

## **Fair Oaks CPAC Meeting Minutes**

**Wednesday, October 7, 2015 6:30 PM**

RALPH CARHART P

HARRY AZAR P

JOHN WALLACE R

TOM ZLOTKOWSKI P

REBECCA LUND A

ELISA SABATINI P

BECKY WOOD P

Tim Hawkins County

Kevin Messerschmitt P

6:32 start

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### **OAKMONT OF FAIR OAKS**

The project is located at 8484 Madison Avenue on the southwest corner of Madison Avenue and Kenneth Avenue in the Fair Oaks community. (Supervisor District 3: Peters)

Owner: Mary Yenovkian  
CA 95864

1071 Los M olin

Applicant: Atten: Ken Kidd  
Redwood Hwy, Suite 200, Windsor, CA 95492 707-535-3249;  
[ken.kidd@oakmontsl.com](mailto:ken.kidd@oakmontsl.com)

Oakmont Senior Living

1. A **Zoning Agreement Amendment** to release the parcels from conditions set forth in Book 67-01-24 Page 422 dated January 18, 1967 adopted by Resolution No. 67-33.
2. A **Tentative Parcel Map** to merge three existing parcels into one 3.13 acre parcel in the LC (Limited Commercial) zone.
3. A **Special Development Permit** to allow deviations from required setbacks.
4. A **Design Review with Landscape Review** to conform to Commercial Development Standards.

Entitlements 4

K Kidd

Terry Civil eng: Carmichael project is similar to this project:

Seniors over 60 with some level of assistance, and memory care . will house 110 seniors will provide dining services. Have built 3 facilities that have filled out within 6 month. There is demand for this services in this community.

RC: process we investigate everything about the project, then ask ? then open to public comment.

Ken Kidd: we submitted formal application with a site plan. Its been formalized. Been working with transportation dept. utilities and power line

We are going underground except high voltage. Turn lane, side walk

Traffic flow. County planning asked for a full on traffic study. 64 pgs. We have 3 proposals:

1-cutting off the existing row at the west end.

Block the west drive off then the majority will enter from Kenneth loop.

The back parking 43 employees staggered, 20-25 employees at any given time.

On Madison off Buena vista

Alt 2: block off the row, a new exit from frontage will be build by wedding chapel. 7 fewer trips, at friar tuck 3 less in am 4 less in pm

RC: Recommend to DOT to extend the left turn pocket turning north from Madison to Kenneth.

Stucco wall west and south side of project. Garbage trucks entrance to the neighbors.

Mona mission oaks neighborhood association has good relations with the developer in Carmichael. Will Repeat here.

Policy: for ambulances to shut down sirens

RC: Landscaping is approved

KK: yes.

KK: ingress and egress is the big issue.

RC: Residences are free to leave to go to shopping plaza.

Elise: what are the conditions set at 1967?

KK: zoned part residential and part commercial.

Elise the parcel map

Merging as apposed to subdivision and we are using parcel map function to do it with.

KK: this way it is on one piece of paer for utilities

RC: that property with gas line:

Abandoning the row, and put easement. 15 ' easement instead of 50'

Kk: building to the ultimate plan and landscaping in such a way to not disturb

Elise: one additional tree not be removed, is it reflected in the new plan?

Kk: yes working with Meredith and Joel .

Road to north side of the bldg..6' to 2.5'

RC makes the gas line more buried

RC driveway with oleander removing them for sight distance.

RC: you request to notify 500'. Some neighbors did not.

KK: county was responsible.

Public comment;

Sidewalk?

Yes north and east.

RC: Modification to light?

Push buttons, ADA compliant.

Woman 2: Security? Homeless crowding around the 7-11

Woman2: when will the project be completed

KK : predict one year from summer.

TZ: traffic report read, very thorough, applaud the work done, do what you are proposing.  
Eliminating the left turn proposed is fine, raised median in front of the first driveway.  
Good use of the site. Only thing north side looks too much like barracks.

KK will change with balconies and pop outs and much more detail.

HA: left turn movement into Kenneth from the lower driveway

Elise: what else can be there.

Becky good project, neighbors go county website and see all the plans.

RC: complaint is that the waiting list is full

Motion okay with proposed project.

Elise : left turn on madison is turned off

Recommend hearing body approve all 4 request with additional stipulation that the north elevation be improved

The northern exit onto Kenneth to be restricted to right turned.

Applicant to proceed proposed project.

County dept. transportation to extend the left turn eastbound Madison left turn onto Kenneth dot to extend the left turn lane at no additional cost to the applicant.

Becky wood 2<sup>nd</sup>.

5 yes

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Keith Barker: meeting building dept. how to acquire county abandonment of a Right Of Way.

3-4 months to abandonment process. How to fast rack this?

Winding way and Minnesota, county owned property is eroding into his property.

Understanding that there is general plan no longer an arterial . but a collector.

TZ; got to be done by the board. No other way other than talk it with Susan Peters office.

Better luck pleading your case as a hardship. Trying to save your pool.

RC and TZ letter to transportation dept. and Sup Peters. Present the problem and it documents.

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HA Motion to adjourn

TZ 2<sup>nd</sup>.

All yes.

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. CPAC Secretary is to be held harmless of any omission, errors that may occur in the reflection of the minutes.