

Please notice alternative meeting location.

# MINUTES

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

McMillan Center  
8020 Temple Park Road  
Fair Oaks, CA 95628

Wednesday, July 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

**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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**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.**

<b>OFFICERS:</b>	Elisa Sabatini	Chair	<b>P</b>	
	Vacant	Vice-Chair	<b>P</b>	
	Becky Wood	Secretary	<b>P</b>	
<b>MEMBERS:</b>	Rebecca Lund	<b>P</b>	Raymond Irwin	<b>P</b>
	Robert Luscombe	<b>P</b>	Rebecca Friedman	<b>P</b>
	Harry Azar	<b>P</b>		

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

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	<b>Yes</b>	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	<b>Yes</b>	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 at 6:35 pm
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the May 10, 2017 minutes
- Minutes were approved with corrections. Motion by Friedman, second by Luscombe.
- Sabatini reminded the County Representative that the web site should be updated to reflect the new date and location of the meetings.

**PLANNING ITEMS FOR REVIEW:**

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

**Control No.:** **PLNP2017-00112 Hendessi Use Permit**

**APN:** **244-0201-009**

Applicant/ Owner: Mozafar Hendessi

Location: The project is located at 10111 Fair Oaks Boulevard, approximately 269 feet east of the Fair Oaks Boulevard/Sunrise Boulevard intersection in the Fair Oaks community.

Request:   
 1. A Use Permit to allow the continuation of an auto sales, minor auto repair, smog inspections, and detailing business on a .47 acre site in the Special Planning Area Fair Oaks Village, Commercial District.   
 2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Cindy Schaer, Project Manager, 874-8624, [schaerc@saccounty.net](mailto:schaerc@saccounty.net)*

[Click here for more information](#)

**COUNCIL RECOMMENDATION:SEE PUBLIC COMMENT SECTION FOR DISCUSSION** **TIME:**

Motion by: Irwin		Seconded by: Sabatini		
Vote	Yes 6	No 0	Abstain 1	Absent 0

Action: Motion to approve the request with a recommendation for minor ADA improvements and a recommendation from the CPAC to refund the fees paid to bring this item forward.

**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:   
 Lund could not recues herself because she had participated in the discussion so she abstained, over the objections of the County Representative, due to the fact that she is a long time member of FOVEC

## OTHER BUSINESS:

### ➤ Officer's Elections

Irwin nominated Sabatini for Chair, Wood second, Sabatini declined.  
Sabatini nominated Azar for Chair, Luscombe second, Azar accepted.  
Friedman nominated Irwin for Vice-Chair, Luscombe second, Irwin accepted.  
Azar nominated Friedman for Secretary, Wood second, Friedman accepted.

### ➤ Discussion of future meeting locations

Irwin made a motion for the meetings to be held at the McMillan Center, with the Old Fair Oaks Library as the back-up location when McMillan is not available. Lund second. Pass unanimously.

County Representative noted that the Board of Supervisors had adopted an emergency ordinance dealing with second units or grannie flats due to changes in state law. Additional updates will be given at future meetings.

## PUBLIC COMMENT: FOR ITEM 1

**Control No.:** PLNP2017-00112 **Hendessi Use Permit**

**APN:** 244-0201-009

Several members visited the site including Irwin, Luscombe, and Azar.

Discussion:

Sabatini – Why renew this use permit now when it expired in 2014?

County response – County lost track of the time limit on this conditional use permit.

Irwin – Do any other properties in this area have a similar time limit on their conditional use permits?

County Response – do not know of any others

Lund – What type of business needs a conditional use permit in a SPA?

County Response – there are about 30 different types of businesses that require use permits.

Irwin – Asked the applicant if they had or currently have participated in the PBID or FOVEC?

Applicant – No, unaware of either group.

Azar – Note that we have received one letter of opposition from Tino Cuevas.

Open Public Comment:

Dancece Fraizer – Representing FOVEC, would like to make sure everyone knows that FOVEC would like to see a different use for this corner lot.

Leon Corcos – views the conditional use permit as similar to a lease and does not want to see the “lease” renewed. He is putting in a bar and restaurant down the street and wants to see the FOVEC vision realized. That vision does not include a car lot.

Applicant responded to a question about a banner (temporary sign, not allowed) that it is for the car lot behind his.

Lund – stated that she is a member of FOVEC and that they are working towards forming a PBID and that the applicant needs to be more involved in the efforts for the community with all the property he owns in the Village. She does not think a car lot is the best use for this parcel.

Luscombe – It is not fair to the business to let them be in business for so long and then to change the rules they are operating under.

Sabatini – Supports FOVEC and the vision they have but not to force this business out without something to take its place.

Irwin – Supports FOVEC and the Parks & Recreation visions for this area but agrees with Sabatini.

Friedman – The applicant is only here due to administration errors, not because the business has done anything wrong. Gave Drakes Garage in Oakland as an example of how this could morph into a more interesting business venture.

Wood – Thinks the business is ok but given the location they could make the site a little more interesting with the choice of cars they highlight or adding a little more architectural interest to the building.

Azar – There are some ADA issues that need to be addressed with the building. The reality is that the entrances to the Village are not very attractive at either end so if you got rid of this use you would still have a carwash and gas station at the other end. Would not be opposed to a time limit on the use permit.

Irwin – Disagrees that a time limit is appropriate as no other businesses in the Village have one.

Sabatini – The car lot next door to this site does not have an expiration on their use permit.

Leon Corcos – Would still like to see it not renewed or at least another term put on the use permit.

Lund – At least the owner is now aware of FOVEC and hopefully will participate in the planning efforts.

Applicant – wants to see the Village do well.

Motion made and vote taken.

#### **ADJOURNMENT:**

Luscombe moved to adjourn. Friedman second. Approved. Adjourned at 7:34.

*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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