

# Minutes

Wednesday, September 7, 2016  
6:30 PM

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

**OLD FAIR OAKS LIBRARY  
4200 TEMESCAL STREET  
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](mailto:brandtj@saccounty.net) and Kevin Messerschmitt at (916) 874-7941 or [messerschmitt@saccounty.net](mailto: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](mailto:CPAC-FairOaks@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	ELISA SABATINI - P	<u>INTRIM CHAIR</u>
<b>MEMBERS:</b>	REBECCA LUND - P ROBERT LUSCOMBE - P REBECCA FRIEDMAN - P	BECKY WOOD - P RAYMOND IRWIN - P HARRY AZAR - P
<b>REPRESENTATIVES:</b>	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

### PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00194](#)

**Project Name:** Madison Mall Bingo Use Permit

**Assessor’s Parcel No.:** 253-0160-080

**Location:** The property is located at 8830 Madison Avenue for an 18.54-acre property, zoned SC, on the southwest corner of Madison Avenue and Hazel Avenue in the Fair Oaks community. (District 3: Peters)

**Owner:** Attention: Alan Brand  
 The Realty Associates Fund VIII  
 C/O TA Realty 28 State Street, 10th Floor, Boston, MA 02109

**Applicant/Phone/Email:** Attention: Robert Manges  
 Madison Mall Charities, Inc.  
 8924 Aksarben Drive, Orangevale, CA 95662

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

**Request:** The Use Permit will allow the Bingo Hall to exceed the maximum allowed occupancy of 300 for a total occupancy of 416.

Investigating Member:

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**COUNCIL RECOMMENDATION:** Approval of the use permit. Elisa addendum to let the use permit run with the property even if the use goes dormant

Motion by: Becky Lund		Seconded by: Harry Azar		
Vote:	Yes 7	No 0	Abstain 0	Absent 0

Action:

Applicant Mr. Manges presented the history of the Bingo Hall and the reason for the need for a use permit and the need for a variance for occupancy. See attached handout.

Rebecca F – what will you be operating as? An entertainment establishment. Still looking for other charities

Raymond – clarification about occupancy limits – have been this limit in the past

Elisa – how long does it last? Use runs with the land and we can make it still be valid even when dormant

Harry – question about fees with the business license – fee based on prize pool instead of gross

Can it be used for other uses? No it cannot

No public comment

No council discussion

**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.:**     [PLNP2016-00239](#)

**Project Name:**    **Christian Community Church Early CPAC Workshop**

**Assessor’s Parcel No.:**   **242-0081-026/025**

**Location:**       The property is located at 7724 Sunset Avenue, approximately 500 feet east of Minnesota Avenue in the Fair Oaks community.

**Applicant/Phone/Email:**    Attention: Peter Parker  
   Christian Community Church  
   8525 Madison A venue, # 122, Fair Oaks, CA 95628  
   (916) 585 3636; [peterparker@peterparkerteam.com](mailto:peterparker@peterparkerteam.com)

**County Project Manager:**   *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@sacounty.net](mailto:vogtt@sacounty.net)*

**Request:**       An Early CPAC Workshop to discuss the feasibility of a 3,692 square-foot place of worship with a maximum occupancy of 125 persons on approximately 1.12 acres in the RD-5 zone. The existing structures will be utilized by the place of worship.

**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@sacounty.net](mailto:vogtt@sacounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

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**COUNCIL RECOMMENDATION:**

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

Action: Presentation by the applicant  
 30 to 50 congregants on 1 acre with an existing garage and home and a church to be built on the front of the property

Rebecca – number of parking spaces and use of classrooms?

Raymond – how many services? Three per week

Robert – how to handle drainage? Will be a ditch

Harry – what about an arborist report? Will be done with permit

Public discussion

Deborah AveLllemant from New York Av asked about the size of congregation and how many will live in the house?

Retired priest lives there now

Stacy Jostad – looks forward to having the church local

Council recommend that they talk to the neighbors and come back with landscape and hydrology

**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.:** [PLNP2016-00166](#)

**Project Name:** Sunrise Boulevard Dutch Bros

**Assessor’s Parcel No.:** 244-0190-013/014

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

**Owner:** Attention: David Polley  
 4125 Sunrise LLC  
 4136 Pennsylvania Avenue, Fair Oaks, CA 95628  
 916-965-4125; [polleydc@yahoo.com](mailto:polleydc@yahoo.com)

Applicant/Phone/Email: Steven Grubbs  
[rivalleyproperties@gmail.com](mailto:rivalleyproperties@gmail.com)

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, [vogt@saccounty.net](mailto:vogt@saccounty.net)

Request: A Design Review of a proposed 800 square-foot drive-through and walk-up coffee shop on approximately 0.88 acres in the Fair Oaks Village Special Planning Area (502-12. 7).

Investigating Member:

**COUNCIL RECOMMENDATION:** approval as proposed

Motion by: Rebecca Freidman		Seconded by: Raymond Irwin		
Vote:	Yes 5	No 2	Abstain 0	Absent 0

Action:

Presentation by applicant Steve Grubbs

50 local jobs, 45 sec service time, 24 hours operation, room for 30 cars double stacked, 16 parking spaces

Public comment

Two neighbors approve, no one objects, Deborah has concerns on getting out

Close comment

Bob and Harry have some concerns about traffic impacts otherwise ok with it

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

**OTHER BUSINESS:**

- **Election of Chairman – Fair Oaks CPAC**

Becky Lund moved and Raymond second to make Elisa chair

**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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Dial 916-875-4311