

ITEM 1 COPC PUBLIC COMMENT 001

From: [Steve Hoverman](#)
To: [Clerk of the Board Public Email](#)
Subject: Agenda Item PLNP 2019-00321 - Pointe Fair Oaks Apartments
Date: Tuesday, June 30, 2020 11:18:25 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

This discussion is around two points:

The proposal makes many zone variance requests which are all aimed at crowding more people into a compact area. Please notice that there are **NO** variance requests to increase the sidewalks, garden, yard, grass or landscape areas. Howard Street is a one-lane road without sidewalks, yet with the new plan there will be traffic entering from the apartments on top of the traffic passing by the apartments, again, onto a one-lane road.

Traffic Danger

The property identifies itself as bordered by the intersection of Fair Oaks Blvd and Sunrise Blvd. There is also a merge lane with a righthand curve that hides traffic. So there are 3 flows of traffic one on the merge lane and on the two roads. **Currently** to exit Sunrise southbound requires crossing Fair Oaks and then crossing the merge lane in order to get onto Howard St. The **proposed** apartment traffic will use Howard St to exit up to 48 vehicles onto southbound Sunrise.

The intersection of Sunrise and Fair Oaks has high vehicular traffic and high accident area. See the 2009 Citrus Heights Mobility Plan. The **current** median is a park-like setting with grass and trees and will be an attraction to children in the apartments. That attraction will entice them to cross merging traffic which is on a bend and down a slope rendering them invisible to eastbound Fair Oaks traffic and the resulting increase in accidents.

Currently there are 1) roadway bends in the all the routes, 2) the road grade and 3) trees in the median that all restrict visibility causing vehicle, vehicle-bicycle and vehicle-pedestrian accidents. This is such a known fact that ambulance-chasing lawyers advertise that fact here: <https://www.autoaccident.com/fair-oaks.html>.

The **proposed** apartments will increase vehicle and pedestrian traffic and children playing. See 2007 Sacramento Pedestrian Plan Final Draft Figure 4, High Priority Pedestrian Projects, Fair Oaks, which puts that intersection within the priority pedestrian plan Figures 61 and 144.

On the south side of the property is Howard St. The bends and slope of Howard Street **currently** create blind curves at both ends, i.e. at Villa Ct and exiting from Sunrise Blvd. There is limited visibility of traffic entering Howard going eastward onto Sunrise or westward toward Villa Ct which therefore creates increased accident risk.

Connection to Village

As the apartment residents will be members of the Fair Oaks community, they would need to be connected by walkways to the village and to the American River/Sacramento Bar. **Currently** Fair Oaks is a small, compact, rural area that is very walker/runner/biker friendly. So the new community residents will need walking access to the village center and the river. The developer has **NOT proposed** sidewalks connecting the residents with either the village or the Sacramento Bar park. There needs to be added sidewalks available. I believe that the developer needs to add 1) sidewalks along Howard Rd and 2) "caution-pedestrian/children" signs in at least 4 locations surrounding the apartments.

I request that the developer should continue the **current** arboreal setting; meaning add more open space and landscaping, maybe even oak trees, to carry on our and Sacramento's tree tradition. As a side note there is a restriction to removing oak trees in Fair Oaks and yet the older trees in Fair Oaks are constantly dying off. To counteract the continued, normal tree lose, I request the developer **propose** a variance to add space for more shade trees.

Therefore, I request the CPAC to DENY the project as proposed, and request the developer to redraw a project with fewer units, two stories only, adequate parking, adequate landscaping set asides, widen Howard St and add sidewalks along it. I recommend following the current building code without variance. If it does so, I have no objections to apartments at the Pointe.

Steve Hoverman
3910 Villa Ct
Fair Oaks, CA 95628
916-962-1740
shoverman@gmail.com

ITEM 1 COPC PUBLIC COMMENT 002

From: [Jeff Curl](#)
To: [Baatar. Bilegt](#); [Clerk of the Board Public Email](#)
Subject: Comment on Control No. PLN2019-0032, Pointe Fair Oaks Apartments
Date: Thursday, June 25, 2020 9:05:08 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Greetings,

I received the courtesy meeting notice for this proposed construction project. I live at 4010 Pennsylvania Ave. in Fair Oaks. Are there plans that I can review prior to comment? I am generally supportive of the project, except for the permit for a reduction in required parking spaces given the limited street parking available here.

Regards,
Jeff Curl

ITEM 1 COPC PUBLIC COMMENT 003

From: [Stephen Sims](#)
To: [Clerk of the Board Public Email](#); [Baatar. Bilegt](#)
Cc: akthrower@sbcglobal.net; [Stephen Sims](#)
Subject: Concerns about the Pointe Fair Oaks Apartments PLNP2019-00321
Date: Sunday, June 28, 2020 2:58:12 PM
Attachments: [CPACApartmentprojectpdf.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please download and review the concerns we have regarding the apartment complex proposed to be built directly behind our property.

Sincerely,

Steve Sims, EA
Principal
Steve Sims, EA LLC

11230 Gold Express Dr., #310-238, Gold River, CA 95670
O - 916.961.7735
F - 916.546-1236
C - 916.847-9181
E - steve@stevesimsea.com
Specializing in California tax controversies

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11320 Gold Express Drive., #310-238 Gold River, CA 95670 916-961-7735

To: Fair Oaks Community Planning Advisory Council (CPAC)
Bilegt Baatar, Assistant Planner, Sacramento County

May 26, 2020

From: Stephen Sims, Olga Durette, Evelyn Durette
9916 Portofino Oak Lane Fair Oaks CA 95628
OUR PROPERTY BORDERS THE PROJECT

Arnold & Anita Thrower
9913 Portofino Oak Lane Fair Oaks CA 95628
OUR PROPERTY BORDERS THE PROJECT

Re: Proposed Pointe Fair Oak Apartments
Control No: PLN2019-00321
Assessor Parcel No. 244-0220-026

First we would like to thank you for giving us the opportunity to address our concerns regarding this project Pointe Fair Oaks Apartments. We have a number of serious concerns relating to allowing this project to be developed at this location.

