AGENDA

FAIR OAKS
COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, April 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

**Sacramento County Planning and Environmental Review Division 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 Planning and Environmental Review Division 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.

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<tr>
<th>OFFICERS:</th>
<th>Chair</th>
<th>Vice-Chair</th>
<th>Secretary</th>
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<tr>
<td>Elisa Sabatini</td>
<td>Vacant</td>
<td>Becky Wood</td>
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<tr>
<th>MEMBERS:</th>
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<tr>
<td>Rebecca Lund</td>
<td>Raymond Irwin</td>
<td>Rebecca Friedman</td>
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<td>Robert Luscombe</td>
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<td>Harry Azar</td>
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| COUNTY PLANNING REPRESENTATIVES:  | Jessica Brandt  | Kevin Messerschmitt |

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<tr>
<th>EXA – Excused Absence</th>
<th>U - Unexcused Absence</th>
<th>P – Present</th>
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<th>QUORUM DETERMINATION:</th>
<th>Yes</th>
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<th>COUNTY PLANNING REPRESENTATIVE:</th>
<th>Yes</th>
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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 March 1, 2017 minutes (if available)
### PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** UPZ, SPZ, DRZ

   **Control No.:** PLNP2016-00490  Fair Oaks Promenade Lot 19  
   **APN:** 235-0060-022  
   **Applicant/Owner:** Petrovich Development Company  
   **Location:** 5442 Hazel Avenue in the Fair Oaks Promenade Shopping Center in the Fair Oaks community.  
   **Request:**  
   1. A Use Permit (UPZ) to allow an approximately 10,408 square foot building with retail and restaurant uses including a drive-through in the BP zone district.  
   2. A Special Development Permit (SPZ) to allow for a drive-through with amplified sound within 300 feet of a residential zoning district.  
   3. A Design Review (DRS) to comply with the Countywide Design Guidelines.  

   **Final Hearing Body:** Zoning Administrator  
   **Investigating Member:** Wendy W Hartman, Senior Planner, 875-0527, hartmanw@saccounty.net

   [Click here for more information]

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<tr>
<th>COUNCIL RECOMMENDATION:</th>
<th>TIME:</th>
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<tr>
<td>Motion by:</td>
<td>Seconded by:</td>
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<tr>
<td>Vote</td>
<td>Yes</td>
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<td>Action:</td>
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2. **Entitlement(s):** PMR

   **Control No.:** PLNP2017-00024  Fair Oaks Orange  
   **APN:** 242-0480-009  
   **Applicant/Owner:** Gail Schwartz  
   **Location:** The project is located at 7848 Orange Avenue, approximately 428 feet southeast of the Orange Avenue/New York Avenue intersection in the Fair Oaks community.  
   **Request:**  
   1. A Tentative Parcel Map to divide a 4.6 acre parcel into four lots, in the RD-2 zone district.  
   2. A Design Review to comply with the Countywide Design Guidelines.  

   **Final Hearing Body:** Subdivision Review Committee  
   **Investigating Member:** Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net

   [Click here for more information]
3. Entitlement(s): PCW

Control No.: PLNP2017-00048  
Archer Avenue Tentative Parcel Map  
Early CPAC Workshop

APN: 206-0020-009

Applicant: Michael Stettner

Location: The project is located at 8064 Archer Avenue, approximately 500 feet west of Fair Oaks Boulevard in the Fair Oaks community.

Request: An Early CPAC Workshop to discuss dividing approximately 0.6 acres into two 0.3-acre lots in the RD-5 zone for a property located at 8064 Archer Avenue in the Fair Oaks community. A Tentative Parcel Map and Design Review entitlement are needed to divide the property.

Final Hearing Body: NA – Informational Item Only
Investigating Member:
Lead Planner: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@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:

- Melinda Avey – Human Services Coordinating Council
- Officer Elections
- Consideration of changing the meeting location
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, 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.