

AMENDED AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, April 12, 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 March 1, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): UPZ, SPZ, DRZ**

Control No.: **PLNP2016-00490 Fair Oaks Promenade Lot 19**

APN: **235-0060-022**

Applicant/ Owner: Petrovich Development Company

Location: 5442 Hazel Avenue in the Fair Oaks Promenade Shopping Center in the Fair Oaks community.

Request:

1. A Use Permit (UPZ) to allow an approximately 10,408 square foot building with retail and restaurant uses including a drive-through in the BP zone district.
2. A Special Development Permit (SPZ) to allow for a drive-through with amplified sound within 300 feet of a residential zoning district.
3. A Design Review (DRS) to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator
 Investigating Member:
 Lead Planner: *Wendy W Hartman, Senior Planner, 875-0527, hartmanw@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

Motion by:			Seconded by:	
Vote	Yes	No	Abstain	Absent

Action:

2 **Entitlement(s): PMR**

Control No.: **PLNP2017-00024 Fair Oaks Orange**

APN: **242-0480-009**

Applicant/ Owner: Gail Schwartz

Location: The project is located at 7848 Orange Avenue, approximately 428 feet southeast of the Orange Avenue/New York Avenue intersection in the Fair Oaks community.

Request:

1. A Tentative Parcel Map to divide a 4.6 acre parcel into four lots, in the RD-2 zone district.
2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee
 Investigating Member:
 Lead Planner: *Cindy Schaer, Project Manager, 87 4-8624, schaerc@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3. Entitlement(s): PCW

Control No.: PLNP2017-00048 **Archer Avenue Tentative Parcel Map
Early CPAC Workshop**

APN: 206-0020-009

Applicant: Michael Stettner

Location: The project is located at 8064 Archer Avenue, approximately 500 feet west of Fair Oaks Boulevard in the Fair Oaks community.

Request: An Early CPAC Workshop to discuss dividing approximately 0.6 acres into two 0.3-acre lots in the RD-5 zone for a property located at 8064 Archer Avenue in the Fair Oaks community. A Tentative Parcel Map and Design Review entitlement are needed to divide the property.

Final Hearing Body: NA – Informational Item Only

Investigating Member:

Lead Planner: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@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:

OTHER BUSINESS:

- Potential CPAC Appeal of PLNP2016-00406 SRC Approval
 1. Considerations of a request for the Council to Appeal approval of consider filing of an (Note: action item added to the April 12, 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 Subdivision Review Committee (SRC) approval of the New York Avenue Tentative Parcel Map (PLNP2016-00406) on April 6th, 2017, based on potential for community-wide significance of project approval.

- Melinda Avey – Human Services Coordinating Council
- Officer Elections
- Consideration of changing the meeting location

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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