Traffic Concerns:

Currently there are only two access points from which occupants or visitors will be able to access the property. They will only be able to access from Howard Street, or Fair Oaks Blvd. To access from Howard Street will create a traffic situation that will increase the risk of collisions due to the narrowness of the street, quick turn off from Sunrise Blvd on to a considerable incline. This is a heavily trafficked area, especially during commuting hours. We have already had a considerable number of accidents. There is currently a memorial there where someone lost their life. This will also increase the amount of traffic going through the neighborhood including Pennsylvania Ave, Magnolia Avenue and New York Avenue. All these streets are extremely narrow and would considerably increase the probability of car on car and car on pedestrian accidents.

Occupant Concerns:

This project will border our properties. It will result in a considerable reduction in privacy and security. We do not have any information regarding the cost to rent a unit. We would like more information relating to the cost to rent per unit to better assess and address our concerns in this area.

Special Development Permit to Allow concern:

1. **Reduction in the minimum side street yard setback (Sunrise Blvd) from 25 feet to 2 feet.** We believe to allow this would create an extremely dangerous situation because of the ability to disrupt traffic on Sunrise Blvd by occupants or visitors of the apartment complex. Distracted drivers just looking up will create traffic accidents between cars continuing and cars turning on to Howard. This request appears to be without caution and concern for public safety.
2. **Reduction in the minimum three-story multifamily structure setback from single family residential from 75 feet required to 52 feet proposed.** This request is extremely disturbing to us. The fact that they are trying to encroach upon us within legally set aside limits without contact the two residential property owners that this would affect is insulting. The decrease in value of our property would be considerable. I was aware of these setbacks when I built my home. I would not have built at this location if I knew the property setbacks could change. Especially without consideration.
3. **Exceedance in the maximum height for three-story multifamily structure of 40 feet permitted to 51 feet proposed.** See number 2 above. Additionally, this limits the amount of sun we will receive daily into our backyards.
4. **Deviation from the required 8-foot wide landscape planter with street tree along the project sites fronting and setback areas on Fair Oaks Blvd, Sunrise Blvd, and Howard Street.** Again the same concerns explained in number 1 above apply here also. Fair Oaks as a neighborhood maintains a certain appearance. What's being requested here is a major change to the landscape of Fair Oaks.
5. **Deviation from the required 7-foot wide landscape planter with screen trees along the interior property line adjacent to the single family residential parcels to the west.** Please see number 2 above. It appears they are trying to sit these units right on top of us. The reduction in privacy and increased security concerns would greatly impact our property values. Again, they did not contact us regarding these requests. It appears they thought we do not track these proposals. Not the case.

Building Concerns:

Retaining Wall

We want to emphasize that the brick wall currently separating our property from the proposed development property is not a retaining wall. I offered comments on an earlier project where the builder was saying that it was a retaining wall. We have considerable concerns regarding any

project development that does not include a retaining wall protecting our properties from damage.

Damage to Property:

During the course of construction we are concern about the damage to our our structures as a result of dust, noise or accidental equipment/employee behavior may require cost to repair. We are also concerned about the hours of construction. I am self employed and maintain a home office, I am concerned about how this will impact my business.

We consider a number of the "Special Development Permit to Allow concerns" listed above to be a breach of contract by the county if the builder is allowed to proceed based on their request. I build my home as owner builder, I purchased the property based on the setback requirements that the developer is trying to change. Mr. Thrower is also an original property owner that purchased his home with an understanding of the requirements to develop the land behind us. What's being requested is for the county to allow for a project that will exceed hight and border requirements to our property. We will be outraged if this project is allowed to proceed as proposed. We are insulted that the developer did not reach out to us because of what they were asking us to accept.

Thank you CPAC, again for sending us notice, for without that notice this project would have been allowed to proceed without us being able to express our concerns. Should it be allowed to move forward, this notice to the county will be valuable in the event that future litigation is required.

Sincerely,

Stephen Sims
Olga Durette
Evelyn Durette
Arnold Thrower
Anita Thrower

ITEM 1 COPC PUBLIC COMMENT 004

From: [Rebecca LaBoriel](#)
To: [Clerk of the Board Public Email](#)
Subject: CPAC Board Meeting-Opposition to Agenda Item 1-meeting date 7/1/2020
Date: Monday, June 29, 2020 3:45:50 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello,

I am a Fair Oaks resident as well as I sit on a local community board of directors. I am opposed to the Pointe Fair Oaks Apartments being built to the specifications that is being asked to be voted on. I would strongly urge the developer to reimagine the plan, to revise from a 3 story apartment building to a 2 story apartment building. While all of us would love to have more people living in our precious city, a 3 story apartment building would not only reduce the beautification to our city but will also bring more traffic to Sunrise Blvd. The stretch of Sunrise Blvd already has traffic concerns to the Fair Oaks residents. Many individuals have been killed on this stretch of roadway. Additional multi-family structures increases safety concerns-causing more stress to a thin police force that we currently have. Please consider a reimagined plan of housing to include less people for an increase to safety.

Respectfully submitted

Rebecca LaBoriel, M.S.

ITEM 1 COPC PUBLIC COMMENT 005

From: [Jon Bennett](#)
To: [Clerk of the Board Public Email](#)
Subject: Fair Oaks CPAC Public Comments for July 1 Meeting
Date: Monday, June 29, 2020 5:09:49 PM
Attachments: [PLNP 2019-00321.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please find attached a letter to the Fair Oaks CPAC for PLNP 2019-00321

Thank you,

Jon Bennett

3968 Oranewood Drive
Fair Oaks, CA 95628
June 29, 2020

Re: PLNP 2019-00321

Dear Fair Oaks CPAC Members,

I am writing to you today concerning the proposed development PLNP 2019-00321 – Pointe Fair Oaks Apartments and to state my opposition to it.

