

AGENDA

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

McMillan Center
8020 Temple Park
Fair Oaks, CA 95628

Wednesday, November 8, 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

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: 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>
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 October 11, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): SDZ**

Control No.: PLNP2017-00236 Building DOT

APN: 246-0620-044

Applicant: Sacramento County Department of Transportation

Owner: Hazel Ridge Professional Center LLC

Location: The property is located at 4401 Hazel Avenue, on the northwest corner of the Hazel Avenue/Winding Way intersection in the Fair Oaks community.

Request: A Special Development Permit to deviate from Section 5.5.2.A. Table 5.13 to allow a 19-foot street side yard building setback, along Hazel Avenue, rather than the required 50-foot building setback, in the LC, Light Commercial Zone District.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: Cindy Schaer, Project Manager, (916) 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:

Locations and dates for 2018 meetings

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

McMillan Center
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Fair Oaks, CA 95628

Wednesday, October 11, 2017

6:30 PM

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Fair Oaks CPAC Chair Harry Azar (916) 261-7455

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

MEMBERS: Rebecca Lund - P Elisa Sabatini - P
Robert Luscombe - U Becky Wood - P

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt – P Charity Gold - P

<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 6:40pm
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the August 9, 2017 minutes (see “Other Business”)

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:	<ol style="list-style-type: none"> 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:	Harry Azar
Lead Planner:	<i>Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@saccounty.net</i>
 Click here for more information	

COUNCIL RECOMMENDATION: RECOMMEND APPROVE WITH RECCOMENDATION FOR ADDITIONAL ANALYSIS OF RUNOFF FROM PROPOSED PROPERTY AND EVALUATION OAK TREE IMPACT	TIME: 7:21PM
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Motion by: Becky Wood		Seconded by: Elisa Sabatini		
Vote	Yes 5	No 0	Abstain 0	Absent 2

Action: Questions to staff from CPAC about the reason for this item. County (Jessica) confirmed the exemption was due to this being a small residential dwelling not near residential features and no tree removal required. Ample setback confirmed by county. This is a new structure requiring the design review. Countywide guidelines are applied.

Investigating member: Asked if the small structure at the back of the property would be removed. Applicant confirmed it would. Sewer line confirmed by applicant and there will be a connection from the property to the accessory dwelling. Home will be within 15 feet of an existing oak (within drip line). County (Jessica) confirmed that this is within regulations but that a compensation could be necessary based on measurements when building permits are submitted.

Applicants comments: Plans provided. Applicant intends to have the ascetics of the home match the existing home on the property. Applicant pointed out that they were given a variance by the Fire Department so fire sprinklers will be installed in the home and attic.

CPAC comments: Harry Azar, Chair asked that the county look into any tree requirements. County (Jessica) confirmed they would. Becky Wood asked the intentions for the property long term and concerns about parking. The Applicant indicated they intend to keep the property in the family and they don't foresee any plans to rent out the property at this time. Becky Wood asked why the trees were not investigated. County (Jessica) indicated it may be that it is because the tree is not on the Applicants property. Applicant showed where the existing sewer line and planned extension would be added. No comments by Rebecca Friedman and Elisa Sabatini.

Public comment: Konstantine Breucha of 5900 Hoffman Lane indicated there were concerns over reduced privacy. Mr. Breucha indicated that a raised fence could be an option. Applicant indicated they would be happy to install a higher fence for privacy. County confirmed the allowable limit is 7 feet. Concerns over drainage were also indicated. An option for underground drainage was suggested by the CPAC to address ongoing concerns of drainage in the neighborhood.

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: Becky Lund

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

[Click here for more information](#)

COUNCIL RECOMMENDATION: RECOMMEND APPROVAL OF TENTATIVE PARCEL MAP WITH A RECOMMENDATION TO COMPLETE AND ALLOW OCCUPANCY OF THE PARTIALLY CONSTRUCTED RESIDENCE AS SOON AS POSSIBLE. **TIME: 8:21PM**

Motion by: Becky Wood Seconded by: Harry Azar

Vote	Yes 4	No 0	Abstain 0	Absent 3
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Note: CPAC member Elisa Sabatini was excused during this item.

Action: County representative (Charity) indicated that approval was pending the addition of fencing added and inspections for erosion control. Applicants installed construction fencing and added meshing. Site visit was done and the County believes that the current site meets the needs.

Applicant: Indicated they may not be performing more construction until spring due to potential erosion. The current fence is wood and chain link covered with screening.

CPAC comments: Asked for more clarification on the drainage issues. Applicant indicated a straw bale pond added. Harry asked that more attention be paid to the pond before the rainy season. Harry indicated it is a strong fence.

Becky Wood asked the reason that one home which is partially built cannot be finished. Applicant indicated the subdivision map is expired and the building permit is also expired.

Public comment:

Marco Lucich - asked if County has any way to force completion of work including time restrictions on expiration of completion of work. County (Charity) indicated that the subdivision map and building permit have expiration dates but there is nothing to force the work to be finished. County (Jessica) stated there is an appeal process. Mr. Luchich asked the Applicant the proposed complete date. Applicant indicated the house and subdivision could be completed within approximately 45 days of start of construction pending funding.

Mike McWhirter – Stated that the fences were requested on Fair Oaks and Campoy and there was an assured agreement

on the fencing on the north/south property line. He stated the fence which is fabric added to the fence which was already existing had to be reinforced by Mr. McWhirter. Stated there is no straw bale pond and there are 4-foot open trenches. Condition of mediation for cut asphalt that is deteriorating and no action was taken. Although it's county property it is further deteriorated from construction impact. Wants the development to proceed immediately and questioned the potential delay due to weather. He finds the developer unprofessional. Applicant responded he is not the developer and agrees that the property is in poor condition. Mr. McWhirter stated he has confirmed funding for the project is in place as stated to him directly from the funding parties.

CPAC comments: Harry Azar, Chair commented that on site visit he observed that no work had been done. He asked if a safety inspection had been done since it would have been clear that there was a safety inspection. County (Charity) indicated it had. Becky Wood asked if the building permit could be resurrected. County (Charity) stated that it could.

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OTHER BUSINESS:

8:25PM Approval of August 2017 Fair Oaks CPAC minutes.

Motion by: Becky Wood			Seconded by: Harry Azar	
Vote: 4	Yes: 0	No: 0	Abstain: 0	Absent: 3
Comments:				

PUBLIC COMMENT:

Konstantine Breucha of 5900 Hoffman Lane inquired about the Gum Ranch development. He stated workers are grading the pads in different directions every week for no apparent reason which was confirmed to him by construction staff. He has concern that the agreement for drainage will not be adhered to. He could not locate the grading plans on Sacramento County website. Jessica asked to be emailed so she could send grading plans. Contact information was provided.

ADJOURNMENT:

8:27PM Motion to Adjourn

Motion by: Becky Wood			Seconded by: Rebecca Friedman	
Vote: 4	Yes: 0	No: 0	Abstain: 0	Absent: 3
Comments:				

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