

AGENDA

Wednesday, September 7, 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 and Kevin Messerschmitt at (916) 874-7941 or 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. Please identify the relevant project using the project name, control number or address.

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

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00194](#)

Project Name: Madison Mall Bingo Use Permit

Assessor's Parcel No.: 253-0160-080

Location: The property is located at 8830 Madison Avenue for an 18.54-acre property, zoned SC, on the southwest corner of Madison Avenue and Hazel Avenue in the Fair Oaks community. (District 3: Peters)

Owner: Attention: Alan Brand
 The Realty Associates Fund VIII
 C/O TA Realty 28 State Street, 10th Floor, Boston, MA 02109

Applicant/Phone/Email: Attention: Robert Manges
 Madison Mall Charities, Inc.
 8924 Aksarben Drive, Orangevale, CA 95662

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

Request: The Use Permit will allow the Bingo Hall to exceed the maximum allowed occupancy of 300 for a total occupancy of 416.

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.: [PLNP2016-00239](#)

Project Name: Christian Community Church Early CPAC Workshop

Assessor’s Parcel No.: 242-0081-026/025

Location: The property is located at 7724 Sunset Avenue, approximately 500 feet east of Minnesota Avenue in the Fair Oaks community.

Applicant/Phone/Email: Attention: Peter Parker
 Christian Community Church
 8525 Madison A venue, # 122, Fair Oaks, CA 95628
 (916) 585 3636; peterparker@peterparkerteam.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@sacounty.net*

Request: An Early CPAC Workshop to discuss the feasibility of a 3,692 square-foot place of worship with a maximum occupancy of 125 persons on approximately 1.12 acres in the RD-5 zone. The existing structures will be utilized by the place of worship.

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@sacounty.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:

3. Control No.: [PLNP2016-00166](#)

Project Name: Sunrise Boulevard Dutch Bros

Assessor's Parcel No.: 244-0190-013/014

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

Owner: Attention: David Polley
4125 Sunrise LLC
4136 Pennsylvania Avenue, Fair Oaks, CA 95628
916-965-4125; polleydc@yahoo.com

Applicant/Phone/Email: Steven Grubbs
rivervalleyproperties@gmail.com

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

Request: A Design Review of a proposed 800 square-foot drive-through and walk-up coffee shop on approximately 0.88 acres in the Fair Oaks Village Special Planning Area (502-12. 7).

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:

- Election of Chairman – Fair Oaks CPAC

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