As a former member of the Vineyard CPAC, I have seen far too many of these kinds of proposals come to fruition during my time on the council and they ended up being one of the major reasons I moved my family to Fair Oaks 8 years ago. Thankfully, we all live in a Special Development Area; however, as we know all too well, this doesn't prevent bad projects from being given the green light by the County.

To be honest, this project has far too many problems to discuss in a letter, but I will list the most compelling below.

To say access to this development site is a complete disaster is a monumental understatement. The proposed development site is a virtual island surrounded by 2 major thoroughfares to the North and East: Sunrise Blvd. and Fair Oaks Blvd. It is also surrounded by typical Fair Oaks (semi-rural) residential development all the way to the American River.

There is not a single point of access via Pennsylvania Avenue or New York Avenue that will not cause major chaos and disruptions to the surrounding neighborhood(s). If this project is approved, the two residential streets that would see the biggest disruption are Magnolia Avenue and Howard Street, as both provide the safest and most rational forms of ingress and egress to the area. However, Magnolia Avenue has already reached a point where speeding and the burden of large flows of traffic from the Park Place Apartments is becoming too much and Howard Street is nothing but a one lane road.

In summary, there is a reason why both parcels of land on either side of Fair Oaks and Sunrise remain undeveloped, for all intents and purposes; there is no way to mitigate the negative impact of development on the surrounding community and traffic on two of the area's most heavily traveled roads.

Clearly, the best solution to this problem is to not develop this property but instead, for the County to acquire the property by eminent domain or other means for the purpose of widening Sunrise Blvd. and making improvements to the dangerous intersection of Fair Oak Blvd. and Sunrise Blvd.

Thank you,

Jon Bennett

. The only access to this site will be New York Avenue due to the signal light at the intersection of Fair Oaks at New York, however, New York is already overburden with

Pennsylvania Avenue to Howard Street is virtually nonexistent during any daylight hours due to traffic and would create an additional burden for residents from an already heavily traveled road because of the access to the American River.

ITEM 1 COPC PUBLIC COMMENT 006

From: [Jon Bennett](#)
To: [Clerk of the Board Public Email](#)
Subject: Information Request for PLNP2019-00321
Date: Friday, June 26, 2020 11:56:39 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello,

I am writing to you to request historical car accident data for the intersection of Fair Oaks Blvd and Sunrise Blvd in Fair Oaks .

Hoping that this information is handy as the CPAC meeting for this project is scheduled for 7/1 so that our community members and the CPAC can make an informed decision regarding this proposed project.

The CPAC meeting for this project is scheduled for 7/1.

Please let me know if you have any questions or concerns.

Thank you,

Jon Bennett
916-601-8336

From: [Joe Dobrowolski](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00321 – Pointe Fair Oaks Apartments 7-1-20 Fair Oaks CPAC Meeting
Date: Tuesday, June 30, 2020 2:43:14 AM
Attachments: [Pointe Project Comments.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Pointe Project

PLNP2019-00321 – Pointe Fair Oaks Apartments

Please deny all the exceptions to SPA and County requirements requested by this project.

Our community has spent a lot of time trying to maintain a special environment for Fair Oaks. The Pointe project being proposed at the entrance to Fair Oaks is not a project befitting the gateway to Fair Oaks. It is an ungainly, overly tall ungraceful, bland with a barracks appearance. It is an unattractive low income looking housing project.

As an ex-member of the FO CPAC I have seen over the years developers requesting modifications to the restrictions for Fair Oaks and the SPA. The CPAC has modified the restrictions on development that were reasonable and fit the Fair Oaks environment. This included changes in how the height restrictions were measured in our hilly area. A few individual exceptions to restrictions for developments have also been approved. This developer is requesting more exceptions than is reasonable, especially for such an ugly looking set of buildings. Please deny all the requests exceptions.

The Pointe Project developer is requesting across the board exceptions, which are beyond acceptable. The developer must believe that the CPAC members are not intelligent enough to recognize this proposal is inconsistent with the Fair Oaks life style.

Not only is this corner what people see as they arrive in Fair Oaks it will have a significant impact on the gateway to the American River and the community which is south of Fair Oaks Blvd and West of Sunrise Blvd. The area is a quiet community, which has narrow, twisting, and hilly streets. It has open spaces and is heavily wooded. The proposed project will severely impact the noise and environment of his serene area. But more importantly the traffic it will generate on Pennsylvania and Magnolia will change the character of the community and make the streets unsafe.

We respect the right of the owner to develop this property. But, we expect a project consistent with regulations and restrictions and which befits Fair Oak's quality of life.

The only exit from the project is onto Howard St. The picture below shows the

county regards Howard as a one lane street. The project does not make any proposal for widening Howard. The project must address the narrowness of Howard. In addition they are requesting to limit the setback on Howard which will make the street feel even narrower. Deny the set back exception. Require them to widen Howard all the way to Pennsylvania.

Howard is the primary access to Sunrise Blvd. going south. For those leaving the Pointe and wishing to go other than South on Sunrise they will use Pennsylvania and then Magnolia to get to New York, which is the only signalized intersection in the community. Magnolia is also a narrow street with unsafe horizontal sight distance.

Pennsylvania Ave is a narrow twisting street with limited horizontal sight distances. It is the access to the American River and is filled with, rafters and bikers. It is also the training ground for many local running teams, as it is the only steep street in the area. Keep the number of units to the specified limit. The architects present information regarding rationale for the increased number of units by using logic for a Palo Alto project. Fair Oaks is a different community than PaloAlto down town and requires different approaches. The rationale for the additional units and the reduced parking is false. The reasoning for reduced parking is that transportation is nearby. Yes there is a bus stop. But there is just one bus line, the 21, and it comes every 30 minutes for a while then every 45 minutes. This does not meet the county's specification for increased density. The bus only goes from Sunrise mall to Light rail. People work in very different directions. Almost all the people living there who work will need a car.

