the applicant on a monument sign that would include a community interest sign. It is in discussion but has not been agreed to. The Project Manger is seeking input on the sign. Screening is also proposed.

Applicant:

Brian Holloway, Project Manager presented on the project. He stated that the carwash is intended to be converted to an express car wash with self-service features.

The equipment is inside the building but the hoses extend to the parking area so noise will be very limited. Equipment is being replaced with newer, quieter machinery.

Kurt Wagenknecht, Project Architect presented project plans including the inside floorplans. Applicant confirmed that on average 3 people would be working on the property. The hours of operation are planned for 7am-9pm.

Tower elements will be added to the design as a decorative feature.

The property owners were also present. The owners have not previously owned carwashes but have purchased others and have sought consultation locally about the business.

The business will use minimal water and will have water recycling features. On average each carwash at this site would require 12 gallons on average whereas an average car washed at home uses 110 gallons of water.

CPAC Comment:

Elisa Sabitini, Chair asked if the footprint will be the same. Mr. Holloway stated that there would be a small change but otherwise it remains the same. Additional parking would be added.

Elisa Sabatini confirmed with the applicant that the exterior of the tower would be stucco.

Raymond James Irwin asked about the reason for the height of the tower. The applicant stated that because of grade of Sunrise Blvd. they wanted it to be seen as people came up the road. Raymond James Irwin asked what the highest point on the property would be. The applicant stated that there are lower towers and the high tower is 34 feet.

The County (Jessica) stated that the adjacent development has a decorative screen wall. The County (Jessica) suggested an extension of the wall with the same design would be preferable so it looks better visually. The Applicant stated they are happy to do that.

Elisa Sabitini, Chair asked about the site being a location that is attractive to vagrants when unattended. The applicant stated that they plan to have security onsite. The owners have hired a security company to check regularly and they intend to keep security present and improve the lighting and numerous cameras will be onsite.

Becky Lund stated that she would like the signage to include the Fair Oaks rooster image. Elisa Sabitini, Chair stated that the font used in the first version which was presented is closer to the standard font used in the Village. She suggested that the FOVEC design guide be referenced.

Public Comment:

Leon Corcos, 4780 Lakeside Way, a member of the Fair Oaks Village Enhancement Committee (FOVEC) stated he is excited about the financial investment from this business and the improvement to the Village. He is also excited to see the engagement from the owners with the community. Mr. Corcos stated that he is also in favor of the signage and the attractive nature of the potential signage. He would like to see updates to the SPA regarding signage.

Action:

Rebecca Friedman mad a motion to recommend approval of the use permit with recommend leeway and support for signage design allowances consistent with what was presented in proposed plans. The motion was seconded by Becky Lund. All present voted in favor. The motion passed.

STAFF UPDATE:

None

OTHER BUSINESS:

- **Elisa Sabitini asked County (Jessica) if we could have a workshop relating to the Fair Oaks Villige SPA. Jessica will follow up.**
- **CA Voter's Choice Act – Jessica presented on how voting is changing in Sacramento.**
- **Annual CPAC Training and Appreciation Event – April 30 at the Sewer district building. Elisa Sabitini and Becky Wood had previously confirmed. Becky Lund and Raymond James Irwin confirmed their attendance, Robert Luscombe will not be present.**
- **Rebecca Friedman stated she would not be present at the April meeting and requested an excused absence. She asked for a fellow CPAC member to take minutes.**

COUNCIL RECOMMENDATION: Approval of February 14, 2018 Fair Oaks CPAC minutes			TIME: 6:38 PM	
Motion by: Elisa Sabitini			Seconded by: Becky Lund	
Vote: 5	Yes: 5	No: 0	Abstain: 0	Absent: 1
Comments:				

Election of Officers

COUNCIL RECOMMENDATION: Motion to elect Elisa Sabitini to Chair.			TIME: 6:39 PM	
Motion by: Raymond James Irwin			Seconded by: Robert Luscomb	
Vote: 5	Yes: 5	No: 0	Abstain: 0	Absent: 1
Comments:				

PUBLIC COMMENT: NONE

ADJOURNMENT:

COUNCIL RECOMMENDATION: Motion to adjourn			TIME: 8:04PM	
Motion by: Raymond James Irwin			Seconded by: Becky Lund	
Vote: 0	Yes: 5	No: 0	Abstain: 0	Absent: 0
Comments: None				

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