

Meeting Minutes / Fair Oaks CPAC 9-2-2015

RALPH CARHART P

HARRY AZAR P

JOHN WALLACE Absent

TOM ZLOTKOWSKI Absent

REBECCA LUND P

ELISA SABATINI P

BECKY WOOD P

Tricia Stevens P

Charity Gold

6:33 INTRODUCTION PRESENTATION by CHAIR Ralph Carhart

Item 2 is reviewed first:

TALMONT SUBDIVISION SPP

Request: A Special Development Permit to allow 32 patio covers to count as compensating open space in the rear yard setback. Because the one-story portions of the homes encroach into the required 20-foot rear yard, an equal area of compensating yard area is required for the rear yard encroachment. The request is to allow open patio covers in the compensating open space area. This Special Development Permit would be a blanket permit over the entire subdivision in the Madison-Kenneth Special Planning Area (SPA 501-80). All models are two-story homes. Note: the letters A, B, & C are building elevation designations.

Tricia Stevens: subdivision is under construction, they have had this in mind this all along.

Per Code they can have patios detached/apart from the bldg., but constructing

attached patio covers, they need special permit.

RC: Are they completely covered, or trellised?

Applicant Rep, Phil Holmes: completely covered.

The homes are primarily to younger families, located in a prime area on Madison Ave next to Bella Vista High School.

The subdivision is a nice look that's been needed in the area; New homes in FO, bringing in revenue, young kids running around.

It would be nice to have patio cover.

Harry Azar: What kind of roofing cover?

Phil Holmes: Solid cover, Tiles.

Harry Azar: Do they have the potential to be enclosed?

Phil Holmes: No

Tricia Stevens: Condition can be put on special planning permit so as to not allow enclosure of the patios.

Elisa Sabatini: request asks for 32 home sites to have the exception to the setback for the patio covers, which ones are they?

Tricia Stevens: This is a blanket request for the whole subdivision. 32 is only a prediction.

Phil Holmes: Patios will be constructed per options of owner. The number at this time is unknown, and we would like to have the blanket option. Presently, we have finished 10 homes, and have 10 in production

Ralph Carhart (RC); The houses are very nice. Are they selling well?

Phil Holmes: Rural feel in Fair Oaks. The idea of these type of subdivision is one of those things that has to catch on.

RC: there's also a .88 acre park in adjacent to compensate for parks and open spaces.

Ralph Carhart Motion: Blanket approval for the whole subdivision

Public comment : none

RC: Motion condition; Patios not be permitted for enclosure

To recommend approve the special planning development with those 2 conditions

5 yes, zero no , no abstain

1-Control No.: PLNP2015-00154 Project Name: CAPITOLA AVENUE TENTATIVE PARCEL MAP

Assessor's Parcel No.: 244-0274-001

The property is located 8050 Capitola on the southeast corner of Capitola Avenue and Bridge Street in the Fair Oaks community. Supervisor District 3:

Robert Mills
425-6815;

- 8050 Capitola A

CNA Engineering, Inc
Road, Sacramento, CA 95821 916-485-3746;

Attention: Steve

A Tentative Parcel Map to divide approximately 1.35 acres, zoned RD-5

(Residential), into three lots in the Fair Oaks Village NPA. (SCZC 537-24)

TS: The property is located inside of the Fair Oaks Neighborhood Preservation Area NPA. in the NPA there are special requirements on lot size and bldg. coverage Any construction on that site would be limited to the coverage.

There is an environmental document, arborist, historic reports. No historic significance to the existing house, but it will be restored. Owners Mills family are present

RC: This property backs up on the south to Am River Parkway.

Steve Norman Civil Engineer:

Subdividing into 3 lots: We took a lot of care to how to split. No oak trees will be removed for subdividing.

There's is a graded common driveway from Capitola Ave. to service all 3 lots There are 15000- 19000 sf averaging lots in the area. The subdivision conforms or exceeds that.

RC: Will the Mills live in one of the houses?

Mills: We will keep the little house and will build the other two

RC : Along Bridge st, there is a County easement.

Mills: There is an abandoned easement.

RC: Anyone does not know, the background is that the bluff acquisition of public land identified as Bluff Park. History of law suit and the judge divided up the easement and the Community raised the money to purchase the land and to donate it to the American River Parkway.

RC : There are so many blue oaks tree on the lot. Coordinate and contacted the arborist for the trees. Blue oaks are temperamental to the development around them. Valley oaks, and heritage oaks will re-generate, but Blue oaks can not be artificially cultivated.

One blue oak tree is by the driveway; a 2 foot diameter. Is that to be removed?

CAN engineer: We are not planning on taking out the Blue oak.

Mills: Our plan is not to take out any trees that have significance or are in the right of way of street.

CAN: Neighborhood planning is not to build side walk without any street lights. We are not proposing any.

RC: When they develop north of the bridge there 20 years ago , they did not widen the Capitola Ave.