In today's economic conditions people are doubling up to be able to pay for the rents on apartments. A one bedroom apartment will have 2 people or even three. A two bedroom apartment will likely have 4 people. All those people will need transportation, yes a car. The Pointe will need the full quantity of parking spaces required by the County.

The CPAC should be insulted by the presentation of the project. The elevation views show two small walls of the same height throughout, along Sunrise Blvd. But the 2 walls per the plan vary from 0 feet to a combined 25 feet. Quiet a difference from the picture they are showing. The wall detail indicates they will be just cinder block. Another ugly feature.

The Supplemental Application form is a blatant disregard for the truth: "the design meets the requirements of the village"; ". meets the Dwelling requirements"; "will enhance the environmental conditions"; "provides open spaces as required". I'm sorry, if they meet the requirements why are they asking for the all the exceptions.

Please stand up for keeping the environment of Fair Oaks as a small community and send the owner back to come back with a proposal that fits the Fair Oaks, SPA and County needs.

If the following picture is not seen I have attached the jpg as well as my comments.



Joe Dobrowolski
3950 Oak Hurst Circle, Fair Oaks
916-342-0052
joedobro@pacbell.net

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Have a Great Day
Joe Dobrowolski

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Pointe Project

Please deny all the exceptions to SPA and County requirements.

Our community has spent a lot of time trying to maintain a special environment for Fair Oaks. The point project being proposed at the entrance to Fair Oaks is not a project befitting the gateway to Fair Oaks. It is an ungainly, overly tall ungraceful, bland with a barracks appearance. It is an unattractive low income looking housing project.

As an ex-member of the FO CPAC I have seen over the years developers requesting modifications to the restrictions for Fair Oaks and the SPA. The CPAC has modified the restrictions on development that were reasonable and fit the Fair Oaks environment. This included changes in how the height restrictions were measured in our hilly area. A few individual exceptions to restrictions for developments have also been approved. This developer is requesting more exceptions than is reasonable, especially for such an ugly looking set of buildings. Please deny all the requests exceptions.

However, the Pointe Project developer is requesting across the board exceptions, which are beyond acceptable. The developer must believe that the CPAC members are not intelligent enough to recognize this proposal is inconsistent with the Fair Oaks life style.

Not only is this corner what people see as they arrive in Fair Oaks it is also has a significant impact on the gateway to the American River and the community which is south of Fair Oaks Blvd and West of Sunrise Blvd. The area is a quiet community, which has narrow, twisting, and hilly streets. It has open spaces and is heavily wooded. The proposed project will severely impact the noise and environment this serene area. But more importantly the traffic it will generate on Pennsylvania and Magnolia will change the character of the community and make the streets unsafe.

We respect the right of the owner to develop this property. But we expect a project consistent with regulations and restrictions and which befits Fair Oak's quality of life.

The only exit from the project is onto Howard St. See the attached picture showing the county regards Howard as a one lane street. The project does not make any proposal for widening Howard. The project must address the narrowness of Howard. In addition they are requesting to limit the setback on Howard which will make the street feel even narrower. Deny the set back exception.

Howard is the primary access to Sunrise Blvd. going south. For those leaving the project and wishing to go other than South on Sunrise they will use Pennsylvania and then Magnolia to get to New York, which is the only signalized intersection in the community. Magnolia is also a narrow street with unsafe horizontal sight distance.

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The architects present information regarding rationale for the increased number of units by using logic for a Palo Alto project. Fair Oaks is a different community than PaloAlto downtown and requires different approaches.

The rationale for the additional units and the reduced parking is false. The reasoning for reduced parking is that transportation is nearby. Yes there is a bus stop. But there is just one bus line, the 21, and it comes every 30 minutes for a while then every 45 minutes. This does not meet the county's specification for increased density. The bus only goes from Sunrise mall to

Light rail. People work in very different directions. Almost all people living there who works will need a car.

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The Supplemental Application form is a blatant disregard for the truth: “the design meets the requirements of the village”; “. meets the Dwelling requirements”; “will enhance the environmental conditions”; “provides open spaces as required”. I’m sorry, if they meet the requirements why are they asking for the all the exceptions.

Please stand up for keeping the environment of Fair Oaks as a small community and send the owner back to come back with a proposal that fits the Fair Oaks, SPA and County needs.



ITEM 1 COPC PUBLIC COMMENT 008

From: [Pogo Possum](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00321 – Pointe Fair Oaks Apartments
Date: Wednesday, June 24, 2020 1:18:44 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Building Requirements exist for a purpose and the number and size of requested variances for the proposed Pointe Fair Oaks Apartments development at Assessor Parcel Number 244-0220-026 are excessive and should not be granted.

The developer is trying to maximize profits by cramming 39 apartment units into a relatively small parcel area at the expense of future residents, nearby businesses, and the general public.

I'm concerned about all the variances, but I'm especially concerned about the requested 51 feet height variance being in view next to a major intersection and the requested only 48 parking spaces variance for 39 apartments.

After the proposed development is built and approved variances are set in concrete, there is little chance of going back to have them modified, so please be very sure that approving these variances is an excellent idea. Thanks.

- R. Cuny

From: [Vikki](#)
To: [CPAC-FairOaks](#)
Cc: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00321 – Pointe Fair Oaks Apartments
Date: Tuesday, June 23, 2020 4:22:57 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear CPAC members,

I am writing to recommend that the following development to be considered only if none of the deviations or reductions are allowed. See my notes below:

1. PLNP2019-00321 – Pointe Fair Oaks Apartments

Supervisory District(s): Assessor Parcel No: Applicant/Owner:

Peters

244-0220-026

GRA Architecture/APIP 2001, LLC

Location: Request:

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

Development Plan Review To Allow 39 Apartment Units In Four Three 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;

This is on a very busy boulevard - if anything, added set backs should be required in consideration of the residents due to traffic noise and vehicle pollution.

