

# AGENDA

Wednesday, March 4th, 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.: PLNP2013-00112

**Project Name:** REVISED PLAN SUBMITTED FOR 7551 SUNSET AVENUE TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION TO COUNTY LAND DEVELOPMENT ORDINANCE, EXCEPTION TO COUNTY STANDARD GRADING ORDINANCE, AND DESIGN REVIEW

**Assessor's Parcel No.:** 242-0390-019

**Location:** The property is located at **7551 Sunset Avenue**, on the north side of Sunset Avenue, approximately 1,250 feet east of San Juan Avenue, in the Fair Oaks community. (Supervisor District 3: Peters)

**Applicant/Owner**

**Phone/Email:** Jeremy Jaeger  
4009 Vista Park Court, Sacramento, CA 95834  
916-801-6679; [jjjaeger@marquespipeline.com](mailto:jjjaeger@marquespipeline.com)

**Engineer:** Timothy Denham  
Wood-Rogers, Inc.  
3301 C Street, Bldg. 100-B, Sacramento, CA 95816

**County Project**

**Manager:** *Shelby Maples, Planner I, 874-6323; [mapless@saccounty.net](mailto:mapless@saccounty.net)*

- Request:**
1. A **Tentative Subdivision Map** to divide the approximately 1.33 acre site into 12 single-family detached lots, 2 landscape lots, one private drive and one lot with an existing parking lot in the RD-30 zone. Note: The existing parking lot will continue to be used as access and as a parking area for the adjacent office building.
  2. A **Special Development Permit** to allow the lots to be served by a private drive and to deviate from setback and lot size requirements to conform to the residential design guidelines.
  3. An **Exception** to Title 22.110.070(d) of the County Land Development Ordinance to allow lots with a depth of less than 95 feet.
  4. An **Exception** to the County Standard Grading Ordinance to allow cut and fill in excess of two feet along portions of the project boundary.
  5. A **Design Review** to comply with the Residential Design Guidelines.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

Investigating Member:

<b>COUNCIL RECOMMENDATION:</b>				
Motion by:			Seconded by:	
Vote:	Yes	No	Abstain	Absent
Action:				
<b>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.</b>				
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***



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