

AGENDA

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
Raymond James Irwin Vice-Chair
Rebecca Friedman Secretary

MEMBERS: Rebecca Lund Elisa Sabatini
Robert Luscombe Becky Wood

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt 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:****TIME:**

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

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:****TIME:**

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

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:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

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:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

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.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

STAFF UPDATE:

OTHER BUSINESS:

Election of Chair

PUBLIC COMMENT:

ADJOURNMENT:

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 1-800-855-7100.



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311

MINUTES

FAIR OAKS COMMUNITY PLANNING ADVISORY COUNCIL

McMillan Center
8020 Temple Park
Fair Oaks, CA 95628

Wednesday, December 13, 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 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: Harry Azar - P Chair
Raymond James Irwin - P Vice-Chair
Rebecca Friedman - P Secretary

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

COUNTY PLANNING REPRESENTATIVES: Jessica Brandt - 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 **November 8, 2017** minutes (see “Other Business”)

PLANNING ITEMS FOR REVIEW:

1.	Entitlement(s): UPP / DRS	
Control No.:	PLNP2017-00329 The Christian Community Use Permit Workshop	
APN:	244-023-013	
Applicant/Owner:	The Christian Community	
Location:	The property is located at 10030 Fair oaks Blvd. at the southwest corner of Fair Oaks Boulevard and Howard Street in the Fair Oaks community.	
Request:	<ol style="list-style-type: none">1. A Use Permit (UPP) to establish a place of worship (church) in an existing 6,322 square foot building on 0.56-acres in the Fair Oaks Village SPA.2. A Design Review to comply with the Countywide Design Guidelines.	
Final Hearing Body:	Planning Commission	
Investigating Member:	Harry Azar, Raymond James Irwin	
Lead Planner:	Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net	

[Click here for more information.](#)

COUNCIL RECOMMENDATION: NO OFFICIAL RECCOMENDATIONS

TIME: 7:12PM

Action: County (Leanne) stated that this is an initial workshop to gather feedback from the community.

CPAC comments:

Harry Azar stated that he visited the property and it appeared that it is being used as a church at this time. Harry stated that the concrete in front of the building is cracked and needs to be replaced or shaved to allow wheelchairs usage.

Elisa Sabatini asked the County about the requirement for the permit if the church is already operating in the space. The County (Leanne) said there are no specific rules governing that.

Applicant: Project architect, Robert Hoblitt presented. No exterior improvements will be made. They feel the space use is sufficient for their purposes. No additional parking will be needed.

The congregation relocated to the area to be closer to their members who are primarily from the Carmichael and Fair Oaks area. Building was purchased in May 2017.

Services will be held 3 days a week with approximately 30- 40 members attending each service. Occasional events or small conferences will be held in the space.

Some upgrades may be undertaken in the future which would include ADA compliance.

CPAC comments:

Raymond James Irwin, Vice Chair asked about the intention for new signage to be installed. He encouraged reaching out to the neighbors.

Elisa Sabatini inquired about the parking use.

Becky Lund asked about the time of the services.

Robert Luscombe asked about the maximum number of people who can gather in the space. The project Architect Robert Hoblitt stated that the assembly space is limited by the County to 1 car/parking space for every 3 seats in the assembly space. The Assembly space will be configured to 84 individuals. Robert also asked about ADA compliance plans. The project Architect, Robert Hoblitt architect responded that no parking changes will need to be made but they do plan to install accessible parking.

Harry Azar, Chair asked the County to confirm the ration of parking spaces to assembly space. The County (Leanne)

replied that the requirement is 1 car/parking space for every 3 seats in the assembly space and on street parking is allowed and counted as part of their analysis. A thorough analysis hasn't been done yet as this is only at workshop stage.

Rebecca Friedman asked the County if the special use permit which would be required would be time limited. The County (Leanne) also stated that the special use permit would not be time limited (would not expire).

2.

Entitlement(s): **PMR**

Control No.: **PLNP2017-00161 4025 Main Street Tentative Parcel Map Extension**

APN: **244-0241-005**

Applicant/Owner: Victoria Leas

Location: The project is located at 4025 Main Street, 1,700 feet east of the intersection of Fair Oaks Boulevard and Sunrise Boulevard.

Request: A **Tentative Parcel Map Extension** for a previously approved Tentative Parcel Map to split a 0.597 acre RD-5 (Residential) lot into two parcels in the Fair Oaks Village Neighborhood Preservation Area (NPA) in the Fair Oaks Community.

Final Hearing Body: Zoning Administrator

Investigating Member: Harry Azar, Raymond James Irwin, Rebecca Lund, Robert Luscombe, Elisa Sabatini, Becky Wood

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: Motion to recommend approval of the tentative parcel map extension for 5 years.

TIME: 8:34PM

Motion by: Raymond James Irwin

Seconded by: Elisa Sabitini

Vote Yes - 5

No - 2

Abstain - 0

Absent - 0

Action: Motion passed

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.

Action: County (Leanne) stated that this is a request for a 5-year time extension for a previously approved parcel map which was previously subject to legislative time extensions. A 0-5 year extension can be recommended. The County (Leanne) stated that the project is still subject to the environmental study report.

CPAC comments:

Elisa Sabatini stated that the lot size are larger than the required size for the zoning. She suggested that the county require an updated arborist report as more than 10 years have passed.

Becky Wood stated that she believes the request is different than the original request and by reducing parcel A and having a flag lot this changes the project substantially. She stated that the lot size has changed significantly.

Harry Azar indicated that the total square foot extension of 2012 sq. ft. have been made to the original property of 1960 sq. ft. Also based on investigation of trees on the property he questioned reliability on the arborist report. Harry indicated he has concerns with not being able to reanalyze the project. Harry stated he thought some changes were made to the subdivision map. Harry Azar stated that he would like a map with the structures and an updated arborist report.

The County (Leanne) stated that the in the process of review a number of County departments do comparison of maps and review the arborist report.

Raymond James Irwin asked about the intended use of the lot split. The Applicant's representative stated that she and the applicant did not have a particular intention for the property at this time. Rebecca Friedman followed up to ask if the longer time extension was preferred by the Applicant. The Applicant's representative, Logan Cardona stated that the longer time extension was preferred.

Applicant: Applicant's representative, Logan Cardona confirmed that the home on the property was remodeled and stated the lot has been moved east 5 feet. The County (Leanne) confirmed to the CPAC that it had been moved approximately 30 feet.

Public comment: A neighbor to the property, Diane, spoke about concern for the trees in the area. She also appreciates the open space over additional building.

OTHER BUSINESS:

8:35PM Approval of November 2017 Fair Oaks CPAC minutes

Motion by: Rebecca Friedman			Seconded by: Elisa Sabitini		
Vote: 7	Yes: 0	No: 0	Abstain: 0	Absent: 0	
Comments: None					

PUBLIC COMMENT:

ADJOURNMENT:

ADJOURNMENT:

8:36PM Motion to Adjourn

Motion by: Rebecca Friedman			Seconded by: Becky Wood		
Vote: 7	Yes: 0	No: 0	Abstain: 0	Absent: 0	
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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311