- Reduction In The Minimum Three-Story

Multifamily Structure Setback From Single- Family Residential From 75 Feet Required To 52 Feet Proposed;

No reduction.

- Exceedance In The Maximum Height For Three- Story Multifamily Structure Of 40 Feet Permitted To 51 Feet Proposed;

No allowance for exceeding permitted height. And in fact just two stories should be allowed as required. Consider the neighbors and the neighborhood and maintaining the existing quality of life.

- Reduction In The Minimum Multifamily Detached Open Space Requirement Of 30 Percent Required To 26 Percent Proposed;

No reduction allowed for the open space. Consider the well being of the residents.

- Reduction In The Minimum Trash Enclosure Setback From A Public Street (Howard Street) Of 31 Feet Required To 14 Feet Proposed;

Howard street is very narrow and trash removal is going to be difficult in any case so a reduction in the set back should not be allowed.

- 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;

No reduction or deviation should be allowed for the benefit of the neighborhood and residents, to maintain the rural nature of our area.

- 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;

No deviation should be allowed. The neighbors should not not have their view be into apartments. Common courtesy would require a screen of trees. The apartment residents would appreciate a screen between their view and the homes also.

- 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;

No comment.

- Reduction In Vehicular Parking Spaces From 68 Required Spaces To 48 Spaces Provided. Design Review To Comply With The Countywide

Huge problem with this. Where are all their cars and guests cars expected to park... the solution would be a much smaller amount of apartments to provide less density and better living conditions for all; neighbors and residents.

Sincerely,
Vikki walker
7760 magnolia avenue
Fair oaks 95628

Sent from Vikki Walker

ITEM 1 COPC PUBLIC COMMENT 010

From: [Marge](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00321 - Pointe Fair Oaks Apartments
Date: Tuesday, June 30, 2020 3:19:27 PM
Attachments: [July 29.Pointe Project 2docx.docx](#)

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

July 29, 2020

Pointe Project

PLNP2019-00321 – Pointe Fair Oaks Apartments

I'm a grandmother who pushes a stroller daily in a neighborhood that I've watched change from a quiet and very safe atmosphere to an area that has people arriving in busloads and triple parked cars, as numerous groups pile out to carry huge rafts down Pennsylvania Avenue for rafting and other river activities. They, and their parked cars, make our narrow roads impassable.

High School track teams from all over the county arrive to practice on our hilly roads...we love the young people and willingly stop our cars as they go by...but...my granddaughter and I must choose a safe route where there are sidewalks and so must leave my immediate neighborhood where many are narrow and don't have sidewalks.

Not only is this the entrance to Fair Oaks, it is a much used entrance to the American River that is used by our greater community. We live here, and our community arrives, because this is a local area where there are trees, healthy air, local plays and concerts. We've watched so many oaks disappear as new development arrives, and the increase in density on Sunrise Boulevard has created the 'Sunrise Parking Lot' as the hours of 'traffic stall' increase.

In addition to all our visitors, in our neighborhood within a few blocks of the proposed Pointe, there are already two large high density projects. One is currently nearing completion.

Even a grandmother like me can see in this proposal, that the excess of cars without adequate parking spaces, the lack of reasonable access to the development, and the lack of nearby, frequent buses will create safety issues for the local neighborhood and the greater community who spend so much time here. In addition this project is located at a corner that is heavily impacted, and accidents are not uncommon.

I've read letters from the Fair Oaks community which express many of my other concerns and I agree with them all.

Mary Dobrowolski

ITEM 1 COPC PUBLIC COMMENT 011

From: [Wesley Trunnell](#)
To: [CPAC-FairOaks](#); [Shen, Jessie](#); [Baatar, Bilegt](#)
Cc: [randtj@saccounty.net](#); [Vogt, Thomas](#); [smitht@saccounty.net](#); [Townsend, Stephanie](#); [Gregory, Carol](#)
Subject: PLNP2019-00321 – Pointe Fair Oaks Apartments
Date: Sunday, June 28, 2020 5:59:26 PM
Attachments: [ThePointe.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Planning Committee,

Attached is my letter for your PLNP2019-00321 file stating my objections to this project.

I intend to join your steaming meeting on July 1st if you wish to discuss my letter.

Sincerely,
Wesley Trunnell

To: Fair Oaks CPAC,
Bilegt Baatar

28 June 2020

Re: PLNP2019-00321, Pointe Fair Oaks Apts

This project plan is clearly a case of asking for the ridiculous in the hope of ending up with what you wanted in the first place. Why not just submit a reasonable and rational plan the neighborhood could get behind and support? But no, they choose to throw gas on the neighborhood and light a match with this design.

I want a completed project on this lot. I'm tired of the shenanigans where the Fair Oaks Special Plan Area is used to pervert the entire Sacramento County Development Code. Do this project to code and let's try to get along.

The "Special Development Permit" package is too ludicrous to address with comments. I will only say, I'm amazed at the brazenness of their ask.

For the record, I am requesting this plan be rejected and the applicant be told to revise the plan to meet ALL aspects of the Sacramento County Development Code and resubmit.

Sincerely,
Wesley Trunnell
4015 Pennsylvania Ave
Fair Oaks, CA 95628
916-799-7847

ITEM 1 COPC PUBLIC COMMENT 012

From: [Andy Zimbalist](#)
To: [Baatar. Bilegt](#); [Clerk of the Board Public Email](#)
Subject: Pointe Fair Oaks Apartments (APN 244-0220-026)
Date: Thursday, June 25, 2020 1:41:12 PM
Attachments: [Pointe Fair Oaks Apartments letter.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please find attached my letter voicing my concerns regarding the project submittal by GRA Architecture on Pointe Fair Oaks Apartments. Let me know if you have any questions.

