

MINUTES

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

Old Fair Oaks Library
4200 Temescal Street
Fair Oaks, CA 95628

Wednesday, February 14, 2018

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 Vacant

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 Leanne Mueller (916) 874-6155 muellerl@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: Vacant Chair
P - Raymond James Irwin Vice-Chair
P - Rebecca Friedman Secretary

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

COUNTY PLANNING REPRESENTATIVES: P - Jessica Brandt U - Leanne Mueller

<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 **December 13, 2017** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): SDP, SPP, DRS

Control No.: PLNP2017-00293. Magnolia Hill

APN: 242-0231-083

Applicant: CNA Engineering, Inc.

Owner: Applegate Family Trust

Location: The property is located at 7772 Magnolia Avenue in the Fair Oaks community.

Request:

1. A **Tentative Subdivision Map** to divide a 2.36 net acre parcel into 11 lots, in the RD-5 zone district.
2. A **Special Development Permit** to allow a deviation from the public street frontage requirement for Lots 2-9.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: MOTION TO CONTINUE TO A FUTURE MEETING AT WHICH TIME THE REVISED PROPOSED PLAN AND DRAINAGE REPORT ARE PRESENTED. TIME: 8:44PM

Motion by: Rebecca Friedman		Seconded by: Becky Lund		
Vote (roll call)	Yes Becky Lund Becky Wood Rebecca Friedman Robert Luscombe	No 1 Raymond James Irwin	Abstain	Absent 1 Elisa Sabatini

This item was heard second on the agenda.

County:

The County (Cindy Schaer) provided an overview of the project. She provided a summary of the three items being considered. She encouraged the public to go through the County's Projects Viewer to view the documents related to the project. She explained why documents relating to cultural artifacts were not in Projects Viewer. She explained that the project has been viewed by the Design Review Advisory Committee (DRAC) at her recommendation. DRAC recommended (but did not vote as the applicant was not properly noticed and was not present) 4-5 lots and information on elevation.

Investigating Members: All CPAC members present visited the site. There were some concerns for traffic and drainage.

Applicant: The Steve Norman, Engineer for the project presented on the project and stated that the project has been redesigned with 7 properties. The new plan does not require any removal of oak trees. The goal will be to have limited grading and have as many lots as possible on raised foundations. The project will have a private road and each property will have a minimum of 10,000 sq. ft per lot. All homes will be built individually.

(Note: The redesigned plan was not available to the CPAC at the time of the meeting.)

CPAC Comments:

Becky Lund asked for clarification about the private road.

Bob Luscombe asked about the width of the private road and the sewer and drainage and was told that there were 3 lots below the mid elevation point of the lot. The County (Cindy Schaer) clarified that there has not yet been a drainage study

but stated that when the final proposal a drainage study would be conducted.

Becky Wood ask about one property which appeared landlocked. The engineer clarified that it would not be landlocked and would have access via a private road.

Rebecca Friedman clarified confirmed with the County that and environmental impact report would be required and added that she would like to see the final plan before the CPAC

Raymond James Irwin asked when the new parcel map (which was not present at the meeting) was designed and why the change to the design was made. The Designer Marvilyn Applegate stated that she felt personally in favor of the original design. She stated a demand for housing and a conversation with the County encouraged her to create the plan and she felt it still fit into the qualities of the neighborhood but redesigned after there was community input.

Rebecca Friedman suggested a CPAC workshop a useful exercise to get community input in advance of project submissions.

Raymond James pointed out the DRAC recommendation for 4-5 lots. The applicant stated that was not economically feasible for him.

Public Comment:

Bob Boyd – 3927 New York Ave (opposition) – Mr. Boyd is in opposition of the design with 11 lots. He stated that he owns the property where the drainage output is required.

Vikki Walker – 7760 Magnolia Ave (opposition) – Ms. Walker is a member of the Fair Oaks American River Neighborhood Association and along with DRAC is not in support of anything in excess of 5 lots. She also prefers single story homes. She wants to ensure emergency access vehicles can get to the property and access for trash pickup. She opposes sidewalks and widening of Magnolia. She left petitions which were signed by the community in opposition of the proposed plan.

The applicant was asked to respond about single vs. two story homes. They responded that it would be a combination of one and two story homes.

Rick Phillips – 3900 Oakhurst Circle (opposition) – He talked to his neighbors and he shared their opposition as well. He said he spoke to approximately 24 neighbors.

