



ACTION SUMMARY
Fair Oaks
Community Planning Advisory Council (CPAC)
Wednesday, September 2, 2020 at 6:30 PM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW MEETING

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/wpfftjst>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/wpfftjst> (Enter Event ID Code: **wpfftjst**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **9562308#**)

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members

Rebecca Friedman – District 3 Appointee (Chairperson)
Chad Bowman – District 4 Appointee (Vice Chairperson)
Leon Corcos – District 3 Appointee
Ron Leis – District 3 Appointee
Arthur Starkovich – District 3 Appointee
Ted Wolter – District 3 Appointee
Becky Wood – District 3 Appointee
(Members Corcos, Starkovich and Wolter were not present)

County of Sacramento Staff

Todd Smith, Principal Planner (916) 874-6918 smitht@saccounty.net
Carol Gregory, Associate Planner (916) 874-5458 gregoryc@saccounty.net
Dorelle Johnson, Meeting Clerk (916) 874-8022 townsends@saccounty.net

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. **PLNP2019-00381 – Buena Vista Parcel Map**

Supervisory District(s): Peters

Assessor Parcel No: 249-0360-012

Applicant/Owner: Liya Silchuk

Location: 5224 Buena Vista Avenue, Approximately 1,150
South Of Madison Avenue In The Fair Oaks
Community.

Request: Tentative Parcel Map To Divide One Lot Into Two
Lots That Will Be Served By A Private Drive On A
1.11 Acre Parcel Zoned RD-3.

Design Review To Comply With The Countywide
Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035
foxde@saccounty.net

6:38 PM CPAC ACTION: Becky Wood/Ron Leis – The applicant requested a
continuance. The project was continued to October 7, 2020.

AYES: Chad Bowman, Rebecca Friedman, Ron Leis, Becky Wood

NOES: None

ABSTAIN: None

ABSENT: Leon Corcos, Arthur Starkovich, Ted Wolter

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. **PLNP2019-00321 – Pointe Fair Oaks Apartments** (Continued From July 1, 2020; Item No. 1)

Supervisory District(s): Peters

Assessor Parcel No: 244-0220-026

Applicant/Owner: GRA Architecture/APIP 2001, LLC

Location: Southwest Corner Of The Fair Oaks Boulevard And
Sunrise Boulevard Intersection, Bounded By Howard
Street To The South In The Fair Oaks Community.

Request: Development Plan Review To Allow 26 Apartment Units In Four Two Story Structures On Approximately 1.36 Acres In The Commercial District Subarea Of The Fair Oaks Village Special Planning Area.

Special Development Permit To Allow:

- Reduction In The Minimum Side Street Yard Setback (Sunrise Boulevard) From 25 Feet Required To 2 Feet Proposed;
- Reduction In The Minimum Multifamily Detached Open Space Requirement Of 30 Percent Required To 26 Percent Proposed;
- Reduction In The Minimum Trash Enclosure Setback From A Public Street (Howard Street) Of 31 Feet Required To Approximately 23 Feet Proposed;
- Deviation From The Required 8-Foot-Wide Landscape Planter With Street Trees Along The Project Site's Frontage And Setback Areas On Fair Oaks Boulevard, Sunrise Boulevard, And Howard Street;
- Deviation From The Required 7-Foot-Wide Landscape Planter With Screen Trees Along The Interior Property Line Adjacent To The Existing Single Family Residential Parcels To The West;
- And Deviation From Parking Lot Landscaping Standards, Including Minimum 8-Foot-Wide Landscaped Areas At The End Of The Of Parking Aisles And Parking Islands Every 7 Parking Spaces.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Wednesday, September 2, 2020, The Fair Oaks Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (4 Yes, 0 No, 3 Absent).

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

7:40 PM CPAC ACTION: Chad Bowman/Becky Wood – Recommended the Planning Commission approve the Development Plan, Special Development Permit and Design Review as presented. Staff addressed member concerns and confirmed the size of set-back deviations and parking. Members were satisfied with the modifications completed by the applicant after community outreach and feedback.

AYES: Chad Bowman, Rebecca Friedman, Ron Leis, Becky Wood

NOES: None

ABSTAIN: None

ABSENT: Leon Corcos, Arthur Starkovich, Ted Wolter

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2020-00032 – Zoning Ordinance Amendments Related To Accessory Dwelling Unit Standards](#) (Informational)

Supervisory District(s): All

Assessor Parcel No: Countywide

Applicant/Owner: County Of Sacramento

Location: Countywide

Request: Amendments To Zoning Code Language Related To Accessory Dwelling Units (ADUs) And Junior Accessory Dwelling Units (JADUs), To Bring The County Of Sacramento Into Compliance With Related State Statutes Amended In January Of 2020.

Final Hearing Body: Board Of Supervisors

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

6:39 PM CPAC ACTION: Presentation was made. No member comments were made.

MISCELLANEOUS MATTERS

4. Staff Update

7:45 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that were presented to the Board of Supervisors on August 18, 2020.

5. Council Member Comments

7:50 PM CPAC ACTION: No comments were made.

6. Public Comments

7:50 PM CPAC ACTION: No public comments were made.

Adjourned at 7:50 p.m.

Monthly Meeting Scheduled Every First (1st) Wednesday