

Minutes

Wednesday, July 6, 2016
6:30 PM

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

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FAIR OAKS, CA 95628

<http://www.per.saccounty.net/CPAC/Pages/CPAC-FairOaks.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Fair Oaks CPAC Chairperson, Elisa Sabatini at (916)-402-3985. For additional information, please contact the Sacramento County Planning and Environmental Review Division representatives, Jessica Brandt at 916-875-2593 or brandtj@saccounty.net and Kevin Messerschmitt at (916) 874-7941 or messerschmitt@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. For direct access to information on projects in this agenda, use the link provided below the Control Number.

Note: 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.

OFFICERS:

ELISA SABATINI *EXA*
HARRY AZAR *P*

INTRIM CHAIR
SECRETARY

MEMBERS:

REBECCA LUND *P*
ROBERT LUSCOMBE *P*
REBECCA FRIEDMAN *P*

BECKY WOOD *P*
RAYMOND IRWIN *P*

REPRESENTATIVES:

JESSICA BRANDT – COUNTY PLANNING AND ENVIRONMENTAL REVIEW
KEVIN MESSERSCHMITT – COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA – EXCUSED ABSENCE R – RESIGNED U - UNEXCUSED ABSENCE TE - TERM EXPIRED P – PRESENT

QUORUM DETERMINATION:

Yes

No

COUNTY REPRESENTATIVE:

Yes

No

Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS ELECTION:

- Officers Election – Fair Oaks CPAC

see attached notes

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2016-00158

Project Name: Gum Ranch Time Extension

Assessor's Parcel No.: 249-0020-006

Location: Madison - Kenneth Special Planning Area for a property located at the east end of Treecrest Avenue, approximately 1/3 mile north of Madison Avenue in the Fair Oaks community. (District 3: Peters)

Applicant/Owner Attention: Teresa Garcia
Phone/Email: 82 Kenneth LLC
340 Palladio Parkway, Suite 521, Folsom, CA 95630
916-874-1300 ext 1215; t.garcia@tliothomes.com

Engineer: Mike Robertson
Baker Williams Engineering Group
6020 Rutland Drive, Suite 19, Carmichael, CA 95608
916-331-4336; miker@bwengineers.com

County Project Manager: **Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net**

Request: 1. A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 1993-0803, Time Extension 2002-0764), to divide approximately 38.37 acres into 136 residential lots in the Madison - Kenneth Special Planning Area.

Investigating Member:

COUNCIL RECOMMENDATION: *motion to approve time extension*

Motion by:	<i>Harry Azar</i>		Seconded by:	<i>Becky Lund</i>	
Vote:	Yes <i>6</i>	No <i>0</i>	Abstain	Absent	<i>1</i>

Action: *approved*

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

2. Control No.: PLNP2016-00102

Project Name: The Learning Experience

Assessor's Parcel No.: 244-0220-026

Location: property located on the southwest corner of the intersection of Fair Oaks Boulevard and Sunrise Boulevard in the Fair Oaks community. (District 3: Peters)

Owner: Attention: Mike Allen
MPA Contractors, Inc.
4320 Rand Lane, Sacramento, CA 95864
916-768-1835; mpallen@mpallen.com

Applicant/Phone/Email: Cheryl Schweiker
Jarmel Kizel Architects
42 Okner Parkway, NJ
973-994-9669; cschweiker@jkarch.com

Engineer: JTS Engineering Consultants, Inc.
1808 J Street, Sacramento, CA 95814
916-441-6708; javed.siddiqui@jtsengineering.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875-5563, vogtt@saccounty.net*

- Request:**
1. A Use Permit to allow a 10,000 square-foot child day care with a maximum capacity of 183 children on approximately 1.36 acres in the Fair Oaks Village Special Planning Area (SP A 502-10)
 2. A Design Review to comply with Sacramento County Commercial Development Standards (SCZ 5.5.2.A.)

Investigating Member:

COUNCIL RECOMMENDATION: <i>Continue this item until traffic study completed</i>				
Motion by: <i>Raymond Irwin</i>		Seconded by: <i>Rebecca Freeman</i>		
Vote:	Yes <i>6</i>	No <i>0</i>	Abstain	Absent <i>1</i>

Action: *motion carries*

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

3. Control No.: PLNP2016-00215

Project Name: 4736 New York Avenue Tentative Map Early CPAC Workshop

Assessor's Parcel No.: 242-0095-070

Location: The property is located at 4736 New York Avenue, approximately 280 feet east of the intersection of New York Avenue and Llano Lane, in the Fair Oaks community. (District 3: Peters)

Applicant/Owner: Vadim Bachinsky P.O. Box 2346
Phone/Email: North Highlands, CA 95660
 (916) 308-7585; Vadim@riversidebuild.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net*

Request: An **Early CPAC Workshop** to discuss a tentative subdivision map to divide one 1.15-acre parcel in the RD-5 zone. There are two tentative subdivision maps to consider: (1) create 10 single family lots, or (2) create 7 duplex lots. Since the parcel does not have public street frontage, both options include a 20-foot wide private driveway with a hammerhead turnaround facility for all lots to access New York Avenue. Both options have densities greater than what is allowed in RD-5 zones; the application would require a request for a Rezone and Community Plan Amendment.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION: *need to rework plan*

