

# Minutes

## FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

Wednesday, April 1, 2015  
6:30 PM

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, Ralph Carhart at (916)-276-9321. For additional information, please contact the Sacramento County Planning and Environmental Review Division representatives, Tricia Stevens at 916-874-2926 or [stevenst@saccounty.net](mailto:stevenst@saccounty.net) and Charity Gold at (916) 874-7529 or [goldc@saccounty.net](mailto:goldc@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen at (916) 874-5397.

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*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.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.*

**OFFICERS:** P-RALPH CARHART CHAIR  
P-HARRY AZAR SECRETARY

**MEMBERS:** P-JOHN WALLACE P-ELISA SABATINI  
-TOM ZLOTKOWSKI P- BECKY WOOD  
P-REBECCA LUND

**REPRESENTATIVES:** TRICIA STEVENS - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
CHARITY GOLD – COUNTY PLANNING AND ENVIRONMENTAL REVIEW

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

QUORUM DETERMINATION: Yes X No  
COUNTY REPRESENTATIVE: Yes x 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  
Sheryl Lenzie County staff

## PLANNING ITEMS FOR REVIEW:

### 1. Control No.: PLNP2015-00035

**Project Name:** RUDOLF STEINER COLLEGE DEVELOPMENT PLAN REVIEW AND DESIGN REVIEW

**Assessor's Parcel No.:** 242-0221-054

**Location:** The property is located on the south side of Fair Oaks Boulevard, approximately 175 feet west of Bannister Road, in the Fair Oaks community. (Supervisor District 3: Susan Peters)

**Owner:** The Commons at Fair Oaks, LLC  
9200 Fair Oaks Boulevard, Fair Oaks, CA 95628

**Applicant:** Rudolf Steiner College  
9200 Fair Oaks Boulevard, Fair Oaks, CA 95628

**Architect:** Mitch Bjorgum  
1004 Auldearn Court, Folsom, CA 95630  
916-276-0851; [kmb.mitch@gmail.com](mailto:kmb.mitch@gmail.com)

**County Project Manager:** Sheryl Lenzie, Associate Planner, 874-7722; [lenzies@saccounty.net](mailto:lenzies@saccounty.net)

**Request:** Development Plan Review as required by Condition No. 20 of the approved use permit (04-UPP-PAP-0416). Condition No. 20 requires the Planning Commission to approve final development plans for each use and building. The proposal is to construct two new classrooms (total of 3840 square feet) and associated hardscape in addition to relocating several parking spaces. The new construction is located in the areas previously identified for development on the approved site master plan.

A Design Review to comply with the Community Design Guidelines.

Design reviewed, use permit approved in 1978, 98, and 2004. The foot-prints of old design that were approved is also shown in the plans.

Requesting two buildings to be approved. The previous request for 4, is reduced to 2 buildings, by eliminating the northern two. 8% variation between old and new design. The existing master plan, which envelopes building footprints, comply with design review, and community guidelines.

Design review advisor committee liked the project. Applicant strives to minimize the impact to the environment. Visual mitigations like trees will be implemented towards the neighbors in the west.

After today finalize the staff report and send it over to the commission.

Existing building footprint approved previously was over 23,000 SF. Present request is for under 4000SF. (Multi-purpose building 3020 SF, and Wood shop 82SF.)

Ralph C: Clarifies- Original request was for 4 building. Community design guidelines for Industrial, non-residential use in a residential area. Matching the neighborhood, landscaping. This is applied by Design Review, and not for CPAC. Recommendations by CPAC go to planning commission. They make the real decision.

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COUNCIL RECOMMENDATION:

Applicant Architect: \_\_\_\_\_ Mitch Bjorgum: Overview; Applicant are not doing buildings C1 and C2. Couple of buildings, Woodshop bld, and a Multi purpose building shown as C3 and C4. Trees: Applicant is trying not to remove any trees, or disrupt the area. New buildings are put in the foot print of the buildings already approved in previous applications. Special attention to blending into the nature. Raw wood recycled, are used in the room for wood shop. There will be no power tools. Hand tools only.

The structure is open on side with a couple of storages.

3020 sf Multi-purpose building, focal point for the campus. One bldg. sits higher, involving grading.

“Architecture of the building is natural and woody” developing unique shapes that are different. Building has big overhang, and out door seating.

Obtain reclaimed timber, sustainable material , focal point of the buildings architecture.

Proposing a grass roof for a natural feeling. Open environment for students to learn how to use hand tools. Driveway flows with the terrain with 3000 and 900 sf buildings

Ralph C: What effect will be on the trees?

Mitch Bjorgum: Protected trees are being consulted with the county tree folks recommendations . All trees are preserved, not touched, and left as is.

