FIRE AKA

COMMUNITY PLANNING ADVISORY COUNCIL
Old Fair Oaks Library
4200 Temescal Street
Fair Oaks, CA 95628
http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx

Wednesday, April 12, 2017
6:30 PM

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.

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. **Con**trol 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:**

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<tr>
<th>Motion by:</th>
<th>Seconded by:</th>
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**Action:**

2. **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](#)
Motion by:  | Seconded by:  
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Vote: Yes | No | Abstain | Absent
Action: 

### 3. Entitlement(s): PCW

<table>
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<tr>
<th>Control No.:</th>
<th>PLNP2017-00048 Archer Avenue Tentative Parcel Map</th>
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<tbody>
<tr>
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<td>Early CPAC Workshop</td>
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<tr>
<td>APN:</td>
<td>206-0020-009</td>
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<tr>
<td>Applicant:</td>
<td>Michael Stettner</td>
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<td>Location:</td>
<td>The project is located at 8064 Archer Avenue, approximately 500 feet west of Fair Oaks Boulevard in the Fair Oaks community.</td>
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<td>Request:</td>
<td>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.</td>
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<td>Final Hearing Body:</td>
<td>NA – Informational Item Only</td>
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<td>Investigating Member:</td>
<td></td>
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<tr>
<td>Lead Planner:</td>
<td>Thomas Vogt, Assistant Planner, (916) 875 5563, <a href="mailto:vogtt@saccounty.net">vogtt@saccounty.net</a></td>
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Click here for more information

### COUNCIL RECOMMENDATION: 

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| 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
- 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.)
- 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