

# AGENDA

Wednesday, May 06, 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 Keri Blaskoski at (916) 875-1515 or [blaskoskik@saccounty.net](mailto:blaskoskik@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 <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  
REBECCA LUND

ELISA SABATINI  
BECKY WOOD

**REPRESENTATIVES:** TRICIA STEVENS - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
KERI BLASKOSKI - 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.: [PLNP2015-00053](#)

**Project Name:** Kenneth Avenue Parcel Map

**Assessor’s Parcel No.:** 249-0170-012

**Location:** The Project is located at 5151 Kenneth Avenue, on the west side of Kenneth Avenue approximately 1334 feet south of Madison Avenue, in the Fair Oaks community.

**Owner:** Filip Iiescu  
8181 Hermosa Ave, Ben Lomond  
831-239-5917; [djpriya@gmail.com](mailto:djpriya@gmail.com)

**Applicant/Phone/Email:** Mickey Iiescu  
7125 Main Avenue, Orangevale, CA 95662  
916-821-3091; [mickey4ppl@sbcglobal.net](mailto:mickey4ppl@sbcglobal.net)

**Other:** Steve Norman  
CNA Engineering  
2575 Valley Road, Sacramento, CA 95821  
916-485-3746; [cnaen@sbcglobal.net](mailto:cnaen@sbcglobal.net)

**County Project Manager:** Christopher Castorena, Planner II, 874-6409; [castorenac@saccounty.net](mailto:castorenac@saccounty.net)

- Request:**
1. A **Tentative Parcel Map** to divide 1.965 net acres into four (4) parcels in the RD-2 zone. Proposed Parcel 1 will be 0.482 net acres, proposed Parcel 2 will be 0.463 net acres, proposed Parcel 3 will be 0.48 net acres and proposed Parcel 4 will be 0.54.
  2. An **Exception** from the private street access provisions of the Zoning Code (305-06) to allow more than 2 lots to be served by a private street (3 lots in this case).

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:				

2. Control No.: [PLNP2013-00112](#)

**Project Name:** REVISED PLAN SUBMITTED FOR 7551 SUNSET A VENUE 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/Phone/Email:** Jeremy Jaeger  
4009 Vista Park Court, Sacramento, CA 95834  
916-801-6679; [jjaeger@marquespipeline.com](mailto:jjaeger@marquespipeline.com)

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

**County Project Manager:** *Shelby Maples, Planner L 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 Land Development Ordinance Title 22, Section 22.110.070 relating to cut and fill standards for grading. This Exception would allow cut and fill in excess of two feet along portions of the project boundary and is in accordance with the Grading Section from the Sacramento County Improvement Standards, Section 10-3 and 10-4 (a).

5. A **Design Review** to comply with the Residential Design Guidelines.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

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:**

- **Neighborhood Livability Initiative Update – Kevin Shriver**

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