

# AGENDA

Wednesday, March 2, 2016  
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, Tim Hawkins at 916-874-5909 or [hawkinst@saccounty.net](mailto:hawkinst@saccounty.net) and Kevin Messerschmitt at (916) 874-7941 or [messerschmitt@saccounty.net](mailto:messerschmitt@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call (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 <https://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  
REBECCA LUND

ELISA SABATINI  
BECKY WOOD

**REPRESENTATIVES:** TIM HAWKINS – COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
KEVIN MESSERSCHMITT – 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.: PLNR2016-00029

**Project Name:** 4248 Crestline Avenue Early CPAC Workshop

**Assessor's Parcel No.:** 244-0163-033

**Location:** The project is located on the southeast corner of Crestline Avenue and Entrance Street, approximately 100 feet east of Sunrise Boulevard in the Fair Oaks community.

**Applicant/Phone/Email:** Mohammad Hendessi and Mozafar Hendessi  
10111 Fair Oaks Boulevard, Fair Oaks, CA 95628  
(916) 965-3003; [m3autosalesinc@aol.com](mailto:m3autosalesinc@aol.com)

**Surveyor:** Tim Wong  
(916)769-0359; [gtwong5035@gmail.com](mailto:gtwong5035@gmail.com)

**County Project Manager:**  
*Thomas Vogt, Assistant Planner, (916) 875-5563; [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

**Request:** An Early CP AC Workshop to discuss a proposed tentative parcel map to create four lots and a remainder lot at 4248 Crestline Avenue, in the Fair Oaks Village Special Planning Area.

**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, Assistant Planner, 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:

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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:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**2. Control No.: [PLNP2015-00218](#)**

**Project Name: 7440 Alexander Court Use Permit and Design Review**

**Assessor's Parcel No.: 242-0251-038**

**Location:** The property is located at 7440 Alexander Court on the east side of Alexander Court, in the Fair Oaks community.  
(Supervisor District 3: Peters)

**Owner:** John and Elizabeth Kailath  
4144 Saint Anselm, Fair Oaks, CA 95628  
916-600-3903

**Applicant/Phone/Email:** Elida Doldan-Schujman, AIA, CID  
Architecture Studio  
316 Sycamore Ave, Mill Valley, CA 94941  
415-381-3536; [elarchst@sbcglobal.net](mailto:elarchst@sbcglobal.net)

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

- Request:**
1. A **Use Permit** to allow the remodel and expansion of an existing home within the 70 foot setback for Erosion Zone 2 in the RD-2 (PC) zone, subject to Zoning Code Section 4.7.4.A.
  2. A **Design Review** to comply with the Single Family Design Guidelines.

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:**

**Zoning Code Amendments / Massage Establishments**

(Request To Amend The Zoning Code Relating to the Regulation of Massage Establishments)

The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County's regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities. (See Attached Zoning Code Informational Sheet)

**For questions, contact:**

**Kevin Messerschmitt, Associate Planner , Planning & Environmental Review**  
916-874-7941  
[Messerschmitt@sacounty.net](mailto:Messerschmitt@sacounty.net)

**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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Dial 916-875-4311

## **PROPOSED SACRAMENTO ZONING CODE AND COUNTY CODE AMENDMENTS RELATED TO MASSAGE ESTABLISHMENTS**

The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County’s regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.

The proposed **Zoning Code** amendment requires massage establishments to comply with specific distance separation standards as follows:

Separation from Residential, or Ag-Res Zones	100 feet
Separation from Sensitive Use (day care centers, libraries, public parks, churches, schools, etc.)	100 feet
Separation from another massage establishment	1,000 feet

Except for those establishments that:

- Employ only Certified Massage therapists; or,
- Have one or two people owning 100% of the business and are the only employees; or,
- Are salons, spas, health clubs and medical offices where the massage use is incidental (less than 25% of the floor area) to the primary use of the premises.

The **Zoning Code** amendment also requires massage establishments to obtain a minor use permit.

The separation standards are intended to prevent overconcentration of establishments in one area. The minor use permit requirement provides the County a tool to:

- Apply project conditions, where appropriate;
- Address zoning violations through code enforcement actions; and,
- Address a wider variety of planning related issues including land use compatibility, aesthetics and required site improvements such as landscaping, parking, and signage.

The proposed **County Code** amendments regulate the operations of massage establishments and their personnel. CPACs and the Planning Commission do not have purview over the County Code regulations; therefore, a brief overview of the main points are provided for informational purposes only. Generally, the **County Code** amendments would:

- Require establishments to have unblocked views from the outside (no heavy tinting);
- Require business name signage clearly displayed;
- Require registration for each employee; and,
- Increase hours of training at a school of massage from 125 to 500.