

AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

Sacramento County Service Center- East
5229 Hazel Ave, Suite B
Fair Oaks, CA 95628

Wednesday, December 4, 2019

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 Rebecca Friedman FairOaksCPAC@gmail.com

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 Thomas Vogt (916) 875-5563 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. Please identify the relevant project using the project name, control number or address.

OFFICERS: Rebecca Friedman Chair
 Raymond James Irwin Vice-Chair
 Becky Wood Secretary

MEMBERS: Chad Bowman Leon Corcos
 Elisa Sabatini Ted Wolter

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt Thomas Vogt

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.:** PLNP2018-00158 – 4820 Pennsylvania Avenue Tentative Parcel Map

APN: 244-0013-005

Applicant/Owner: John Ehsan

Location: The property is located at 4820 Pennsylvania Avenue, approximately 150 feet north of Sunset Avenue, in the Fair Oaks community.

Request:

1. A **Tentative Parcel Map** to divide an approximately 0.85-acre parcel into three parcels in the Sunrise/Sunset SPA (SPA subzone Residential 10 [RD-10]).
2. A **Development Plan Review** to allow encroachment into the canopies of native oak trees pursuant to the Sunrise/Sunset SPA.
3. A **Design Review** to comply with Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net

[Click here for more information.](#)

2. **Control No.:** PLNP2019-00270 – 4825 Arbardee Drive Parcel Map Time Extension

APN: 246-0051-015

Applicant/Owner: Norm Scheel

Location: A property located at 4825 Arbardee Drive, approximately 175 feet south of Latimer Way in the Fair Oaks Community.

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Parcel Map (Control No. 2016-00169), which involves the division of a 0.94-gross acre property into three parcels zoned RD-3 in the Fair Oaks Community.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

[Click here for more information.](#)

3.

Control No.: PLNP2019-00335 – **Massage Envy Certificate of Nonconforming Use**

APN: 233-0101-009-0000

Applicant/Owner: CSG Holdings CA, LLC/ Madison Sunrise Associates, LLC

Location: A property located at 5319 Sunrise Blvd in the Fair Oaks community.

Request: Request for a **Certificate of Nonconforming Use (NCS)** for the continued operation of an existing massage establishment, known as Massage Envy at 5319 Sunrise Blvd.

*Pursuant to SZC Section 1.9.3.O, requests for an NCS for existing massage establishments shall be referred to the CPAC and noticed to property owners within a 500-foot radius of the subject property lines. The purpose of the CPAC review is to ensure that continuation of the subject use meets the required findings of SZC Section 1.9.3.E, by providing an opportunity for surrounding property owners to voice concerns regarding any negative impacts from the use, or issues with compatibility. **This item is not subject to a Vote by the CPAC.***

Final Hearing Body: Planning Director

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

[Click here for more information.](#)

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.

STAFF UPDATE:

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 the Clerk of the Board at (916) 874-5411, 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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