

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER 6:30
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:**1. Control No.: [PLNP2015-00053](#)**

Project Name: Kenneth Avenue Parcel Map

Assessor's Parcel No.: 249-0170-012

Location: The Project is located at 5151 Kenneth Avenue, on the west side of Kenneth Avenue approximately 1334 feet south of Madison Avenue, in the Fair Oaks community.

Owner: Filip Iiescu
8181 Hermosa Ave, Ben Lomond
831-239-5917; djpriya@gmail.com

Applicant/Phone/Email: Mickey Iiescu
7125 Main Avenue, Orangevale, CA 95662
916-821-3091; mickey4appl@sbcglobal.net

Other: Steve Norman
CNA Engineering
2575 Valley Road, Sacramento, CA 95821
916-485-3746; cnaen@sbcglobal.net

County Project Manager: *Christopher Castorena, Planner II, 874-6409; castorenac@saccounty.net*

- Request:**
1. A **Tentative Parcel Map** to divide 1.965 net acres into four (4) parcels in the RD-2 zone. Proposed Parcel 1 will be 0.482 net acres, proposed Parcel 2 will be 0.463 net acres, proposed Parcel 3 will be 0.48 net acres and proposed Parcel 4 will be 0.54.
 2. An **Exception** from the private street access provisions of the Zoning Code (305-06) to allow more than 2 lots to be served by a private street (3 lots in this case).

Anna from C and A engineering is here, so is Micky

TZ: 3 lots or 4,

Shelby 4 lots

RC Share a drive way with the one from north,

Harry; no so not share.

Micky: existing property with ex house in front, in order to create better visibility, remove the garage, and place on the other side of the building. Larger access for everybody, and see other dev and houses.

The south property is also a developer, asked for 10 feet lot line adjustment donation, give 10 feet and he will pay for the entire road. Herman did not agree. So he is going to place the road on the north.

We are going to the county with plans,

RC: possibly road on south side was it the possibility of 20 foot road. Herman did not agree.

Sabatini: curious, why the live oak in southwest is to be removed. #3009

Anna: Arborist too much decay squirrel

TZ: start of a street pattern 2/3 of the way into the property, there is no connection. Jomar will it continue?

Mick: Mr. Olsen owns it. Micky talked to him re: sewer connection. But he is going to build his own house there.

If he sees the way micky wants to design.

TZ; we are going to have 3 dead-end.

RC: The curve in the road between trees #3013 and 3014. Will it be approved by fire dept.?

Micky: they will

3013 and 14 are interior live oaks to remain.

Becky Wood: back parcel is steeper, will there drainage issue with the houses?

Micky: no houses will avoid basin.

RC: talked to neighbors?

Micky: He talked to neighbors looks like the back neighbor will have access on the road.

Herman Anderson: Property south of the proposed project. Where is first house?

Micky first house will be past the back fence. Which way houses facing.

Micky all facing north.

Herman: all the houses backyards facing south. One big specific is drainage. There is a natural drainage.

Micky: we will not touch that drainage.

Herman: Roof tops, and concrete other impermeable surfaces; What is the decision of the county for the runoff of the surface water?

All the slope will be. 2 houses will be on the forward slope. All the road waste water will come to the draw. How will the county will go through this. Abide by the state called CEQA authority on the drainage. I pay 80 dollars a year to provide drainage.

Anna: when this is approved, before any building planning. All depts. In the county including water resources, requirements to

Kevin Steve. No improvements until later. We do not want an oil-slick in the runoff.

Anna: it has to be approved by the water resources.

RC: county has any comment re drainage

Shelby: A project can not increase the net flow coming off the site.

Herman: patch fencing not desired, and not cyclone fencing.

Kurt Stewart: drainage all the water drains from 3 properties, it is important to flow unabated.

Micky: we are not touching the flow pattern.

Herman: County did what to mitigate the flow?

Bob Dietrich: Divide into 4 parcel nets with the road

Yes

RC: closes public hearing

BW; Would be nice to see a more unified approach to development. Instead of seeing a lot of dead end streets in the long term.

TZ: Agree with Becky, not the best layout, county to make the best approach.

What is no net increase in runoff. What is the option?

Anna: Vault or detention wells in other areas behind the house, the percolate to the natural swale.

We seen a lot of Micky's projects that use land properly.

HA Agrees with TZ re: road issue. D.O.T. not going to weigh in on this?

BL: What type of houses will be built?

Micky: 3000 sf. Stucco, 12' ceiling. Granite columns precast very good looking single story

COUNCIL RECOMMENDATION:

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.

Motion by: E. Sabatini recommend approval amend to strong recommendation to more conventional approach to the access roads.		Seconded by: Becky Lund		
Vote:	Yes: 6	No: 0	Abstain: 0	Absent: 1

Comments:
 Raised foundations. What the frontage? No improvements.

