

# AGENDA

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

McMillan Center  
8020 Temple Park  
Fair Oaks, CA 95628

Wednesday, October 11, 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** Harry Azar (916) 261-7455

**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](mailto:brandtj@saccounty.net)

**Associate Planner** Kevin Messerschmitt (916) 874-7941 [messerschmitt@saccounty.net](mailto:messerschmitt@saccounty.net)

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

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**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](mailto:CPAC-FairOaks@saccounty.net). Please identify the relevant project using the project name, control number or address.

**OFFICERS:** Harry Azar Chair  
Raymond James Irwin Vice-Chair  
Rebecca Friedman Secretary

**MEMBERS:** Rebecca Lund Elisa Sabatini  
Robert Luscombe Becky Wood

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

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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 August 9, 2017 minutes

**PLANNING ITEMS FOR REVIEW:**

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

**Control No.:** **PLNP2016-00502 Gaspar Residential Accessory Dwelling**

**APN:** **261-0063-004**

Applicant/Owner: Elizabeth Gaspar

Location: The property is located at 5910 Hoffman Lane, approximately 1/3 mile south of Greenback Lane in the Fair Oaks community.

Request:   
 1. A **Use Permit** to allow a 980 square-foot residential accessory dwelling unit on approximately 1.02 acres in the RD-2 zone.   
 2. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: *Meredith Holsworth, Assistant Planner, 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)*

[Click here for more information](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**2** **Entitlement(s): RPR, SPPadd**

**Control No.:** **PLNP2017-00195 Campoy Tentative Parcel Map Resubmission**

**APN:** **242-0273-010**

Applicant: Allied Langdon Engineering

Owner: Campoy LLC

Location: The property is located at 7728 Campoy Street, approximately 225 feet east of Minnesota Avenue in the Fair Oaks community.

Request:   
 1. A Tentative Parcel Map Resubmission to divide an approximately 1.4 acre parcels into four single family lots in the RD-5 zone.   
 2. A Special Development Permit for a deviation from the required minimum public street frontage in the RD-5 zone to allow all four lots to be served by a private street.   
 3. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: *Charity Gold, Associate Planner, (916) 874-7529, [goldc@saccounty.net](mailto:goldc@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:**

**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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*Outside unincorporated Sacramento County*

*Dial 916-875-4311*

# MINUTES

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, August 9, 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** Harry Azar (916) 261-7455

**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](mailto:brandtj@saccounty.net)

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**OFFICERS:** Harry Azar Chair  
Raymond James Irwin Vice-Chair  
Rebecca Friedman Secretary  
(EXA)

**MEMBERS:** Rebecca Lund Elisa Sabatini  
Robert Luscombe Becky Wood

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

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

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### 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 July 12, 2017 minutes, if available.

**PLANNING ITEMS FOR REVIEW:**

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

**Control No.:** PLNP2017-00195 **Campoy Tentative Parcel Map Resubmission**

**APN:** 242-0273-010

Applicant: Allied Langdon Engineering

Owner: Campoy LLC

Location: The property is located at 7728 Campoy Street, approximately 225 feet east of Minnesota Avenue in the Fair Oaks community.

- Request:
1. A **Tentative Parcel Map Resubmission** to divide an approximately 1.4 acre parcels into four single family lots in the RD-5 zone.
  2. A **Special Development Permit** for a deviation from the required minimum public street frontage in the RD-5 zone to allow all four lots to be served by a private street.
  3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Charity Gold, Associate Planner, (916) 874-7529, [goldc@saccounty.net](mailto:goldc@saccounty.net)*

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by: R. Luscomb		Seconded by: E. Sabatini		
Vote	Yes - 6	No	Abstain	Absent - 1

**Action:**  
 The Fair Oaks CPAC met last night, August 9<sup>th</sup>, and heard one item. All members were present except Rebecca Friedman, who had an Excused Absence.

PLNP2017-00195. Campoy Tentative Parcel Map Resubmission.

About 20 neighboring property owners attended the meeting to voice their concerns regarding this project. While the project itself (a four lot map with a private drive) was not opposed, the continuing construction management issues on the project site are a major issue for the neighbors. The applicant has been undertaking site improvement work for three years, making minimal progress and a big mess. Neighbors stated that the construction site had been improperly maintained, including a lack of BMPs to protect against water runoff and siltation, fences falling down along Fair Oaks Boulevard that allow transient access to the area, open trenches, and long standing construction debris. The neighbors stated that Campoy Street has been damaged by the applicant and that the applicant has blocked the street (the only access) on a number of occasions. The neighbors requested that a strict timeline be placed on the applicant to complete the project.

The CPAC was sympathetic to the neighbors' concerns, and after some discussion settled on the following motion:  
 Recommend approval contingent upon the following actions taking place prior to the project SRC hearing:

A safety inspection by County building and zoning code officers to identify unsafe areas of the site, and to ensure storm water protections are in place as required.

All fencing along Fair Oaks is repaired and replaced, and temporary construction fencing placed along Campoy

Should the above not take place in the time specified, the CPAC recommendation defaults to denial, with a pre-appeal to the Planning Commission, should the map be approved by the SRC.

Vote was 6-0-1 (absent).

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Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

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