Merel Drucker – 7791 Magnolia Ave (opposition) – He is encouraged by hearing there might be a proposal for 5 lots but he still feels 7 lots is still too much. He is concerned about overflow parking.

Richard Blodgett – 7761 Magnolia Ave (opposition) – He neighbors the property and has experience in construction. He stated he has concerns about drainage and there is already typically flooding in winters. He also is opposed to widening the road.

The County (Cindy Schaer) commented that flooding risks would would be addressed in the drainage study

Fiona Cash – 7749 Denova Ave (opposition) – Agreed with her neighbor's comments and is in opposition. She still feels 7 properties is too much. She feels the neighborhood has had too much development.

Joe Lindo – 7721 Denova Ave (opposition) – He is in opposition of 11 lots. He was confused about the meeting of the DRAC. The County (Jessica Brandt) clarified what the purpose of the meeting was. He asked for additional information on the location of trash cans and if the homes would be privately owned.

Tammy Sheehan – 3947 New York Ave (opposition) – She is opposed to the density of the project and is concerned about property values going down due to density.

Clara Jewell (opposition) – She is opposed to the project and referenced the comments she sent in. She added that the additional traffic will impact the easement of the property.

Walter Martin – 7758 Magnolia Ave. (opposition) – He is opposed and is concerned about the cost impact for moving the multi-home mailbox which is located where the road is proposed to come out to Magnolia.

Dave Alens – 7744 Donena Ave (opposition) – He is opposed to the proposed project. He thinks 5 properties would be too much. He thinks Magolia has become a thoroughfare for Fair Oaks and he stated Minnesota and Magnolia are having speed tables installed to address the traffic problems.

Applicant –

The applicant clarified that the garbage cans would be on the private road, not on Magnolia, that the development would be single family homes in a subdivision managed by homeowners, that guest parking had not yet been designed into the project. The applicant also addressed that widening of Magnolia would be at the discretion and cost of the County. The County (Cindy Schaer) added that the road is currently considered substandard and could be widened and could be deferred to be widened.

CPAC Comment –

Rebecca Friedman stated that she is familiar with some roads with built in guest parking and that the provide convenient access for parking out of the street and are not obtrusive. She added that 6 homes feels more appropriate for the neighborhood.

Becky Wood stated that she feels the zoning is off in this area and should be lower and less homes is more in character. She agrees with Rebecca Friedman that 6 homes feels reasonable.

Robert Luscombe – Stated that he does not feel comfortable with not knowing the redesigned plan. He also stated he has concerns about the grading and the need for walls.

Raymond James Irwin – Does agrees with Becky Wood that this area should not be RD-5 zoned. He does feel the revised proposed plan should again go before DRAC.

Becky Lund – Stated that the CPAC would be in a better position to make a recommendation (as opposed to DRAC).

Action:

Rebecca Friedman made a motion to continue the item to a future meeting at which time the revised proposed plan and drainage report are presented. The applicant agreed to the continuance and the CPAC voted in favor of the motion.

2. Entitlement(s): PMR, DRS

Control No.: PLNP2017-00239 Khoo Tentative Parcel Map

APN: 253-0231-002

Applicant: Carol Khoo

Owner: Wong & Associates

Location: The property is located at 5208 Valonia Street, approximately 175 feet north of the intersection of Valonia Street and Phoenix Avenue in the Fair Oaks community.

Request:

1. A **Tentative Parcel Map** to divide 0.51 acres into two lots in the RD-3 zone.
2. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: MOTION TO CONTINUE TO A FUTURE MEETING WHERE THE PROPOSED PLAN SHOWING HOME FOOTPRINT AND DESIGN CHARACTER, LANDSCAPING (PROPOSED AND IMPACTED) CAN BE PRESENTED. TIME: 9:16PM

Motion by: Rebecca Friedman		Seconded by: Becky Lund		
Vote 5	Yes 5	No 5	Abstain 0	Absent 1

This item was heard third on the agenda.

County:

The County (Jessica Brandt) explained the item.

Investigating Members:

Becky Lund, Becky Wood, Raymond James Irwin and Rebecca Friedman viewed the property.

Applicant:

The applicant presented the projects specifications and state some trees, including protected trees may be impacted. He clarified for the CPAC that RD-3 requires 10,000 square feet per lot.

CPAC Comments:

General questions were asked about access to the property.

Public Comment:

Jerry Kelley – 5210 Valonia – (opposed) lives next door to the property and feels it will impact the property and the environment. He is concerned about the impact to the trees. Concerns that it will be out of character for the area.

