

AMENDED AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, May 10, 2017

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 (916) 402-3985

Sacramento County Planning and Environmental Review Division representatives for the Fair Oaks Area

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

Associate Planner Kevin Messerschmitt (916) 874-7941 messerschmitt@saccounty.net

To contact the Planning and Environmental Review Division 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: Elisa Sabatini Chair
Vacant Vice-Chair
Becky Wood Secretary

MEMBERS: Rebecca Lund Raymond Irwin
Robert Luscombe Rebecca Friedman
Harry Azar

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt Kevin Messerschmitt

<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 April 12, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): RPR, DRS**

Control No.: **PLNP2017-00108 Nosal Tentative Parcel Map Resubmission**

APN: **246-0690-035**

Applicant: Burrell Consulting Group

Owner: Michael Nosal

Location: The project is located at 8648 Winding Way, approximately 0.6 miles west of the intersection of Winding Way and Hazel Avenue in the Fair Oaks community.

Request:
 1. A **Parcel Map Resubmission** (Control No.: 2004-0758) to divide approximately 1.02 acres into two lots in the RD-2 zone.
 2. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: *Josh Greetan, Assistant Planner, (916) 876-6425, greetanj@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2 **Entitlement(s): PCW**

Control No.: **PLNP2017-00083 Rivendell Lane Tentative Map Early CPAC Workshop**

APN: **246-0091-027**

Applicant/Owner: Area West Engineers, Inc.

Location: The project is located at 8771 Rivendell Lane, on the north corner of Rivendell Lane and Martsmith Way in the Fair Oaks community.

Request: An **Early CPAC Workshop** to discuss a rezone and tentative parcel map to divide 1.4 gross acres zoned AR-1 (Agricultural Residential), into 0.67 net acre and 0.58 net acre RD-2 (Residential) lots. The proposed project will require a Tentative Parcel Map, Rezone, General Plan Amendment and Design Review.

Final Hearing Body: NA – Informational Item Only

Investigating Member:

Lead Planner: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
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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:

Potential CPAC Appeal of PLNP2016-00406 Planning Commission Decision

1. Consideration of a request for the Council to Appeal the Planning Commission denial of appeal and upheld approval by the Subdivision Review Committee of the New York Avenue Tentative Parcel Map (Note: action item added to the May 10, 2017 Fair Oaks CPAC agenda after the standard noticing deadline. This action must receive an affirmative vote of 2/3 to proceed with a vote on initiating an Appeal matter.)
2. Consideration of initiation of an Appeal of the Planning Commission denial of appeal and upheld approval by the Subdivision Review Committee of the New York Avenue Tentative Parcel Map (PLNP2016-00406) on May 8th, 2017, based on potential for community-wide significance of project approval.

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 Planning and Environmental Review Division 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 1-800-735-2929



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MINUTES

April 12, 2017

Start 6:37 PM

Meredith Holsworth

Jessica Brandt

Elisa

Robert,

Raymond

Becky friedmann

Harry Azar

Raymond motion to approve minutes of last mtg

Robert 2nd

Elisa motion human services item to move to top

Robert Silva, 3 yrs ago came to cpac re safety net food housing, homeless i
3years ago food shelter clothing feedback;

Becky for?

Yes

Which safety net is most critical?

Sunrise food closet

St Vincent DePaul food closet shelter.

Fo food bank

St Vincent church St Mel's church

Robert: homelessness some more than others

Hud housing

Clean and sober living off of Hazel

Young autistic

Mary Stems school part f Steiner college

Robert : mental health? Board and care on olive st.

What are the gaps: homelessness, triage,

Pop sheriffs services

Beat officers

What improvements can be made to

Are there any schools with social workers?

Raymond Carmichael, and not so much for . Homeless

Becky

Raymond incentive park dist. for afterschool services 3-6.

Girl: are there any?