Motion by:		Seconded by:		
Vote: <i>No Vote</i>	Yes	No	Abstain	Absent
Action: <i>Early CPAC workshop - No action taken</i>				

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

4. Control No.: PLNR2016-00075

Project Name: Fruitwood Court Tentative Parcel Map Early CPAC Workshop

Assessor's Parcel No.: 246-0441-021/022

Location: The property is located on the western end of Fruitwood Court, approximately 750 feet west of Illinois Avenue in the Fair Oaks community. (District 3: Peters)

Applicant/Owner Attention: Richard Rozumowicz
Phone/Email: Area West Engineers, Inc.
 7478 Sandalwood Drive, #400
 Citrus Heights, CA 95621
 (916) 725 5551; richard@areawesteng.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875-5563, vogtt@saccounty.net*

Request: An **Early CPAC Workshop** to discuss a proposed tentative parcel map to divide approximately 2.64 acres into three lots in the RD-2 zone. All parcels will front on Fruitwood Court.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION: *Early workshop*

Motion by: _____ Seconded by: _____

Vote:	Yes	No	Abstain	Absent
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Action: *no action taken*

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: _____ Seconded by: _____

Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

PUBLIC COMMENT:

see attached

APPROVAL OF MINUTES:

ADJOURNMENT: *Raymond Irwin moved, Becky Lund second, adjourned 11:00pm*

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

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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FO CPAC Meeting Minutes - July 6th, 2016

Start 6:30 PM

Elisa Sabatini absent, Rebecca Friedman, Raymond Irwin, Harry Azar, Becky Lund, Becky Wood, and Robert Luscombe present

Officer Elections

Chair: Postponed

Nominated: by: 2nd:

Nominated: by: 2nd:

Nominated: by: 2nd:

Vice Chair:

Nominated: Harry Azar by: Becky Lund 2nd:

Nominated: by: 2nd:

Nominated: by: 2nd:

Secretary:

Nominated: Becky Wood by: Harry Azar 2nd: Becky Lund

Nominated: by: 2nd:

Nominated: by: 2nd:

Vice Chair and Secretary nominations approved by unanimous vote

Item 1: Gum Ranch

Bob Luscombe questioned soundwall and overlook for sports field

Project engineer answered Mike Robertson

Raymond Irwin asked about timing

Harry Azar asked about trees

Bob Luscombe asked about drainage from Sparks Field

Applicant presentation

Public Comments:

Carolyn Walter – traffic concerns. Applicant answered her question

Alicia Kilsoil – impact study age – and soundwall

Nancy MacIntosh – impact to Treecrest by traffic and traffic control

Mr. Constantine – Quality of life in neighborhood Why 5 years? Drainage impact?

Answered by applicant – Existing studies are on file

Dot Boyd – Impact to Hoffman Lane and age of studies used.
Art Watkins – overlooks Gum Ranch, timing and lot size
Tani Belew– When the EIR was done? Timing of the EIR? Staff answered 2002
Close public comment.
Bob Luscombe– Hoffman Lane location?
Becky Lund – timing of tentative map? Staff answer - 2003 last extension. There will be additional review before it goes to the planning commission
Bob Luscombe is ok with project
Raymond James Irwin– EIR will be reviewed so ok
Harry Azzar– Same density as originally approved is ok with request
Becky Lund – is ok with review of documents
Becky Wood – ok
Becky Friedman– wants note to the importance of impacts
Motion to approve the extension with strong consideration of the economic impact and updated review of EIR. Motion failed to be moved.
Motion to recommend acceptance for the extension of time providing there is a review of environmental conditions that may potentially effect development.
By Bob Luscombe and second by Becky Lund. Motion failed.
Motion to approve the time extension
Harry Azar second Becky Lund all approved

Item 2:

The Learning Center:

Staff presentation – in the special use area for Fair Oaks Village
Bob Luscombe – access road issues and traffic
Raymond James Irwin– site concerns at busy intersection
Mike Allen – owner and applicant– presentation
Bob Luscombe– sight distance for Howard, signage, speed restrictions, number of staff (12-18)
Raymond James Irwin– Wants to see traffic report, concerned about height of wall,
Harry Azar– width of road and capacity of drop off circle, tree removal
Becky Lund – parking
Becky Friedman – Safety concerns for traffic and height of fence, existing right of way for wider street already exists, length of time for development (about 1 year)
Raymond James Irwin– did TLE review project? – Applicant response – yes, they supplied the architectural drawings
Staff comments – early in the process and looking for comments from the community and county traffic person here to listen to concerns.
Bob Luscombe– close Howard to reconstruct?
Open public comment:
Clair Chapman – timing of drop-offs and pick ups are hard to predict
Rick Phillips – 24 staff members takes half parking places so less room for drop offs and fire access, level of existing traffic and air quality
Wes Trunnell – posting of comments from the neighbors, no SPA, emergency access,