Thanks, Andy

Andy Zimbalist
760-753-7300
azimbalist@gmail.com

June 25, 2020

To: Fair Oaks Community Planning Advisory Council

Re: Pointe Fair Oaks Apartments

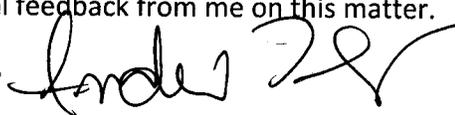
Assessor No: 244-0220-026

I would like to provide community feedback on the proposed project submitted by GRA Architecture. Planning departments enact development guidelines and requirements to provide reasonable restrictions on development to safeguard the community from excessive development that would negatively impact the quality and character of a neighborhood.

Simply put, the proposed project which requests exceptions to these guidelines regarding density, height, parking, setbacks, coverage, landscaping, etc. violates every intent of any reasonable oversight to protect the neighborhood's best interests. Aside from having a negative visual impact on the community the proposed project would also negatively affect traffic, circulation and parking for neighboring property owners and businesses. I think it would be egregious to encourage any type of excessive development like the one being proposed.

As a neighboring property owner, I strongly encourage the planning advisory council to reject the proposed development in its entirety. Please feel free to contact me should you want any additional feedback from me on this matter.

Sincerely,


Andy Zimbalist

azimbalist@gmail.com

ITEM 1 COPC PUBLIC COMMENT 013

From: [craig.roberts](#)
To: [Clerk of the Board Public Email](#)
Subject: Pointe Fair Oaks Apts.
Date: Tuesday, June 23, 2020 7:09:14 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Morning,

I am sending this email to encourage you to not let the Pointe Fair Oaks Apts. change the variances to build thirty-nine apartments on this tiny 1.3 acre lot with limited access for parking and exiting and entering Sunrise. Our neighborhood is a small rural area. To allow this project to house 39 apartments the extra parking alone would take over the neighborhood streets. (They really need 78 plus spaces not less than the required ones.) This project needs to be redrawn to fit the neighbor with less apartments, more parking, room for landscape, and trash. It can be done. The eco-housing down the street made their small lot to include garages, landscape to benefit the neighborhood, room for trash, and side yards.

Thanks,

Craig Roberts

candyandcraig@hotmail.com

ITEM 1 COPC PUBLIC COMMENT 014

From: [Ron Ellis](#)
To: [Clerk of the Board Public Email](#)
Cc: f.o.gateway@gmail.com; joedobro@pacbell.net; jerry.s2arch@gmail.com
Subject: Pointe Project revisited Apartments at Sunrise and Fair Oaks
Date: Thursday, June 25, 2020 10:32:55 PM
Importance: High

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear CPAK Board Clerk,

As neighbors living just a couple streets away from the proposed project we wish to register our OPPOSITION to the project as proposed. We are not against putting this land to use, or even for building apartments on the project site. But we also have a BIG interest in protecting the nature of our neighborhood. As you know, there is already a large apartment complex in our neighborhood on Fair Oaks Blvd. that involved TWO stories high and a fair amount of open space. The proposed project is THREE stories high and seems to us more like it's designed more like it was to be in downtown Sacramento rather than the semi-rural neighborhood of Fair Oaks. We did not buy property in Fair Oaks expecting neighboring buildings to look like downtown, much less set a precedent for allowing similar in-fill developments in the future. It is simply and clearly out of character for this neighborhood.

Not only does this project request three stories but even proposed to allow them to be higher what's normally allowed for three stories. The proposal for 39 units on just 1.36 acres translates to, **too** many people, **too** many cars, and **too** much traffic.

Other negatives include the request to waive the normal parking requirements meaning that our neighborhood will likely become the 'extended parking lot' for the extra cars. We can't agree that ANY waiver of the normal zoning parking requirements is appropriate, we think this is exactly why those requirements exist. . Howard Street is also extremely narrow, a one-lane road another factor in pushing nearby neighborhood streets into becoming the 'extended parking lot'.

Apartments are probably a reasonable use for this property but please DO NOT allow deviations from the local zoning laws. The project should be fully compliant not based on a list of exceptions. Please DENY the project as proposed.

Sincerely,

PS1 Thanks to many of our neighbors who have expressed similar opinions including those listed below. We hope you will carefully review them all!

Jerry Schroeder
3922 Oak Hurst Circle
Fair Oaks, CA 95628

Joe Dobrowolski

Michael and Mai Faber

3995 Villa Court
Fair Oaks, CA 95628

OS2 Jerry, Joe, Michale and others. Please feel free to share and forward this message as you feel appropriate.



'Thanks **Ron & Linda Ellis**,
3901 Oak Hurst Cir. – Fair Oaks, CA 95682
www.2SS.Com

..... **916-801-3707** Fax: **630-566-1962**

ITEM 1 COPC PUBLIC COMMENT 015

From: [Frederick Phillips](#)
To: [Clerk of the Board Public Email](#)
Subject: Project - Pointe Fair Oaks Apartments
Date: Tuesday, June 30, 2020 11:15:19 AM
Attachments: [Point Apartments.rtf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

We are neighbors living on the corner of Magnolia Avenue and Oak Hurst Circle. This proposed project will impact our neighborhood and us. The attached letter expresses some of our concerns.

Sincerely,
Susan Phillips

June 30, 2020

Fair Oaks Community Planning Advisory Council Clerk

Control No: PLNP2019-00321

Project Name: Pointe Fair Oaks Apartments

Assessor Parcel No: 244-0220-026

We are neighbors living on the corner of Magnolia Avenue and Oak Hurst Circle. The project is concerning. We are registering our opposition to the proposed project.

