

# AGENDA

WEDNESDAY, MAY 4, 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:

HARRY AZAR

SECRETARY

### MEMBERS:

REBECCA LUND  
ROBERT LUSCOMBE  
REBECCA FRIEDMAN

ELISA SABATINI  
BECKY WOOD  
RAYMOND IRWIN

### 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.: PLNR2016-00114**

**Project Name:** Christian Community Church Early CPAC Workshop

**Assessor's Parcel No.:** 244-0202-006

**Location:** The property is located at 7992 California Avenue, approximately 250 feet east of Fair Oaks Boulevard in the Fair Oaks community.

**Applicant/Phone/Email:** Attention: Peter Parker  
 Christian Community Church  
 11430 Fair Oaks Boulevard, Fair Oaks, CA 95628  
 (916) 585-3636; [peter@peterparkerteam.com](mailto:peter@peterparkerteam.com)

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

**Request:** An Early CPAC Workshop to discuss the feasibility of a new church use in an existing 3,873 square-foot building on approximately 0.76 acres in the Fair Oaks Village Special Planning Area. Two options for development are proposed.

**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:

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.:** [PLNP2016-00048](#)

**Project Name:** MARTSMITH WAY TIME EXTENSION

**Assessor's Parcel No.:** 246-0142-044

**Location:** The property is located at 4432 Martsmith Way, approximately 500 feet north of the intersection of Winding Way and Martsmith Way in the Fair Oaks community. (Supervisor District 3: Susan Peters)

**Applicant/Phone/Email:** Svetlana/Valentin Pruglo  
4412 Bijan Court, Fair Oaks, CA 95628  
916-880-8113; [lanapru@hotmail.com](mailto:lanapru@hotmail.com)

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

**Request:** A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of five years from the date of final action by the hearing body for:

1. A Tentative Parcel Map (Control Number 2004-0352) with a Substantial Compliance call by the Planning Director (Control Number PLNP2013-00003) to divide approximately 0.88 acres into two lots in the RD-2 zone.
2. Entitlements approved with and pertaining to the above, specifically; An Exception to deviate from the required 20,000 square-foot minimum lot area for the RD-2 zone.

Investigating Member:

**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:				

**3. Control No.:** [PLNP2016-00098](#)

**Project Name:** GIGUIERE SPECIAL DEVELOPMENT PERMIT

**Assessor’s Parcel No.:** 244-0102-001

**Location:** The property is located at 7926 Orange Avenue, at the southwest intersection of Orange Avenue and Sunrise Boulevard in the Fair Oaks community. (Supervisor District 3: Susan Peters)

**Owner:** Attention: Allan Hoover  
M.E. Cutler Capital Management, LLC  
7156 Cerney Circle, Castle Pine, CO 80108

**Applicant/Phone/Email:** Attention: Chris Giguere  
CRG Real Estate  
4347 Vintage Oak Lane, Fair Oaks, CA 95628  
916-966-4400; [chris@crgrealestate.com](mailto:chris@crgrealestate.com)

**Engineer:** Attention: Gary Wong  
Wong & Associates  
2730 Arden Way, Suite 232, Sacramento, CA 95825  
916-283-4800; [gtwong5035@gmail.com](mailto:gtwong5035@gmail.com)

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

**Request:** A **Special Development Permit** to allow deviations from front yard setback requirements. (SZC 5.4.2.B.)

Investigating Member:

**COUNCIL RECOMMENDATION:**

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

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

**OTHER BUSINESS:**

- Officers Election – Fair Oaks CPAC

**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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ONLINE, OR ON THE GO!**

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*Outside unincorporated Sacramento County  
 Dial 916-875-4311*