Mills: We will remove some junk trees, but no oaks. The proposed building pads have no big trees

Ralph Carhart: I someone came to get a bldg. permit, for the subdivided lots in the future, can they remove any trees?

TS: They could not remove any trees without a permit.

RC: later there is no review other than the scheduled treed on the plan?

TS: No.

RC: What is the plan for grading; slab or raised foundations?

Mills: raised foundation Single story. There would be 6- 7 ft. elevation differences but maybe a garage can go underneath. However, no slab.

Becky Wood: Plans to sell?

Mills: We plan to sell "build to suit", with designs match to neighborhood

Becky Lund: What size will be the houses?

Mills: 2000 sf, craftsman style. Neighbors want to buy the lots already. We have a Sign "build to suit".

Becky Lund : You have a control?

Tricia Stevens: NPA limits the lot coverage.

Under a ¼ acre Single or 2 story shall not exceed 25%

Public Comments:

Debra Price lives on Capitola Ave:

How wide is that road accessing the 3 lots?

Mills: 16 feet wide

CAN: Adhere to the fire dept. hammerhead design.

Debra Price: safety issue, skateboarders on Bridge St and Capitola slope. The roadway apron size for making turns.

William Mercado: Agree with Debra: a lot of activity on the road and getting in and out is tricky and safety is an issue

Cynthia Marx: in favor of the project. I am thrilled b/c it could have been 6 homes. But now the owners are only subdividing into 3 lots.

Elisa Sabatini (ES) : To County staff; if there is a way for neighbors to have concerns to look at traffic calming issue.

TS: There is a traffic-calming program that traffic Eng. dept. can look into it.

Debra Price: I been to SSD meetings and we have been discouraged from seeking speed humps.

RC: There was parking restrictions also , this is an on going thing .

Moe Amini: Concerns same as Debra. Supports the development. Can the back lot have access from Bridge St. ?

CNA: No

CAN: No retaining wall. The Set back from bridge st, ...

Moe Amini: I think it is 50 feet

CAN: Standard setback from Bridge St , 20 feet from right of way, 35 feet from the road up the hill. Then 20 feet

Tricia Stevens: 50 is if specific to the project.

Close public comments:

Becky Wood: Given the steepness of the slope , what is the landscaping and amount of water for the stability of the slope. What are the concerns?

Mills: No landscaping to Bridge St. a lot of junk dead trees, that will be clearing it out, but no landscaping.

Becky Wood (BW): Things that are to be planting around the house, run off of irrigation water and stability of the slope, water pressure. These may end up with problem.

RC: The slope has been the subject of the controversy, County spent \$35k to replant the slope. The slope has been of concern, Transportation Dept. has done hydro seeding. There was a lot of roots there.

RC : Concerns with wall and fencing visual impact. Do you have plans with fencing?

Condition: If there is a fence, to be an open fence, match the other side on the Parkway.

RC: do they have legal access to Bridge st.

Elisa Sabatini (ES): We do not want to be putting a condition that will follow it up for ever.

Debra Price : Will there be a gate to Bridge St.?

Mills: no gate

BW: Tricia NPA require everyone on the NPA area ta be notified?

TS: Only if there is a deviation. No deviations are proposed on the subdivision.

BW: How far from the intersection to the driveway?

CNS: Sight distance. 100 feet from intersection. So no restriction

RC: Restriction on lot be limited to a single story home.

ES: what is allowed in the NPA?

TS: 2 story

RC: Bridge St is an important corridor.

TS: To clarify what is one story or two story. Maximum they could build basement with a garage underneath. 50% has ground around it and they could build 2 stories above that. Something that looks like a 3 story, but is designated a 2 story.

RC: What governing body will review this after here?

TS: Subdivision Committee

Elisa Sabatini: Recommend approval with recommendation that the fencing open fencing along the Bridge Street.

BL: 2nd

Tricia Stevens: taking an eye to the runoff and stability of the slope

BW : What kind of landscaping can be along the bluff?

County reviews landscaping to make sure that there is slope stability issues w/ respect to retaining walls erosion and drainage

RC: We don't want a retaining wall. Before the slope was cut the concrete gutter will take the erosion into the river.

HA: How many Blue Oak trees are to be removed?

CAN: 21 native oaks are permissible,

Mills : Some are dangerous.

Harry Azar: I counted over 19 Blue Oaks to be removed in the plan schedule. Will the future permit applicant be able to have the trees cut that are in the schedule?

Tricia Stevens: Yes!

Motion: Recommend to approve, with the condition prohibiting open fencing. Also, Drainage and slope be reviewed with respect to grading landscaping

4 YES, One NO , zero abstention.

Becky Lund motion to adjourn

Elisa Sabatini 2nd.

All Yes.

Adjourned 7:45 PM

Disclaimer: This Minute of the meeting is not a requirement to the CPAC and the secretary has done his best to reflect what was said. He is To be held harmless of any omission, errors that may occur in the reflection of the minutes.