Applicant:

The applicant commented that the trees on the side facing Mr. Kelley’s property will not be impacted and offered to plant trees or shrubbery to reduce the impact to view from Mr. Kelley’s property.

The County (Jessica Brandt) added that the project manager has talked with the applicant and is looking at moving the building envelope out of the drip line of trees.

CPAC Comment:

Becky Lund stated she is concerned about the number of trees that would be removed and

Action:

Becky Wood made a motion to deny. There was no second and the motion died.

Rebecca Friedman made a motion to continue to a future meeting where the proposed plan showing home footprint and design character, landscaping (proposed and impacted) can be presented. The applicant agreed to the continuance and the motion passed.

3.	Entitlement(s):	N/A
Control No.:	DRCP2018-00003 Shangri-La Workshop	
APN:	244-0163-023, 007, 006	
Applicant:	Shangri-La Fair Oaks, LLC	
Owner:	Corcos Family Trust	
Location:	The property is located at 7960 Winding Way, at the corner of Entrance Street and Winding Way in the Fair Oaks community.	
Request:	1. A Design Review to comply with the Commercial Design Guidelines Section of the Countywide Design Guidelines.	
Final Hearing Body:	Planning Director	
Lead Planner:	Emma McHatten, Assistant Planner, (916) 875-4197, mchattene@saccounty.net	

[Click here for more information.](#)

COUNCIL RECOMMENDATION: N/A

TIME: 6:42PM

Motion by: N/A

Seconded by: N/A

Vote Yes

No

Abstain

Absent

This item was heard first on the agenda.

Applicant:

The property leaser (business owner) Sommer Peterson presented on the plan for the business.

CPAC Comments:

Becky Lund asked about the capacity. Ms. Peterson said that there would potentially be capacity for 40 inside, 30 outside and additional bar seating. Becky Lund asked about parking and suggested reaching out to the carwash about overflow parking.

Robert Luscombe followed up on parking and encouraged a further solution.

Becky Wood asked about the parking capacity. Ms. Peterson stated she would also reach out to the Fair Oaks Water District regarding parking.

Raymond James asked about the number of employees that would be working and recommended that be considered for parking as well.

Public Comment:

Marie Hoffman - Neighbor to the property is in favor of the project and is excited. She is also worried about the impact of parking.

Leon Corcos - Fair Oaks Village resident is the owner of the property and spoke in favor of the project and suggested there is a workable solution for the parking.

Vikki Walker - Asked about the hours for the business.

A member of the public asked about the timeline for the project.

Applicant:

Ms. Peterson suggested the hours for the business would likely 3-10pm and on the weekends for brunch. Ms. Peterson was hopeful it would be open by July.

CPAC Comment:

The CPAC's general feelings were very supportive of the project and they wished Ms. Peterson luck and success with her business.

4.

Entitlements: ZOB

Control No.: PLNP2017-00213 Amendments to the Zoning Code- Accessory Dwelling Units

APN: Countywide

Applicant/Owner: County of Sacramento

Location: Countywide

Request: Workshop to Review Options to Amend the Zoning Code Related to Accessory Dwelling Units

Final Hearing Body: Board of Supervisors

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION: NONE

TIME: 9:45PM

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:
This item was heard fourth on the agenda.
County (Jessica Brandt) presented on the proposed draft language for ADUs and took notes on the CPAC members feedback. No members of the public were present for this item.

STAFF UPDATE:

None

OTHER BUSINESS:

6:39 PM

COUNCIL RECOMMENDATION: Approval of December 13, 2017 Fair Oaks CPAC minutes		TIME:		
Motion by: Rebecca Wood		Seconded by: Rebecca Lund		
Vote: 5	Yes: 5	No: 0	Abstain: 0	Absent: 1
Comments: None				

Election of Chair

COUNCIL RECOMMENDATION: Motion to move officer election to the following month.		TIME: 9:58PM		
Motion by: Raymond James Irwin		Seconded by: Becky Lund		
Vote: 5	Yes: 5	No: 0	Abstain: 0	Absent: 1
Comments: The election in March should include Chair and all impacted officers.				

ADJOURNMENT:

9:58PM Motion to Adjourn

Motion by: Rebecca Friedman		Seconded by: Robert Luscombe		
Vote: 6	Yes: 6	No: 0	Abstain: 0	Absent: 0
Comments: None				

PUBLIC COMMENT:

None

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