Elisa: not for middle school
Robert mentor program.
Crime rate going up from the neighborhood. Pennsylvania, thieving.
Neighborhood watch.
NY ave started neighborhood watch.
Bike patrol.

Vote to consider the NY ave consider, 4 lots instead of 5. To file an appeal without the 72 hour posted

Elisa move to hear the item. Raymond 2nd. All aye

Went to subdivision body last Thursday

SRC committee decided to approve to split 1.7 acres to 4 lots and a remainder lot.

Include commercial hammerhead turn around

Only one story homes.

7' wood fence around the parameter

either otherwise 28 foot wide for on street parking or 4 total offsite parking.

Branding iron way has 4 parking lot.

Jessica: applicant was not noticed. Not able to be here we need to find a fair oaks community wide significance.

R: was 4+1, but we voted 3+1. Remainder lot is for existing house.

Rebecca Dot did analyze the project.

Developer is not here

Harry : sunset never got built.

Raymond, but there is community opposition to the project.

Robert: the plan that we now hav has some changes?

Meredith: building envelops has been marked out. Request to trees.

Bottom left divert drainage

Planning staff is recommending acceptable based on zoning code and general plan.

Public comments:

Pnlpl: -----406

Unknown: what is the square footage and how much lot? 8000sf to 10000sf lot
2400 sf

William Cavanagh

Bd consider the scope of the project. There is a adjacent parcel next to it doubling the number

Pastoral feel. Just bc

Frank Gonzales: no more than 4 lots is reasonable. The private driveway wil feed 10himes ultimately. Request modification of conditions.

We request more drainage study

Lyn Sadler

Concerns about the drainage. Flow downhill into our backyard. Driving down ny on garbage day . truck blocks the road. Diligent monitoring. Owners have never spoken to the neighbors. No community outreach. Trees getting cut down, etc.

Elisa: ensuring compliance.

Menchenga: applicant has not been transparent. Title shows he is tied to the front lot. Road use for the next development? The 4 parking is for the 4 new lots. What about the neighbors.

Elisa Meredith said DOT has relegated .

Mr. Roper: has traffic study taken into consideration the front lot. Meredith: only the application proposed not future.

Easement granted for Minnesota creek

Meredith: 15 feet on owners property.

Elisa: excellent point.

Mrs. roper: what will be left after garage demo. Setback with 7' fence. Same as bill what will happen to front lot. Cars going right and left on llano lane.

Funeral procession going down to the cemetery. Preserve the semi rural of the neighborhood.

Del Campo hs uses the cross country path.

Brenda tickener: everything is already been said

Ted Cohen: agrees with everything his house is 10 ' from Minnesota creek

Debra Abellalaman: July everyone said build 3 new homes. SRC agreed to it, 66% encroachment into the largest oak tree in the lot. Tree #16.

Q fr Meredith: action summery from SRC, 1 story home , 28' wide road, 4 additional pkg, and 7' fence.

Meredith : 28' or 4 pkg. not both. Doesn't meet the community plan. Save the one big tree

Debra: wish the owner was more transparent. Worried about later.

Clint Gabrilson: major concerns drainage brings water to Olive st. the culvert became clogged and flooded his house. Minnesota is at capacity.

Bob Frazer: agree everything. The big plan and there is 5 businesses, cemetery retirement home kingdom hall as well as school buss license. St Mels , home with board and care.

Steve Norman: engineer: CNA eng: half truth SRC about drainage and traffic , were discussed. Get the opinion of the applicant. His interest. There is another side, both sides. You should hear both side.

Elise : Applicant did not care about our opinion or they would be here. (Paraphrase)

Raymond: we shouldn't be debating back and forth. We are making an appeal.

Close public:

Harry: lot line adjustment. Same group. 28t foot road

Rebecca 3 plus the remainder it is hard to know all the context;

Meredith: requirement for drainage study future. One member was for 4 lots total.

