

AGENDA

Wednesday, July 1, 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 <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. 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
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.: [PLNP2015-00060](#)

Project Name: Traditions II Tentative Subdivision Map

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 19 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:

2. Control No.: [PLNP2015-00074](#)

Project Name: CRESTLINE AVENUE TENTATIVE PARCEL MAP

Assessor's Parcel No.: 244-0163-032

Location: The project site is located at 4240 Crestline Avenue, approximately 500 feet north of California Avenue on the east side of Crestline Avenue in the Fair Oaks community.

Applicant/Owner Exquisite Equity Investments LLC
 Phone/E-mail: Attention: Tami Mellor
 9119 Trumbauer Way, Elk Grove, CA 95758
 916-715-9243; t.mellor@comcast.net

Engineer: Wong & Associates
 Attention: Gary Timothy Wong
 2730 Arden Way, Suite 232, Sacramento, CA 95825
 916-283-4800; gtwong5035@gmail.com

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

Request: A Tentative Parcel Map for a three lot split on approximately 0.55 acres in the Fair Oaks community. The two proposed single-family residential units will be serviced by three driveways to Crestline Avenue. The existing residential unit will remain on the property.

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.: [PLNP2015-00080](#)

Project Name: HENEY RESIDENTIAL ACCESSORY DWELLING

Assessor’s Parcel No.: 242-0274-008

Location: The project is located at 7731 Campoy Street, on the north side of Campoy Street, approximately 250 feet west of Fair Oaks Boulevard in the Fair Oaks community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Lucinda Heney
 7731 Campoy Street, Fair Oaks, CA 95628
 916-337-5460; heney.cindy@gmail.com

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

Request: A Use Permit to allow an approximately 1,200 square foot accessory dwelling unit.

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!**

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Outside unincorporated Sacramento County
Dial 916-875-4311