There is no evidence of a posting on the property for proposed development nor the upcoming meeting. Many affected neighbors may not be aware of this latest proposal. Additionally, the area is frequented by walkers, joggers, bikers, and people parking on the street to go down to the river. People need to be aware of the proposed project.

One of our biggest issues will be the increased traffic. People drive on Magnolia to go to Howard Street and bypass the traffic light at Fair Oaks and Sunrise Blvd. The Eco Housing Project, located on New York Avenue, will increase the neighborhood traffic. Eco Housing had also proposed their residents would take public transportation.

The proposed reduction in parking will have the apartment residents and their guests parking on the already narrow crowded streets. This is an unacceptable burden for the neighborhood. There is also a safety concern regarding limited access for fire trucks and migrating through the streets filled with parked cars.

The proposal for three-story apartments should be a concern especially for the Portofino Oaks Lane residents. The building height eliminates their privacy allowing for open views into their houses and backyards.

This corner has been up for discussion for years. One of the earlier proposals got the zoning changed for commercial and office use. The Pointe @ Fair Oaks was proposed to house M.P. Allen General Contractor Headquarter offices. Having the office space would have been reasonable, not the additional restaurant or bar. This proposal is now for residential with several requests to deviate from standards.

We appreciate the opportunity to provide feedback. Developers rarely live in their project areas and do not grasp the area's unique characteristics. We request the Council deny the project as proposed. Help us keep our semi-rural environment and not a potential development more suited for downtown Sacramento. Require the developer to reduce the amount of apartments to a one story facility. The developer must provide adequate parking, for residents and their quests, and landscaping to enhance the corner.

Sincerely,

Rick and Susan Phillips

3900 Oak Hurst Circle

Fair Oaks, CA 95628

ITEM 1 COPC PUBLIC COMMENT 016

From: [bruce forman](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed Pointe fair oaks apartments
Date: Monday, June 22, 2020 9:44:50 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am against this project as proposed. I live in this neighborhood and regularly travel the road it is on, Howard Ave. So in particular I am against such a large unit. I do not like a three story building for this reason:

Parking reductions: 68 to 48

I am against this. This presumably means 20 cars parking on narrow twisting neighborhood streets. Streets with no sidewalks. With 39 units proposed, I expect 70- 78 cars. So this could be as much as 30 cars. Plus when factoring in visitors to these apartments the numbers of cars on streets would be even greater. I use these streets. I'm concerned of the safety hazard.

This apartment complex, as a two story structure for 26 units would be far better suited for this location with 60-68 car parking capacity onsite.

I think the setbacks are too little. Only 2 feet from sunrise blvd is too close. Safety let alone air pollution from car exhaust seems obvious.

The landscaping set back should be greater to keep in character with the neighborhood let alone be more pleasant for residents. Planting trees such as ginkgo that absorb air pollution from these new cars would be important.

I urge a redesign of this proposal.

Bruce Forman
3932 minnesota ave.
Fair oaks. CA. 95628

Sent from my iPhone

ITEM 1 COPC PUBLIC COMMENT 017

From: [Carol Stahlhut](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed Pointe Fair Oaks Apartments
Date: Tuesday, June 30, 2020 3:46:05 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Dear Fair Oaks Community Planning Advisory Council,

This email is in response to your notification regarding the new development on Assessor Parcel No: 244-0220-026. As a nearby neighbor I am opposed to this development. The intersection at Fair Oaks and Sunrise Boulevard is busy and congested enough without the addition of this apartment complex. With all the reduction of space and landscape requirements being requested, it also seems too big a complex for that small of a lot. If the complex gets approved, at a minimum, there should be no spacing and landscaping reductions allowed-the current spacing and landscaping requirements should be upheld.

I urge you to deny this project.

Thank you for your consideration,
Carol Stahlhut

Sent from my iPad

ITEM 1 COPC PUBLIC COMMENT 018

From: [bruce forman](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed Pointe fair oaks apartments
Date: Tuesday, June 23, 2020 9:37:14 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I don't think the neighborhood has been properly informed of this proposal. I heard through a neighborhood association (I'm not sure they're a formalized group). But several of my neighbors didn't receive any notice. And they are very displeased as am I with counties quietly pushing this proposal through. I think the county needs to notify all neighbors in this tract. Perhaps 200 houses. Every household (6) I've spoken with do not like proposal. None are against having apartments in proposed location. We all want it to be done properly.

Sent from my iPhone

> On Jun 22, 2020, at 9:45 AM, Clerk of the Board Public Email <BoardClerk@saccounty.net> wrote:
>
> Hello,
>
> Thank you for contacting the Clerk of the Board Office. You are receiving this email to confirm that the Clerk's Office is in receipt of your email and also to notify you that it may take up to 24-hours to respond. However, if you need immediate assistance, please call (916) 874-5451 to speak with a representative between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.
>
> NOTE: REGARDING PUBLIC COMMENTS FOR ALL BOARDS & COMMISSIONS
>
> When submitting a comment for a public meeting (board or commissoin), please include the name of the board, agenda number and title (or note that it is an "off agenda comment") and your first and last name is optional.
>
> Public comments are managed on a daily basis during business hours (organized, distributed, posted, etc.,) up through 2-hours prior to the start of the meeting. Comments received on the day of the board meeting and within 2-hours of the start of the meeting and thereafter will be managed as quickly as possible, however, there may be a delay in completing the distribution process. Please note that all comments are eventually distributed to board members, filed in the record and published online.
>
> Thank you for your understanding, and we look forward to assisting you.
>
> Sincerely,
>
> Florence Evans
>
> Clerk of the Board of Supervisors | 700 H Street, Suite 2450, Sacramento, CA 95814 | P 916-874-5451

