

AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, June 13, 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 Elisa Sabatini (530) 406-5773

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.

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

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

MEMBERS: Rebecca Lund Leon Corcos
 Becky Wood

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt Leanne Mueller

| EXA – Excused Absence | U - Unexcused Absence | P – Present |
|--|------------------------------|--------------------|
| 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 **April 11, 2018 and May 9, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): PSS**
Control No.: **PLNP2018-00033 4244 Crestline Addition**
APN: **244-0163-035-0000**
Applicant/Owner: Ignacio Anguiano/The Money Brokers Inc.
Location: The property is located at 4244 Crestline Avenue, Fair Oaks, CA 956288 on approximately 170 feet southeast of Entrance Street in the Fair Oaks Community.
Request: A **Development Plan Review** to allow a 2,413 square foot, two-story, single-family residence on 0.17 acre property in the Fair Oaks Village SPA.
Final Hearing Body: Planning Director
Lead Planner: Emma Patten, Assistant Planner, (916) 875-4197, mchattene@saccounty.net

[Click here for more information.](#)

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

2. **Entitlement(s): PSS**
Control No.: **PLNP2018-00079 4242 Crestline Addition**
APN: **244-0163-034-0000**
Applicant: The Money Brokers Inc.
Location: The property is located at 4242 Crestline Avenue, Fair Oaks, CA 95628 on approximately 190 feet southeast of Entrance Street in the Fair Oaks Community.
Request: A **Development Plan Review** to allow an approximately 506 square foot first-story addition and a 767 square foot second-story addition to an existing single-family home on 0.19 acre property in the Fair Oaks Village SPA.
Final Hearing Body: Planning Director
Lead Planner: Emma Patten, Assistant Planner, (916) 875-4197, mchattene@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/Update of the Fair Oaks SPA

PUBLIC COMMENT:

ADJOURNMENT:

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The minutes from the April 11, 2018 Fair Oaks community Planning Advisory Council meeting:

Leanne Mueller of the county staff explained that item 1 was continued from a previous meeting because CPAC wanted to see a foot print of both houses. The current impact to trees has gone from 47.5" to 26.5". She explained RD-3 requires a 10,000 sq. ft. minimum.

John Radu, the architect for the property, explained about the fencing for the property. Also, he talked about the pool staying, property-line trees, and no windows being on the south side of the existing house. House #2 is 2498 sq. ft.

Public Comment:

Jerry Kelly – 5210 Valonia has concern that the pool is part of the structure of the house. John Radu's response says there will be a retaining wall. Leanne Mueller indicated the structural integrity will be determined when the building permit is issued. Jerry then asked about the stop work order. Leanne explained the builder can do interior work and put on a roof.

Elisa Sabitini expressed gratitude for taking into consideration the impact of the trees.

Becky Wood said she was pleased the builder had taken consideration the neighbor's property.

Raymond James Irwin was happy the builder took into consideration some of CPAC's suggestions.

Elisa Sabatini moved to approve tentative parcel map to divide .51 acres into 2 lots. Raymond James Irwin seconded the motion and the motion was approved by all.

Elisa Sabatini moved to approve March 14, 2018 minutes. Raymond James Irwin seconded the motion. Rebecca Lund voted yes and Becky Wood abstained.

There was discussion about the review of the SPA. It was Elisa's suggestion that based on the feedback from the community, that CPAC initiate a SPA update. Becky Wood and Raymond James suggested we draft a letter to the county making that recommendation. Elisa and Raymond James will draft that letter.

The annual CPAC training is set for April 30, 2018, 5:00 PM to 8:00 PM at 10060 Goethe Road, Sacramento.

MINUTES

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, May 9, 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 Elisa Sabatini (530) 406-5773

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

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

MEMBERS: Leon Corcos - P
Rebecca Lund – EXA
Becky Wood – P (Arrived at 6:35pm)

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt – Not present Leanne Mueller - P

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

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CALL MEETING TO ORDER: 6:31PM

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **April 11, 2018** minutes

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|--|--------|--------------------------|------------|-----------|
| COUNCIL RECOMMENDATION: Motion to continue the approval of April 11, 2018 Fair Oaks CPAC minutes | | TIME: 6:39 PM | | |
| Motion by: Raymond James Irwin | | Seconded by: Leon Corcos | | |
| Vote: 4 | Yes: 4 | No: 0 | Abstain: 0 | Absent: 2 |
| Comments: None Note: Becky Wood was absent for this time. | | | | |

PLANNING ITEMS FOR REVIEW:

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|--|---|
| 1. Entitlement(s): | PMR |
| Control No.: | PLNP2017-00341 Archer Avenue Tentative Parcel Map |
| APN: | 244-0092-008 |
| Applicant: | Entante Properties, LLC. |
| Location: | property located at 8064 Archer Avenue, approximately 500 feet west of Fair Oaks Boulevard in the Fair Oaks community. |
| Request: | 1. A Tentative Parcel Map to divide approximately 0.6 acres into two parcels in the RD-5 2. A Design Review to comply with the Countywide Design Guidelines. |
| Final Hearing Body: | Subdivision Review Committee |
| Lead Planner: | Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net |
| Click here for more information. | |

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|--|-------|-------------------------|-----------|----------|
| COUNCIL RECOMMENDATION: | | TIME: 6:33PM | | |
| Motion by: Raymond James Irwin | | Seconded by: Becky Wood | | |
| Vote 5 | Yes 5 | No 0 | Abstain 0 | Absent 0 |
| Action: Motion to recommended approval of Tentative Parcel Map to divide approximately 0.6 acres into two parcels in the RD-5 and a Design Review to comply with the Countywide Design Guidelines. | | | | |

County: County (Leanne Mueller) provided an overview of the subdivision of the property.

Investigating Members: Rebecca Friedman, Elisa Sabatini, Becky Wood, and Leon Corcos drove past the property.

CPAC Comments: Elisa Sabatini asked about trees being shown on plans. The applicant stated that the trees will be preserved and the County (Leanne Mueller) stated that the driveway will encroach on the drip line of one live oak tree and that will be taken into account in the environmental report.

Applicant: Applicant (Mike Stettener) presented. He stated that the CPAC had previously held a workshop for this property. He presented a topographic map and map with proposed building. He stated that an arborist made recommendations relating to the preservation of the live oak which would have drip line within the driveway area which will be taken into account. Mr. Stettener stated that the Fire Department wanted to ensure that the grade of the entrance does not exceed 10% and they are planning to comply with that. He added that during a workshop the neighbors stated they preferred single story homes and that is currently the plan for the homes.

Public Comment: None

CPAC Comment: No additional comments.

Action: Raymond James Irwin made a motion to recommended approval of Tentative Parcel Map to divide approximately 0.6 acres into two parcels in the RD-5 and a Design Review to comply with the Countywide Design Guidelines. The motion was seconded by Becky Wood and all members voted in favor. The motion passed.

STAFF UPDATE:

None

OTHER BUSINESS:

A request was made to add an item to discuss the possible review/update of the Fair Oaks SPA added to the future agenda.

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|--------------------------------|--------|-------|--------------------------|-----------|
| COUNCIL RECOMMENDATION: | | | TIME: | |
| Motion to Adjourn | | | 6:55 PM | |
| Motion by: Raymond James Irwin | | | Seconded by: Leon Corcos | |
| Vote: 5 | Yes: 5 | No: 0 | Abstain: 0 | Absent: 0 |
| Comments: None | | | | |

PUBLIC COMMENT:

NONE

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