

AGENDA

Wednesday, June 3, 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 and Keri Blaskoski at (916) 875-1515 or 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. Please identify the relevant project using the project name, control number or address.

OFFICERS: RALPH CARHART CHAIR
HARRY AZAR SECRETARY

MEMBERS: JOHN WALLACE ELISA SABATINI
TOM ZLOTKOWSKI BECKY WOOD
REBECCA LUND

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.: [PLNP2015-00055](#)

Project Name: Sunset Residential Accessory Dwelling

Assessor's Parcel No.: 246-0030-042

Location: The property is located at 8475 Sunset Avenue, on the north side of Sunset Avenue, approximately 400 feet west of Kenneth Avenue, in the Fair oaks community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Michael Sylvestre
 P.O. Box 5369, Fair oaks, CA 95628
 916-798-4180; sylvestre_m@comcast.net

County Project Manager: Thomas Vogt, Assistant Planner, 875-5563; vogtt@saccounty.net

Request: A Use Permit to legalize an existing barn that has been converted to a residential accessory dwelling. The habitable floor area of the barn will not exceed 1,200 square feet. The remainder of the barn will not be habitable and will be used for storage. The property is approximately 1.33 acres and zoned RD-2 (Residential).

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.: [PLNP2015-00060](#)

Project Name: Traditions II Tentative Subdivision Map **(This Item will be continued)**

Assessor’s Parcel No.: 244-0064-023

Location: The property is located at 10941 Fair Oaks Boulevard, on the west side of Fair Oaks Boulevard, approximately 1,500 feet north of Winding Way in the Fair Oaks community. (Supervisor District 3: Peters)

Owner: Wallace Richards
1035 Middlefield Avenue, Stockton, CA 95204
209-581-9576; wrichards@tritoncs.com

Applicant/Phone/Email: Ron Higgins
L&H Construction, Inc
P.O. Box 793, Orangevale, CA 95662
916-745-3224; rhiggins@lhhomes.com

Engineer: Steve Norman
CNA Engineering
2575 Valley Road, Sacramento, CA 95821
916-485-3746; cnaeng@sbcglobal.net

County Project Manager: Thomas Vogt, Assistant Planner, 875-5563; vogtt@saccounty.net

Request: A Tentative Subdivision Map to divide 4 gross acres into 20 lots in the RD-5 zone. A Special Development Permit to utilize a private gated street system for access, to deviate from lot depth, front and rear yard setbacks, and driveway length requirements.

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.: PLNR2015-00093

Project Name: Alexander Court Remodel Early CPAC Workshop

Assessor’s Parcel No.: 242-0251-038

Location: The project site is located at 7440 Alexander Court, off of San Juan Avenue and approximately 1,500 feet south of Fair Oaks Boulevard in the Fair Oaks community.

Applicant/Phone/Email: John and Elizabeth Kailath
4144 Saint Anselm Court, Fair Oaks, CA 95628
916-600-3903; jmkailath2012@gmail.com

Architect: Elida Doldan-Schujman, AIA
Architecture Studio
90 Throckmorton Avenue, Mill Valley, CA 94941
415-381-3536; elarchst@sbcglobal.net

County Project Manager: Thomas Vogt, Assistant Planner, 916-875-5563,
<mailto:vogtt@saccounty.net>

Request: A Development Plan Review to renovate an existing house in the Parkway Corridor along the American River, adding approximately 531 square-feet and raising the existing roof ridge from 13-feet 7- inches to 22-feet 5-inches.

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 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:

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

4. Control No.: PLNR2015-00094

Project Name: Oakmont of Fair Oaks Early CPAC Workshop

Assessor’s Parcel No: 249-0160-001/ 003/ 026

Location: The project site is located at 8484 Madison Avenue, at the southwest corner of Kenneth Avenue and Madison Avenue in the Fair Oaks community.

Applicant/Phone/Email: Ken Kidd
 Oakmont Senior Living
 220 Concourse Blvd, Santa Rosa, CA 95403
 707-535-3249; ken.kidd@oakmontsl.com

County Project Manager: **Thomas Vogt, Assistant Planner, 875-5563; vogtt@saccounty.net**

Request: To construct a 78 unit residential care facility. The facility will consist of 29 studios, 34 one bedroom units, 10 two bedroom units, and 5 two bedroom shared units. Amenities will include a common lobby, lounge, reading room, central dining areas with central kitchen, private dining rooms, fitness area, laundries, and offices for staff.

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. 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 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:

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



**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*