

# AGENDA

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, November 14, 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](mailto:brandtj@saccounty.net)

**Associate Planner** Thomas Vogt (916) 875-5563 [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

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](mailto: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 Ted Wolter

**COUNTY PLANNING REPRESENTATIVES:** Jessica Brandt Thomas Vogt

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

**PLANNING ITEMS FOR REVIEW:**

**1.**

**Control No.:** PLNP2018-00285- 8926 Madison Avenue

**APN:** 235-0191-065

Applicant/Owner: Paul A. Menard, AIA

Location: Located On The South Side Of Madison Avenue, East Of Hazel Avenue, In The Fair Oaks Community.

Request: A Certificate Of Nonconforming Use (NCS) To Allow The Continuation Of Sober Living Transitional Housing, Which Does Not Meet The Current Sacramento County Zoning Code Definition Of "Dwelling Unit", Within Five Single-Family Dwellings, As Listed Below:

1. **8926 Madison Avenue;** 4 Bedroom/3 Bathroom Single-Story Dwelling; Capacity 9 Persons, With 4 Parking Spaces; Established April 2006

Pursuant To Section 1.9.3.N Of The Zoning Code, Existing Structures In Residential Zoning Districts That Do Not Meet The Definition Of A "Dwelling Unit" Are Non-Conforming And May Only Continue As Such Upon Issuance Of An NCS. Issuance Of A NCS For The Five Dwellings Does Not Permit Any Expansion To The Existing Use (Such As Capacity) Or Size Of The Dwellings (Additions Or Enlargements).

Final Hearing Body: Planning Director

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523, [nagaom@saccounty.net](mailto:nagaom@saccounty.net)

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**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**2.**

**Control No.:** PLNP2018-00286- 8930 Madison Avenue

**APN:** 235-0191-042

Applicant/Owner: Paul A. Menard, AIA

Location: Located On The South Side Of Madison Avenue, East Of Hazel Avenue, In The Fair Oaks Community.

Request: A Certificate Of Nonconforming Use (NCS) To Allow The Continuation Of Sober Living Transitional Housing, Which Does Not Meet The Current Sacramento County Zoning Code Definition Of "Dwelling Unit", Within Five Single-Family Dwellings, As Listed Below:

1. **8930 Madison Avenue;** 4 Bedroom/3 Bathroom Single-Story Dwelling; Capacity 11 Persons With 4 Parking Spaces; Established August 1995.

Pursuant To Section 1.9.3.N Of The Zoning Code, Existing Structures In Residential Zoning Districts That Do Not Meet The Definition Of A "Dwelling Unit" Are Non-Conforming And May Only Continue As Such Upon Issuance Of An NCS. Issuance Of A NCS For The Five Dwellings Does Not Permit Any Expansion To The Existing Use (Such As Capacity) Or Size Of The Dwellings (Additions Or Enlargements).

Final Hearing Body: Planning Director

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523, [nagaom@saccounty.net](mailto:nagaom@saccounty.net)

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**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**3.**

**Control No.:** PLNP2018-00287- 8934 Madison Avenue

**APN:** 235-0191-043

Applicant/Owner: Paul A. Menard, AIA

Location: Located On The South Side Of Madison Avenue, East Of Hazel Avenue, In The Fair Oaks Community.

Request: A Certificate Of Nonconforming Use (NCS) To Allow The Continuation Of Sober Living Transitional Housing, Which Does Not Meet The Current Sacramento County Zoning Code Definition Of "Dwelling Unit", Within Five Single-Family Dwellings, As Listed Below:

- 8934 Madison Avenue;** 8 Bedroom/6 Bathroom 2-Story Dwelling; Capacity 15 Persons, With 8 Parking Spaces; Established September 1993.

Pursuant To Section 1.9.3.N Of The Zoning Code, Existing Structures In Residential Zoning Districts That Do Not Meet The Definition Of A "Dwelling Unit" Are Non-Conforming And May Only Continue As Such Upon Issuance Of An NCS. Issuance Of A NCS For The Five Dwellings Does Not Permit Any Expansion To The Existing Use (Such As Capacity) Or Size Of The Dwellings (Additions Or Enlargements).

Final Hearing Body: Planning Director

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523, [nagaom@saccounty.net](mailto:nagaom@saccounty.net)

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**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

4.

**Control No.:** PLNP2018-00288- 8938 Madison Avenue

**APN:** 235-0191-044

Applicant/Owner: Paul A. Menard, AIA

Location: Located On The South Side Of Madison Avenue, East Of Hazel Avenue, In The Fair Oaks Community.

Request: A Certificate Of Nonconforming Use (NCS) To Allow The Continuation Of Sober Living Transitional Housing, Which Does Not Meet The Current Sacramento County Zoning Code Definition Of "Dwelling Unit", Within Five Single-Family Dwellings, As Listed Below:

1. **8938 Madison Avenue**; 9 Bedroom/6 Bathroom 2-Story Dwelling; Capacity 18 Persons, With 6 Parking Spaces; Established August 1994.

Pursuant To Section 1.9.3.N Of The Zoning Code, Existing Structures In Residential Zoning Districts That Do Not Meet The Definition Of A "Dwelling Unit" Are Non-Conforming And May Only Continue As Such Upon Issuance Of An NCS. Issuance Of A NCS For The Five Dwellings Does Not Permit Any Expansion To The Existing Use (Such As Capacity) Or Size Of The Dwellings (Additions Or Enlargements).

Final Hearing Body: Planning Director

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523, [nagaom@saccounty.net](mailto:nagaom@saccounty.net)

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**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

5.

**Control No.:** PLNP2018-00289- 8942 Madison Avenue

**APN:** 235-0191-045

Applicant/Owner: Paul A. Menard, AIA

Location: Located On The South Side Of Madison Avenue, East Of Hazel Avenue, In The Fair Oaks Community

Request: A Certificate Of Nonconforming Use (NCS) To Allow The Continuation Of Sober Living Transitional Housing, Which Does Not Meet The Current Sacramento County Zoning Code Definition Of "Dwelling Unit", Within Five Single-Family Dwellings, As Listed Below:

1. **8942 Madison Avenue**; 4 Bedroom/2 Bathroom Single-Story Dwelling; Capacity 8 Persons, With 2 Parking Spaces; Established May 1998.

Pursuant To Section 1.9.3.N Of The Zoning Code, Existing Structures In Residential Zoning Districts That Do Not Meet The Definition Of A "Dwelling Unit" Are Non-Conforming And May Only Continue As Such Upon Issuance Of An NCS. Issuance Of A NCS For The Five Dwellings Does Not Permit Any Expansion To The Existing Use (Such As Capacity) Or Size Of The Dwellings (Additions Or Enlargements).

Final Hearing Body: Planning Director

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<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
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:				

**OTHER BUSINESS:**

**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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*Outside unincorporated Sacramento County*

*Dial 916-875-4311*