

# 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](mailto:brandtj@saccounty.net)

**Associate Planner** Kevin Messerschmitt (916) 874-7941 [messerschmitt@saccounty.net](mailto: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](mailto:CPAC-FairOaks@saccounty.net). Please identify the relevant project using the project name, control number or address.

**OFFICERS:** Elisa Sabatini Chair  
Vacant Vice-Chair  
Becky Wood Secretary

**MEMBERS:** Rebecca Lund Raymond Irwin  
Robert Luscombe Rebecca Friedman  
Harry Azar

**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 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:  
 Lead Planner: *Wendy W Hartman, Senior Planner, 875-0527, [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)*

[Click here for more information](#)

**COUNCIL RECOMMENDATION:** **TIME:**

Motion by:			Seconded by:	
Vote	Yes	No	Abstain	Absent

Action:

**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:  
 Lead Planner: *Cindy Schaer, Project Manager, 87 4-8624, [schaerc@saccounty.net](mailto:schaerc@saccounty.net)*

[Click here for more information](#)

**COUNCIL RECOMMENDATION:** **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**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](mailto: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**

**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 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*



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*Outside unincorporated Sacramento County*

*Dial 916-875-4311*