

MINUTES

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

McMillan Center
8020 Temple Park
Fair Oaks, CA 95628

Wednesday, November 8, 2017

6:30 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Fair Oaks CPAC Chair Harry Azar (916) 261-7455

County of Sacramento, Office of Planning and Environmental Review representatives for the Fair Oaks Area

Senior Planner Jessica Brandt (916) 875-2593 brandtj@saccounty.net

Associate Planner Kevin Messerschmitt (916) 874-7941 messerschmitt@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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: Harry Azar - P Chair
Raymond James Irwin - U Vice-Chair
Rebecca Friedman - P Secretary

MEMBERS: Rebecca Lund - U Elisa Sabatini – P
Robert Luscombe – P Becky Wood – P

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt - P Kevin Messerschmitt - EXA
Leanne Mueller – P

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the October 11, 2017 minutes (see “Other Business”)

PLANNING ITEMS FOR REVIEW:

1.		Entitlement(s): SDZ
Control No.:	PLNP2017-00236 Building DOT	
APN:	246-0620-044	
Applicant:	Sacramento County Department of Transportation	
Owner:	Hazel Ridge Professional Center LLC	
Location:	The property is located at 4401 Hazel Avenue, on the northwest corner of the Hazel Avenue/Winding Way intersection in the Fair Oaks community.	
Request:	A Special Development Permit to deviate from Section 5.5.2.A. Table 5.13 to allow a 19-foot street side yard building setback, along Hazel Avenue, rather than the required 50-foot building setback, in the LC, Light Commercial Zone District.	
Final Hearing Body:	Zoning Administrator	
Investigating Member:	Harry Azar, Chair & Robert Luscombe	
Lead Planner:	Cindy Schaer, Project Manager, (916) 874-8624, schaerc@saccounty.net	
	Click here for more information.	

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. During the Appeal hearing, the applicant or appointed representative must be present.

COUNCIL RECOMMENDATION: RECOMMEND APPROVAL		TIME: 6:45PM		
Motion by: Becky Wood		Seconded by: Elisa Sabatini		
Vote	Yes 5	No 0	Abstain 0	Absent 2

Action: County (Jessica) stated that the request is to recognize where the building comes to the right of way line which requires a special development permit. This request would establish formal entitlement which authorizes the building and any rebuilding which may be required in future would then be in compliance.

Applicant: Steve White stated that the entitlement was written into the purchase agreement by the previous property owner and that this is a unique circumstance which is as a result of the Hazel widening project. He confirmed that parking allotments will be acceptable under the proposed plan.

CPAC comments:

Robert Luscombe asked for clarification on where the sign would be moved. County/Applicant (Steve White) indicated on the provided map.

Rebecca Friedman, Secretary asked if the proposal was acceptable to property owner? The County/Applicant (Steve White) stated that it is, and they had already signed necessary documents.

Harry Azar, Chair disclosed that he was notified of this items as his home is within 500 feet of the property.

Harry Azar, Chair stated that it appeared that even before the Hazel widening project it appeared that there was less than a 50 feet setback. County (Jessica) clarified that it appears that this may have been considered to be the 25 foot setback with landscaping, making it in compliance.

Becky Wood asked if the County is covering costs on behalf of the owner? The County/Applicant (Steve White) confirmed they are.

Robert Luscombe asked how – already in progress work – The County (Jessica) stated the County already has possession

of easement rights and this is for compliance purposes.

Harry Azar, Chair asked about the purpose of the nearby sound wall and setback. County/Applicant, Steve White commented it is not on the current plan and is amended on the current documents.

Public comment:

None

OTHER BUSINESS:

6:35PM Approval of October 2017 Fair Oaks CPAC minutes

Motion by: Becky Wood			Seconded by: Harry Azar		
Vote: 5	Yes: 0	No: 0	Abstain: 0	Absent: 2	
Comments: None					

Locations and dates for 2018 meetings

County (Jessica) stated that the McMillan Center is not available on the 2nd Wednesday of the month in 2018 but that the Old Fair Oaks Library, where meetings have been held in the past, is available.

The December 2017 meeting will be held at the McMillan Center.

Harry inquired about the requirement to post the agenda on the door of the meeting location. County (Jessica) said she would confirm the exact requirements and report back.

Motion to move the 2018 meeting location to the Old Fair Oaks Library and continue to hold meetings on the 2nd Wednesday of each month.

Motion by: Becky Wood			Seconded by: Harry Azar		
Vote: 5	Yes: 0	No: 0	Abstain: 0	Absent: 2	
Comments: None					

Fruitwood Court update

County (Leanne) provided an update on an item previous heard by the Fair Oaks CPAC. She reported that the septic variance was approved and the Subdivision Review Committee approved the project on October 5, 2017. On October 13 neighbors appealed and requested a fee waiver. The fee (fee of \$4,065) waiver will need to be heard by the Board of Supervisors. It is scheduled to be heard at the December 5 Board of Supervisors meeting. The appeal hearing is requested for December 18 before the Planning Commission Hearing.

PUBLIC COMMENT:

None

ADJOURNMENT:

6:59PM Motion to Adjourn

Motion by: Becky Wood			Seconded by: Elisa Sabatini		
Vote: 5	Yes: 0	No: 0	Abstain: 0	Absent: 2	
Comments: None					

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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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