Ralph C: The buildings one story, for clearance purposes.

John Wallace: C3 above grade on the site, has this bldg. location been approved?

Applicant: Yes

John Wallace: Are all parking ratios met?

Applicant: Yes

Elisa Sabatini: How long does the construction of the project take?

Project contractor Tod Remy: Utility installation may have waiting periods. Start and stop so minimal impact. Between 6-8 months depending on the phasing. No constant heavy const.

Becky W; Is there concrete sidewalk? Pervious. Need to meet accessibility. Do you use new material for pavement?

Tod R: We will use Decomposed aggregate. Mitigation for construction under trees with pervious paving.

Motion by: -----John Wallace-----		Seconded by: -----Becky Wood-----		
Vote:----6	Yes ----6	No ----0	Abstain ----0	Absent ---1

Action: To approve the project.

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and its constituency.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

OTHER BUSINESS:

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Continued the "Approval of the minutes" till next meeting.

PUBLIC COMMENT:

Resident 3796 Fairfield: I live in the back. How long will the classes be open at nights?  
Mitch Bjorgum: Hours of operation 8:30 AM to 4:00 PM. No high lights. Low light bollards for safety reasons.  
Question: Is it occupied , Answer: No

Oliver Chaney, running the project: W close on regular basis 4PM, sometimes there are evening events 9pm.

Cary Casses resident 3776 fairhill: With deletion of these two front buildings, now will be the eliminations of the sidewalk. How soon will the applicant build the other bldgs., C1, C2.?  
Mitch Bjorgum: No plans, schools have withdrawn the plans for C1 and buildings, 1000Sf, and 1500SF respectively.

Staff Sheryl Lenzie: Please note that the original approved plans were for 23000square feet

Other public comments were by Martin McGea , Charlie, Ronald Cotes, and Nick, all residents of Bannister Rd.  
Concerns are Light shining into houses at night, and noises of students partying.

Applicant assures Light foot print is small.

Q:Suppose student are partying . How will you measure the decibels? Applicant: : context, 15 young . fully supervised.

Oliver Chaney: At night time these students do not party .

Mitch Bjorgum: the building has an outdoor deck. You will have people working in the open, and we are leaving it raw.

Elisa Sabatini: Imagine there is a max occupancy. How many do you have permit for?

Applicant: In 2004 200 was enrolled. They have a much less number now.

Staff Sheryl L. : There is no use permit based on enrolment. Buildings have 25 students on campus. Permitting for auditorium. An extra 15 can be accommodated.

Ralph C: I have not heard a nuisance or noise issue.

Public: How are you going to build a wall to stop the noise.

Mich Bjorgum: The building is insulated so it will stop some noise.'

Oliver Chaney: I will be on site and you can contact me. He passed out his card.

Public, Banister road resident: Ongoing measure as an advisory for scheduled for AC overlay. County sent out notifications, Starting Jan 2016. There is a 3 year moratorium on trenching. Is it due to this project?

Elisa: You are getting new street. That is what the note means.

Staff Sheryl L.: Plan is to re-pave bannister, not related to this project. And they tell everybody to do their trenching work before that.

- Ronald Cotes 3911 banister: Re noise, next year college still have dorms. One structure has 24 students.
- Oliver Chaney: He supervises the situation. Usually 8-9 adult students staying on the campus.

Nick resident of Bannister : Project is favorable. A good thing for Fair Oaks to have sustainable roof. It seems to fit in beautifully.

Ralph C: Sod roof is for insulation?

MITCH Bjorum : It fits in site and utilizes the site. It is insulation, sound, and energy, No watering or mowing.

Ralph C; We are in a big water crisis, species, and soil medium has to be designed right. Will the wood bldg. exterior be allowed to weather?

Tod R. contractor: Reclaimed wood Yes, age, not brand new.

Ralph C: Clear glass ??

Mitch Bjorgum: maybe sun protection. 6 feet overhang. With sunshine. A lot of glass on one side trying to take advantage of the view. Not expensive glass, but insulated.

Harry Azar: Looked for any negative impacts, and finding none, approves of the project. Generally will defer to CPAC members.

Becky Wood: the project has good architecture and adds to the area. Approve.

Elise: Sabatini: Also approves of the project.

John Wallace: Rudolf Steiner college, has been a great in complying with guidelines and I am sure the noise mitigation will be taken care for the neighbors

Becku Lund ; Applicant has gone to great length to make it blend in to the environment. Approve.

**APPROVAL OF MINUTES:**

**Discussion: Postponed till next meeting.**

**ADJOURNMENT:**

Motion by Ralph Carhart, 2<sup>nd</sup> Elisa Sabatini, all yes.

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

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