Vicky Walker – width of Howard, weekend and evening activities could be an issue, traffic study could be biased to the low side with summertime conditions
Clara Jewell – timing of traffic study, traffic through neighborhood
Jim Pederson – right or lefts from driveway allowed? No decision made yet (Matt’s answer) Fire department concerns – no comment yet.
Ronald Ellis – what is the scope of the traffic study? Improvements to Howard? Matt provided answer about conditions regardless of the results of the study. The study will look at existing conditions at intersections
Todd Franz – traffic will use New York to get out, small roads
Rodger Smith – traffic and safety, multi use of Pennsylvania will be a safety concern with additional traffic
Joe Dobrowolski – width of Howard, traffic, deceleration lane needed on Sunrise, additional chances for comments, grading requirements
Applicants response – might look at grading comments, hopes for use by locals, should be the same people that are already traveling that way, wants to work to make it a good project
Close public comment.
Rebecca Freeman – include traffic study before final approval (can include a continuance)
Becky Lund – continuance to address concerns
Harry Azar– Elevation makes a difference in traffic, timing of traffic study should not matter
Raymond James Irwin– not enough information to address the concerns
Bob Luscombe– traffic is major concern and all streets might need improvements, increase drop off parking, keep cars from blocking the intersection,

Raymond motion, Rebecca Freeman second
Motion – continue with traffic study done in fall
Motion carries unanimously

Item 3:

4736 New York Av TM, Early CPAC Workshop
Staff comments on the rezone, special development permit, neg dec,
Harry Azar and Becky Lund looked at the site. Harry wants an arborist report.
Trees were illegally removed from the front lot.
Rebecca Friedman – small lot for this number
Harry Azar – high density
Raymond James Irwin – high density
Applicant – wants to hear what the neighbors have to say
Bob Luscombe – is concerned about the density
Open public comment:
Daneece Fraizer – wants to see something different. Traffic on Olive
Frank and Jean Gonzales – neighbor to the south of the parcel, impact to wildlife, noise, traffic, lights, drainage

Stacy Preach – children play in street 24-5 children live right there
Patty Sisam – no rezone, no duplexes, traffic, no two story dwellings
Debra Lallemand – walkers and bikers and runners, funeral processions, parking for that many dwellings, no visitor parking, flood issues, submitted written comments, no sidewalks wanted, discrepancy with total lot size verses addition of new lots
Lynn Sadler – drainage, traffic, emergency access, elevation difference with their property
Stephane Carroll – impact to sewer,
Christopher Brown – need USA call before work
Ryan Rake – parking, no notice for work
Laurie Williams – traffic increase in accidents
Barbara Roper – adjacent property, needs survey to know where property line is, elevation change, replace trees, save existing trees, parking on private drive, consistency with county directive,
Rene Nitz – against the project
Applicants response – recognizes that trees are important, apologize, wants to hear to make the project better,
Close public comment.
Harry Azar proposes to have a neighborhood meeting outside of this hearing.
Bob Luscombe– tree violation, density, parking in driveways
Raymond James Irwin– stick with master plan, emergency access, no duplex, and three parcels would be just right.
Harry Azar– go back to the drawing board, garbage pick up, drainage, no rezone, wider road
Becky Lund – plan does not indicate that you understand the community, no rezone,
Becky Wood –
Rebecca Freeman – survey the neighborhood, survey the property, and be consistent with the character of the community,

No action taken.

Item 4:

Fruitwood Court TM Early CPAC Workshop:

Staff presentation –

Bob Luscombe– demolition has already occurred

Becky Lund – disclose the realtor that sold the property

Richard Rozzener – engineer for project – meets zoning, utilities are there, needs special development permit for the sewer

Harry Azar– approval for septic tanks?

Raymond Janes Irwin– what are the lot sizes? 2900 to 4000 sf houses need different size lots

Bob Luscombe- Street stays the same

Becky Wood – is a sewer connection possible?

Open public Comment:

Tim Baker – clarify three homes on three lots, frontage on street, safety
Mathew and Stephanie Lucchesi – concerned about trees, parking with three driveways, wants children to play in the street, fire access
Hugh Brady – plan is in a vacuum, needs to show drainage, trees, sewer master plan, total plan
Larry Ledhart – cul-de-sac designed for limited houses, parking, and emergency access
Clay Mattison – not enough frontage for three driveways
Rodger Britton – integrity of the neighborhood, need 75 foot frontage emergency access, density is inappropriate, septic tanks, damage to road and water lines, construction impacts
Pierre Oubre – cul-de-sac may need to be marked as no parking for fire access, move parking down the street
Applicant response – could connect the streets and make five lots, two lots are much larger than the standard lot in the area, parking will be on site, trees will be protected as much as possible, construction will be an inconvenience
Close public comment.
Rebecca Friedman – lots seem large, frontage might need mitigation
Becky Wood – drainage swale prevents access out the other street
Harry Azar – try to mitigate drainage, connect to sewer
Raymond James Irwin– address neighbors concern, make driveway long enough to provide parking, protect trees
Bob Luscombe– need some elevations to see what the finished project will look like, modify the circle to get more frontage
No action taken.

Raymond James Irwin motion to adjourn and Becky Lund second
11:00 pm