Meredith : their position to look a t it from a technical standpoint. They do see what the community is asking. Subdivision act

Stefanie Carol: agree with everything so far. Sewage increases. Traffic in future handout

Meredith: There is a tree violation case, legally can not hold project up. Replace 7

Raymond do they live in fair oaks. Should be total of 4 not 5. The way ny is . community issue. The

Elise: vote for an appeal was 2/3

Robert Lescombe: went back this afternoon. Not happy with being untruthful. From engineering point of vie the drainage can be resolve. None of the lots are this small?

The lots on NY on south of this property ar also small

Traffic; is going to be terrible. Hwy lane . 20 cars I not that impactful. Improve ny. Not the private drive.

Tree 16 has to be preserved then they can . issue is the tree . can not be replaced. Development is going take place.

Elise; disagree with bob. Drainage issue doe not get solved. Future application . Frank I stand behind original recommendations. Debbie ave llama. Community wide significance.

Raymond board appeal 000406. Impact to community character

Raymond made the motion. Rebecca 2nd

4 aye, 1 abstain. Bob.

Motion to amend to : should the planning

CPAC have
ssues

Make them

Robert silv

Harry 2nd

Elisa motion to next mtg, 2nd Raymond all for aye. Officer elaction moved

Cpac appeal Raymond later.

1. PLNP2016-00490 Fair Oaks Promenade Lot 1

elisa:

Jessica applicant are b

Petrovich: moved to F.O. 28 years ago. Was 13 diff properties trash debri. Spent 32 million to development. Safeway. Raleys bought the lot for 1.8 m to buy the land in 3 day close. Built the vetrans memorial with eternal flame.

Finally Raleys has been trying to put Safeway out of business. Rooster was made of recycled chrome bumpers. Is zoned BP, not shopping center. It takes a conditional use permit. And cleaning the gas satation. Mobile not part of this 2 deviation setback is 50 feet off roadway

1-Asking for 33' instead of 25; bringing this parcel into the shopping center.

Did the frontage improvements,

2-not a typical drive thru Panera is interested. Petes and noah are the same company as Panera.

Setback variance

Cp to put in business professional zone Up business professional

3-??

Rebecca

Noise regulation: 50Db after 9 pm

Serena more: have you done a traffic engineer: sis 3 study \$60k for 3 years traffic study. No side walk north of property. Traffic increase

Perrovich the will be another traffic study. They assume an office epeak am and peak pm is more than retail.

Rebecca: extension in 2018 .

Steven moore: parking lot extends they are within 300 ' is the sound box loud at night. Noise and traffic.

Petrovich: noise study is there

Elise relativity.

Speaker not be oriented north wall. For orientation to point north west.

Vote:

ACTION: (motion)

Motion by:

2nd by:

Yes:

No:

Abstain:

Absent:

2. PLNP2017-00024 Fair Oaks Orange

representative Steve norman CNA engineering . all ½ acre net. Retaining all the trees and addressing the drainage swelle.

Harry sewere is public.?

Yes and incorporating the swales into the natural grading of the the land.

Bob. Surface drain crosses the sewer by 15 feet.

Raymond: what is the reasoning for the parcel 4 so big.

Home of the owner. Organic garden.

Public hearing:

Rob MacAdo: they want fidelity street lights. He does not want street lights.

Norman, typically private drive.

Elise are the owners are amenable to not have lights.

Also owner does not want to widen orange ave across the property and they want to preserve the olive trees.

Street deferred agreement they put on title. You can't do that anymore.

They are comfortable with no lights. Maintaining the same country lane .

Mr. Jaybede: neighbor to the west. Approve and like the plan. 13 feet from the border has a oak. Building within the drip line extends into the property line. County staff says there is no requirement for fence.

Darral balard. We really appreciate the plan. Is there a sidewalk there is a drainage easement.

Full shielding recommended for olive and removal of olive st .

Vote:

ACTION: (motion)

Motion by:

2nd by:

