

AGENDA

Wednesday, September 2, 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.: **PLNP2015-00154**

Project Name: CAPITOLA AVENUE TENTATIVE PARCEL MAP

Assessor's Parcel No.: 244-0274-001

Location: The property is located 8050 Capitola on the southeast corner of Capitola Avenue and Bridge Street in the Fair Oaks community.
(Supervisor District 3: Peters)

Owner: Robert Mills
8050 Capitola Avenue, Fair Oaks, CA 95628
916-425-6815; Robert.H.Mills@hotmail.com

Applicant/Phone/Email: CNA Engineering, Inc
Attention: Steve Norman
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 Parcel Map to divide approximately 1.35 acres, zoned RD-5 (Residential), into three lots in the Fair Oaks Village NPA. (SCZC 537-24)

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-SPP-00163

Project Name: TALMONT SUBDIVISION SPP

Assessor's Parcel No.: 249-0400-056 through 095 (Lots 1-81 Phase 2) AND
249-0400-001 through 041 (Lots 19-59 Phase 1)

Location: The property is located at northwest corner of Kenneth Avenue and
Madison Avenue, in the Fair Oaks community.
(Supervisor District 3: Susan Peters)

Applicant/Owner: MBK Northern California, LTD
Phone/Email: Attention: Edward Davis
4 Park Plaza, Suite 1000, Irvine, CA 92618

County Project Manager: *Christopher Castorena, Associate Planner; 916-874-6409;*
castorenac@saccounty.net

Request: A Special Development Permit to allow 32 patio covers to count as
compensating open space in the rear yard setback. Because the one-story
portions of the homes encroach into the required 20-foot rear yard, an
equal area of compensating open yard area is required for the rear yard
encroachment. The request is to allow open patio covers in the
compensating open space area. This Special Development Permit would be
a blanket permit over the entire subdivision in the Madison-Kenneth
Special Planning Area (SPA 501-80). All models are two-story homes.
Note: the letters A, B, & C are building elevation designations.

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:				

OTHER BUSINESS:

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