

# AGENDA

Wednesday, February 4 , 2015  
6:30 PM

## FAIR OAKS 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>

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Fair Oaks CPAC Chairperson, Ralph Carhart at (916)-276-9321. For additional information, please contact the Sacramento County Planning and Environmental Review Division representatives, Tricia Stevens at 916-874-2926 or [stevenst@saccounty.net](mailto:stevenst@saccounty.net) and Charity Gold at (916) 874-7529 or [goldc@saccounty.net](mailto:goldc@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen at (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: 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:** Ralph Carhart  
Harry Azar

CHAIR  
SECRETARY

**MEMBERS:** JOHN WALLACE  
TOM ZLOTKOWSKI

ANDREW SILVESTER  
ELISA SABATINI

**REPRESENTATIVES:** TRICIA STEVENS - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
CHARITY GOLD – COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA – EXCUSED ABSENCE    R – RESIGNED    U - UNEXCUSED ABSENCE    TE - TERM EXPIRED    P – PRESENT

QUORUM DETERMINATION:                      Yes                      No  
COUNTY REPRESENTATIVE:                      Yes                      No

**Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: **PLNP2014-00079**  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1632>

**Project Name: 8000 Sunset Avenue Tentative Parcel Map**

**Assessor's Parcel No.: 244-0353-002**

Location: The property is located at 8000 Sunset Avenue on the south side, approximately 1000 feet east of Fair Oaks Boulevard in the Fair Oaks Community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Christian Elbert  
 8000 Sunset Avenue, Fair Oaks, CA 95628  
 916-910-8799; [Chriselbert@comcast.net](mailto:Chriselbert@comcast.net)

County Project Manager: *Charity Gold, Environmental Analyst, 874-7529; [gold@saccounty.net](mailto:gold@saccounty.net)*

Request: A Tentative Parcel Map to divide an approximately 0.98-acre parcel into two (2) parcels in the RD-5 (Single-Family Residential) zone.

Investigating Member:

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**COUNCIL RECOMMENDATION:**

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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.**

Motion by:	Seconded by:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: PLNR2015-00010

**Project Name: Mellor Residential Development Early CPAC Workshop**

**Assessor's Parcel No.: 244-0163-032**

Location: The project site is located at 4240 Crestline Avenue, approximately 500 feet north of California Avenue on the east side of Crestline Avenue in the Fair Oaks community.

Applicant/Phone/Email: Tami Mellor  
 9199 Trumbauer Way Elk Grove, CA 95758  
 916-715-9243; [t.mellor@comcast.net](mailto:t.mellor@comcast.net)

County Project Manager: Thomas Vogt, Planning Consultant, 916-875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

Request: A Tentative Parcel Map and Development Plan Review for a three lot split on approximately 0.54 acres in the Fair Oaks community. The three proposed single-family residential units will be serviced by three driveways to Crestline Avenue. The existing residential unit on the property will be renovated as part of the proposed development.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department.**

The applicant would like to solicit preliminary comments and suggestions from the community. Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Planning Consultant, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

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.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

3. Control No.: PLNR2015-00014

Project Name: Mills Land Development Early CPAC Workshop

Assessor's Parcel No.: 244-0274-001

Location: The project site is located at 8050 Capitola Avenue, at the intersection of Capitola Avenue and Bridge Street, approximately 500 feet west of Main Street in the Fair Oaks community.

Applicant/Phone/Email: Robert & Diana Mills  
 249 Winding Canyon Lane, Folsom, CA 95630  
 916-425-6815; [robert\\_h\\_mills@hotmail.com](mailto:robert_h_mills@hotmail.com)

County Project Manager: Thomas Vogt, Planning Consultant, 916-875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

Request: A Tentative Parcel Map to split an approximately 1.35 acre lot into + 1/3 acre and + 1 acre lots. The proposed + 1/3 acre remainder lot will house the existing building on site, which the applicant intends to restore.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.**

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Planning Consultant, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry

Investigating Member:

COUNCIL RECOMMENDATION:

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.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***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 or 874-7647 (TTY), 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***



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**www.311.SacCounty.net | Dial 3-1-1**  
*Outside unincorporated Sacramento County  
Dial 916-875-4311*