

Please notice alternative meeting location.

AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

McMillan Center
8020 Temple Park Road
Fair Oaks, CA 95628

Wednesday, July 12, 2017

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Fair Oaks CPAC Chair Elisa Sabatini (916) 402-3985

County of Sacramento, Office of Planning and Environmental Review representatives for the Fair Oaks Area

Senior Planner Jessica Brandt (916) 875-2593 brandtj@saccounty.net

Associate Planner Kevin Messerschmitt (916) 874-7941 messerschmitt@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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: Elisa Sabatini Chair
Vacant Vice-Chair
Becky Wood Secretary

MEMBERS: Rebecca Lund Raymond Irwin
Robert Luscombe Rebecca Friedman
Harry Azar

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt Kevin Messerschmitt

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the May 10, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): UPP, DRS**

Control No.: **PLNP2017-00112 Hendessi Use Permit**

APN: **244-0201-009**

Applicant/ Owner: Mozafar Hendessi

Location: The project is located at 10111 Fair Oaks Boulevard, approximately 269 feet east of the Fair Oaks Boulevard/Sunrise Boulevard intersection in the Fair Oaks community.

Request:
 1. A Use Permit to allow the continuation of an auto sales, minor auto repair, smog inspections, and detailing business on a .47 acre site in the Special Planning Area Fair Oaks Village, Commercial District.
 2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

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. During the Appeal hearing, the applicant or appointed representative must be present.

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

Comments:

OTHER BUSINESS:

- Officer's Elections
- Discussion of future meeting locations

PUBLIC COMMENT:

ADJOURNMENT:

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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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MINUTES

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

Old Fair Oaks Library
4200 Temescal Street
Fair Oaks, CA 95628

Wednesday, May 10, 2017

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx>

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Sacramento County Planning and Environmental Review Division representatives for the Fair Oaks Area

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Associate Planner Kevin Messerschmitt (916) 874-7941 messerschmitt@saccounty.net

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OFFICERS: Elisa Sabatini **EXA** Chair
Vacant Vice-Chair
Becky Wood **P** Secretary

MEMBERS: Rebecca Lund **P** Raymond Irwin **P**
Robert Luscombe **P** Rebecca Friedman **P**
Harry Azar **P**

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt **P** Kevin Messerschmitt **EXA**

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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 6:37 pm
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the April 12, 2017 minutes Raymond motioned, Rebecca second and unanimous approval
- Harry moved to hold election next month. Becky Lund second. Raymond voted no. All others yes

Change order to move up other business to the top of the order.

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): RPR, DRS**

Control No.: **PLNP2017-00108 Nosal Tentative Parcel Map Resubmission**

APN: **246-0690-035**

Applicant: Burrell Consulting Group

Owner: Michael Nosal

Location: The project is located at 8648 Winding Way, approximately 0.6 miles west of the intersection of Winding Way and Hazel Avenue in the Fair Oaks community.

Request:
 1. A **Parcel Map Resubmission** (Control No.: 2004-0758) to divide approximately 1.02 acres into two lots in the RD-2 zone.
 2. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee
 Investigating Member:
 Lead Planner: *Josh Greetan, Assistant Planner, (916) 876-6425, greetanj@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: APPROVAL **TIME:**

Motion by: Raymond Irwin		Seconded by: Harry Azar		
Vote	Yes 6	No 0	Abstain 0	Absent 1

Action:

2 **Entitlement(s): PCW**

Control No.: **PLNP2017-00083 Rivendell Lane Tentative Map Early CPAC Workshop**

APN: **246-0091-027**

Applicant/Owner: Area West Engineers, Inc.

Location: The project is located at 8771 Rivendell Lane, on the north corner of Rivendell Lane and Martsmith Way in the Fair Oaks community.

Request: An **Early CPAC Workshop** to discuss a rezone and tentative parcel map to divide 1.4 gross acres zoned AR-1 (Agricultural Residential), into 0.67 net acre and 0.58 net acre RD-2 (Residential) lots. The proposed project will require a Tentative Parcel Map, Rezone, General Plan Amendment and Design Review.

Final Hearing Body: NA – Informational Item Only
 Investigating Member:
 Lead Planner: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: INFORMATION ONLY **TIME:**

Motion by:	Seconded by:
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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. During the Appeal hearing, the applicant or appointed representative must be present.				
Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:
Comments: recommended they get approval of the neighbors to split the lot				

OTHER BUSINESS:

Potential CPAC Appeal of PLNP2016-00406 Planning Commission Decision

1. Consideration of a request for the Council to Appeal the Planning Commission denial of appeal and upheld approval by the Subdivision Review Committee of the New York Avenue Tentative Parcel Map (Note: action item added to the May 10, 2017 Fair Oaks CPAC agenda after the standard noticing deadline. This action must receive an affirmative vote of 2/3 to proceed with a vote on initiating an Appeal matter.)
2. Consideration of initiation of an Appeal of the Planning Commission denial of appeal and upheld approval by the Subdivision Review Committee of the New York Avenue Tentative Parcel Map (PLNP2016-00406) on May 8th, 2017, based on potential for community-wide significance of project approval.