2. Control No.: [PLNP2013-00112](#)

Project Name: REVISED PLAN SUBMITTED FOR 7551 SUNSET A VENUE TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION TO COUNTY LAND DEVELOPMENT ORDINANCE, EXCEPTION TO COUNTY STANDARD GRADING ORDINANCE, AND DESIGN REVIEW

Assessor’s Parcel No.: 242-0390-019

Location: The property is located at **7551 Sunset Avenue**, on the north side of Sunset Avenue, approximately 1,250 feet east of San Juan Avenue, in the Fair Oaks community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Jeremy Jaeger
 4009 Vista Park Court, Sacramento, CA 95834
 916-801-6679; jjaeger@marquespipeline.com

Engineer: Attn: Timothy Denham
 Wood-Rogers, Inc.
 3301 C Street, Bldg. 100-B, Sacramento, CA 95816

County Project Manager: *Shelby Maples, Planner L 874-6323; mapless@saccounty.net*

Request: 1. A **Tentative Subdivision Map** to divide the approximately 1.33 acre site into 12 single-family detached lots, 2 landscape lots, one private drive and one lot with an existing parking lot in the RD-30 zone.

Note: The existing parking lot will continue to be used as access and as a parking area for the adjacent office building.

2. A **Special Development Permit** to allow the lots to be served by a private drive and to deviate from setback and lot size requirements to conform to the residential design guidelines.
3. An **Exception** to Title 22.110.070(d) of the County Land Development Ordinance to allow lots with a depth of less than 95 feet.
4. An **Exception** to the County Land Development Ordinance Title 22, Section 22.110.070 relating to cut and fill standards for grading. This Exception would allow cut and fill in excess of two feet along portions of the project boundary and is in accordance with the Grading Section from the Sacramento County Improvement Standards, Section 10-3 and 10-4 (a).
5. A **Design Review** to comply with the Residential Design Guidelines.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

Tis project has been here since March

From 15 units to 12 units. saved two trees. Traffic and density. Center turn lane with the county. The getting out of Ward lane. DOT took the lead and did

Left turn movement from Ward.

DOT decided to have stop control with a

bulb out in order tot stop the maneuver . To help the ward lane make left turn.

Submitted road improvements with pavement marking

D.R.C also made recommendation: 14 parking. Plus a pedestrian gate. Front houses to be Tudor style. Kept the house on the east same place to add to the road.

Public: where are the stop signs?

TZ: Shelby have you received any recommendations?

Through this exhibit?

Shelby: Bulb out on Ward In. is in the right-of-way. Will be provided by applicant.

Who will maintain the bulb out grass? Sea of some kind of hardscape. To avoid slowdown for right turn.

3 way stop sign.

RC: same # of units as in march. No changes to setback

HA: No stop sign coming out of the project?

Applicant: No.

Between Minnesota and Ward how far= ¼ mile.

RC: done deal as far as transportation dept.

TZ: that street to east if eastbound on sunset, can you make a left turn into sunset.

Crosswalk in the west side?

Handicap curb will be.

Public:

Homer Badal; good effort has been made re safety. Center turn

lane has not been established. To avoid accidents. On the west side there will be center turn lane. But not on the east side. Center lane goes from ward to Westover. Still have problem in number of units. As Susan Peters said in 2002, 9 units were approved. They are negotiations from 18-15-to12.

You can have 9 units. you never due diligence to exit from the back side. Why the east side is not being used. Too many cars from this project into sunset. With it take an accident. The grading issue is not convincing. It can be stepped down. The Kennth and madison. Pam Lewis: traffic : developer maintain the south island. To specify that no parking be allow on the south side. No parking be on the south side.

Sandra rogers: two story homes SF?

Tim Jeager: 1500 sf.

John Hendry: glad Tim brought up the idea of how much the houses will sell for. If less density then not viable. What density.. he is for the project, but not the density. Not convenient driveway. There will be a problem with parking on the street. Concerned about the neighbors. Change to 9 homes, if you take two house #11 and #12 the 10nhouses will be there. So there will be a reasonable park by the oak the trees. the park setting the you can make larger houses and make more. I have done an analysis: attached.

Compare 12 v. 10: it is viable on 10 units.

Close public hearing part.

Jeager: East parking . cut and fill + safety. 3> the owner is amenable, but the dr. office prefer not to maintain the road . grade change is 3-5 feet.

The houses are already stepped to the max. can not stretch the slope to accommodate suggestions from public.

RC: you dealt with traffic. Not dealt with short driveways. Wondering if road is to shift to the east.

Jeager : neighbor has a short driveway.

Worried about people parking on short driveways.

Becky Lund. Short driveways are not unprecedented.

TZ: why 1,2,3 can you lose a lot and turn and improve the parking.

E. Sabatini: based on the restrictions what is max units:

Jeager: 43 units.

HA: can we motion to approve?

RC: to include traffic improvements as presented.

Sabatini: thank you for the compromise and homer and neighbor.

TZ: if approve this, pass on note board a consideration of change orientation of 1 and 3 back to back and make sure DOT follows through and monitor it. DOT

Motion: approve with predicated the new traffic plan outlined. DOT provide good monitoring of the plan. Board look into back to back. Recommend no parking in the south side of the sunset.

Sabatini, appreciate Mr. Hendry. 6 yes.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Elisa Sabatini		Seconded by: Becky Wood		
Vote:	Yes 6	No 0	Abstain 0	Absent 1
Action: Motion to approve				

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Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

- Neighborhood Livability Initiative Update – Kevin Shriver
- No Kevin Shriver

TZ motion to adjourned Becky Lund 2nd. All present “Yes”

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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 or 874-7647 (TTY), 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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