

# AGENDA

Wednesday, July 6, 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, Elisa Sabatini at (916)-402-3985. For additional information, please contact the Sacramento County Planning and Environmental Review Division representatives, Jessica Brandt at 916-875-2593 or [brandtj@saccounty.net](mailto:brandtj@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.*

<b>OFFICERS:</b>	ELISA SABATINI HARRY AZAR	<u>INTRIM CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	REBECCA LUND ROBERT LUSCOMBE REBECCA FRIEDMAN	BECKY WOOD RAYMOND IRWIN
<b>REPRESENTATIVES:</b>	JESSICA BRANDT – 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

**OFFICERS ELECTION:**

- **Officers Election – Fair Oaks CPAC**

**PLANNING ITEMS FOR REVIEW:**

1. **Control No.:** [PLNP2016-00158](#)

**Project Name:** Gum Ranch Time Extension

**Assessor’s Parcel No.:** 249-0020-006

**Location:** Madison - Kenneth Special Planning Area for a property located at the east end of Treecrest Avenue, approximately 1/3 mile north of Madison Avenue in the Fair Oaks community. (District 3: Peters)

**Applicant/Owner** Attention: Teresa Garcia  
**Phone/Email:** 82 Kenneth LLC  
 340 Palladio Parkway, Suite 521, Folsom, CA 95630  
 916-874-1300 ext 1215; [t.garcia@tliothomes.com](mailto:t.garcia@tliothomes.com)

**Engineer:** Mike Robertson  
 Baker Williams Engineering Group  
 6020 Rutland Drive, Suite 19, Carmichael, CA 95608  
 916-331-4336; [miker@bwengineers.com](mailto:miker@bwengineers.com)

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

- Request:**
1. A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for:
    - A Tentative Subdivision Map (Control Number 1993-0803, Time Extension 2002-0764), to divide approximately 38.37 acres into 136 residential lots in the Madison - Kenneth Special Planning Area.

Investigating Member:

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**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.:** [PLNP2016-00102](#)

**Project Name:** The Learning Experience

**Assessor’s Parcel No.:** 244-0220-026

**Location:** property located on the southwest corner of the intersection of Fair Oaks Boulevard and Sunrise Boulevard in the Fair Oaks community. (District 3: Peters)

**Owner:** Attention: Mike Allen  
MPA Contractors, Inc.  
4320 Rand Lane, Sacramento, CA 95864  
916-768-1835; [mpallen@mpallen.com](mailto:mpallen@mpallen.com)

**Applicant/Phone/Email:** Cheryl Schweiker  
Jarmel Kizel Architects  
42 Okner Parkway, NJ  
973-994-9669; [cschweiker@jkarch.com](mailto:cschweiker@jkarch.com)

**Engineer:** JTS Engineering Consultants, Inc.  
1808 J Street, Sacramento, CA 95814  
916-441-6708; [javed.siddiqui@jtsengineering.com](mailto:javed.siddiqui@jtsengineering.com)

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

- Request:**
1. A Use Permit to allow a 10,000 square-foot child day care with a maximum capacity of 183 children on approximately 1.36 acres in the Fair Oaks Village Special Planning Area (SP A 502-10)
  2. A Design Review to comply with Sacramento County Commercial Development Standards (SCZ 5.5.2.A.)

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.: [PLNP2016-00215](#)**

**Project Name: 4736 New York Avenue Tentative Map Early CPAC Workshop**

**Assessor’s Parcel No.: 242-0095-070**

**Location:** The property is located at 4736 New York Avenue, approximately 280 feet east of the intersection of New York Avenue and Llano Lane, in the Fair Oaks community. (District 3: Peters)

**Applicant/Owner:** Vadim Bachinsky P.O. Box 2346  
**Phone/Email:** North Highlands, CA 95660  
 (916) 308-7585; [Vadim@riversidebuild.com](mailto:Vadim@riversidebuild.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 a tentative subdivision map to divide one 1.15-acre parcel in the RD-5 zone. There are two tentative subdivision maps to consider: (1) create 10 single family lots, or (2) create 7 duplex lots. Since the parcel does not have public street frontage, both options include a 20-foot wide private driveway with a hammerhead turnaround facility for all lots to access New York Avenue. Both options have densities greater than what is allowed in RD-5 zones; the application would require a request for a Rezone and Community Plan Amendment.

**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:		
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:				

**4. Control No.: PLNR2016-00075**

**Project Name: Fruitwood Court Tentative Parcel Map Early CPAC Workshop**

**Assessor’s Parcel No.: 246-0441-021/022**

Location: The property is located on the western end of Fruitwood Court, approximately 750 feet west of Illinois Avenue in the Fair Oaks community. (District 3: Peters)

Applicant/Owner Attention: Richard Rozumowicz  
 Phone/Email: Area West Engineers, Inc.  
 7478 Sandalwood Drive, #400  
 Citrus Heights, CA 95621  
 (916) 725 5551; [richard@areawesteng.com](mailto:richard@areawesteng.com)

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

Request: The property is located on the western end of Fruitwood Court, approximately 750 feet west of Illinois Avenue in the Fair Oaks community. An Early CPAC Workshop to discuss a proposed tentative parcel map to divide approximately 2.64 acres into three lots in the RD-2zone. Parcel 1 and 3 will front on Fruitwood Court, and Parcel 2 will front on Meadowood Way.

**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:		
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:				

**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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