PUBLIC COMMENT:

MEREDITH OLSWORTH FROM PLANNING IS PRESENT FOR NEW YORK AV DISCUSSION

HARRY IS ACTING CHAIR FOR TONIGHT

APPEAL – RAYMOD MOVED TO DISCUSS, HARRY SECOND, ALL YES (BECKY LUND REQUESTED HERSELF PRIOR TO DISCUSSION). RAYMOND EXPLAINED WHAT HAPPENED AT MONDAYS PLANNING MEETING. RAYMOND EXPLAINED THAT HE THINKS AN APPEAL IS POINTLESS. BOB DISCUSSED THAT DRAINAGE AND TRAFFIC IMPACTS SHOULD BE DEALT WITH IN THE PLANNING PROCESS. REBECCA SAID NEIGHBORS CAN APPEAL THEMSELVES. RAYMOND EXPLAINED IT WILL COME BACK TO DISCUSS THE DRAINAGE RESULTS. HARRY CLARIFIED DRAINAGE WAS BOTH UP AND DOWNHILL. TRAFFIC IS A PROBLEM. TITLE IS A PROBLEM. NEED TO COMMUNICATE WITH THE BUILDER.

APPLICANT MADE STATEMENT OF APOLOGY

RAYMOND MOVED THAT WE DO NOT APPEAL. REBECCA SECOND. BOB SAID NO. 4 TO 1 APPROVE THE MOTION WHICH WAS TO NOT APPEAL. THIS RESULTS IN NO ACTION BEING TAKEN ON ITEM 2 OF OTHER BUSINESS.

ITEM 1

RAYMOND, BECKY, BOB, HARRY VISITED

BOB – ACCESS TO WINDING WAY, AND DRAINAGE MAY BE AN ISSUE

BECKY LUND – KNOWS THE OWNERS APPROVES OF WHAT IS PLANNED

REBECCA – WANTS TO HEAR WHAT NEIGHBORS SAY

RAYMOND – SLOPES MAY BE AN ISSUE

HARRY – BEAUTIFUL PROPERTY BUT HYDROLOGY MAY BE AN ISSUE, LOTS OF TREES BUT NONE ARE TO BE REMOVED

APPLICANT PRESENTATION – APPROVED IN 2005 BUT NEVER FINISHED PAPERWORK WITH THE BANK (MORTGAGE HOLDER) IN TIME BEFORE THE PRIOR APPROVAL EXPIRED. TRAFFIC IS OK WITH THE DRIVEWAY, AS IS THE FIRE DEPARTMENT. BANK SIGNOFF TOOK TOO LONG AND PRIOR APPROVAL EXPIRED.

RAYMOND ASKED ABOUT THE DRIVEWAY AND IS OK WITH THE ANSWER DRAWN ON A MAP HERE AT THE MEETING.

REBECCA ASKED IF THEY WILL RENT OR SELL. NOT SURE

NO PUBLIC COMMENT

NO FURTHER CPAC COMMENTS

RAYMOND MOVES TO APPROVE, HARRY SECOND. UNANIMOUS APPROVAL

HARRY WANTS THE ARBOREST REPORT SENT TO HIM.

SECOND ITEM

ROBERT – WHERE IS THE GATE FOR THE COMMUNITY?

BECKY WOOD – ONLY IF ALL THE NEIGHBORS WANT LOT SPLITS. CONCERNED ABOUT PRECEDENT FOR REZONING LARGE PARCELS

BECKY LUND LIKES IT AND THINKS IT IS APPROPRIATE

RAYMOND IS CURIOUS ABOUT THE TREES

ENGINEER RICHARD PRESENTED FOR THE APPLICANT – THIS WILL BE A TWO YEAR PROCESS. ATTACHED IS AN ESTIMATE OF COST FOR THE PROCESS.

THE CURRENT OWNER WANT A SINGLE STORY HOUSE SO WILL SPLIT THE LOT AND SELL HIS TWO STORY HOUSE.

RAYMOND ASKED ABOUT TREES – NO ARBOREST REPORT YET BUT WILL DO WHAT IS NEEDED FOR THE TREES.

BOB – WHY IS THE ZONING AR1? AND WHY SHOULD WE CHANGE IT

NO PUBLIC COMMENT

HARRY PROMPTED THE OWNER TO CONSULT HIS NEIGHBORS REGARDING THE REZONING, BEFORE SUBMITTING THE FORMAL APPLICATION AND HE SAID THAT HE HAD.

BOB ASK ABOUT TREAT DOWN AND REBUILD RATHER THAN REZONE?

END OF DISCUSSION

LOCATION DISCUSSION FOR FUTURE MEETINGS

HARRY MOVED TO ADJORN RAYMOND SECOND APPROVED

ADJOURNMENT: 7:55

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