ITEM 1 COPC PUBLIC COMMENT 019

From: [M. Faber](#)
To: [Clerk of the Board Public Email](#)
Cc: bobbyd@sbcglobal.net; "Brenda Boston"; "Burkhardt"; "Christina Perucci"; "Clara Jewell"; "David Ginsburg"; "Justin Roberts"; lindaml44@gmail.com; "Maryse Normand"; "Michael Faber"; "Mike Bowling"; "Monica Guill"; peggyleesebeni@gmail.com; rp60@sbcglobal.net; Smith1939@aol.com; "Vikki Walker"
Subject: Public Comment regarding Pointe Fair Oaks Apartments Control number PLNP2019-00321
Date: Sunday, June 21, 2020 1:00:25 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

06/21/2020

Dear Clerk,

As neighbors living one block away from the proposed project we wish to register our OPPOSITION to the project as proposed. We are not against putting apartments on the project site. We need more housing. But we also need to protect the character and integrity of the neighborhood we all live in. We have a large apartment complex in our neighborhood already with is two stories high and has plenty of open space. The proposed project is THREE stories high and more in character with a project in downtown Sacramento rather than the semi-rural neighborhood of Fair Oaks. We are VEHEMENTLY OPPOSED to ANY building being three stories high in this neighborhood, and totally oppose any consideration of three story apartments. We do not want to look like downtown or to allow something that will encourage similar development in the future. It is out of character for this neighborhood. Not only does this project request three stories but even wants to build them higher than normally allowed for three stories. 39 units on 1.36 acres is TOO INTENSE, with too many people for the land area. Too many people equals too many cars, and too much traffic.

Naturally, the project also requests you to waive the normal parking requirements, so that the neighborhood can bear the brunt of the extra cars, so the developer can make more money. We are entirely opposed to ANY waiver of the normal zoning parking requirements. Howard Street is extremely narrow, so naturally those 50 to 78 adult residents with their vehicles will be looking for neighborhood parking. No they are not going to be relying on the sparse public transportation available around here. This is Fair Oaks. Our neighborhood does not want to accommodate all the extra cars.

Frankly, while apartments might be okay for this site, we request that no deviation be made from the zoning laws. The project should have adequate landscaping and set backs provided by the code. Yes, this will diminish the number apartments the landowner can cram onto his lot, but there is a good reason for that. This project should be developed with the normal amount of people for a parcel this size, allowing for greenery, landscaping, parking garbage, etc. so it does not become a blight on the neighborhood and a miserable cramped place to live for those choosing to rent here.

Therefore, we request CPAC to DENY the project as proposed, and request the developer to redraw a project with fewer units, two stories only, adequate parking and adequate landscaping set backs as allowable by code without variance. If it does so, we have no objections to apartments at the Pointe.

Sincerely,

Michael and Mai Faber
3995 Villa Court
Fair Oaks, CA 95628

ITEM 1 COPC PUBLIC COMMENT 020

From: [Jeena Cho](#)
To: [Clerk of the Board Public Email](#)
Subject: Public Comment: Pointe Fair Oaks Apartments (PLNP2019-00321)
Date: Monday, June 22, 2020 4:58:18 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Re: Public Comment: Pointe Fair Oaks Apartments (PLNP2019-00321)

To whom this may concern,

I am writing in response to the notice I received regarding the Pointe Fair Oaks Apartments project. I own a single-family home at 4010 Pennsylvania Ave, which in the immediate area that this apartment project is planned (less than 0.2 miles).

As a general matter, I support an increase in housing given the current shortage.

In reviewing the special development permit request, **I would like to raise a serious concern and an objection to the following:**

"Reduction in vehicular parking spaces from 68 required spaces to 48 spaces provided."

Currently, there is very limited street parking in this area. There is no or limited parking along Pennsylvania Avenue, which is the access road to the American River. The other adjacent road, Howard Street is a steep, narrow road that leads to Sunrise Blvd., which also does not allow street parking. There's also no street parking permitted on Fair Oaks Blvd. It is unclear where all the tenants or the guests of the apartment complex will park their cars. Even assuming a conservative number of two vehicles per apartment will require at a minimum of 78 parking spots. This does not take into count

Will there be a restriction on the number of vehicles permitted per apartment? Where will the tenants park their cars?

I would like to recommend that either (A) the plan be revised to provide for adequate parking or (B) strictly limit the number of vehicles the tenants are allowed to have on the premises.

Thank you for your attention to this matter.

Warmly,

Jeena Cho



Jeena Cho
Attorney
JC Law Group PC

t. 415.963.4004
e. jcho@jclawgroup.com
w. jclawgroup.com

ITEM 1 COPC PUBLIC COMMENT 021

From: [Robert Boyd](#)
To: [Clerk of the Board Public Email: M. Faber](#)
Cc: ["Brenda Boston"](#); ["Burkhardt"](#); ["Christina Perucci"](#); ["Clara Jewell"](#); ["David Ginsburg"](#); ["Justin Roberts"](#); [lindaml44@gmail.com](#); ["Maryse Normand"](#); ["Mike Bowling"](#); ["Monica Guill"](#); [peggyleesebeni@gmail.com](#); [rp60@sbcglobal.net](#); [smith1939@aol.com](#); ["Vikki Walker"](#)
Subject: Re: Public Comment regarding Pointe Fair Oaks Apartments Control number PLNP2019-00321
Date: Sunday, June 21, 2020 3:37:25 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Well said Mike

On Sunday, June 21, 2020, 01:00:00 PM PDT, M. Faber <mfaber@elkgrove.net> wrote:

06/21/2020

Dear Clerk,

As neighbors living one block away from the proposed project we wish to register our OPPOSITION to the project as proposed. We are not against putting apartments on the project site. We need more housing. But we also need to protect the character and integrity of the neighborhood we all live in. We have a large apartment complex in our neighborhood already with is two stories high and has plenty of open space. The proposed project is THREE stories high and more in character with a project in downtown Sacramento rather than the semi-rural neighborhood of Fair Oaks. We are VEHEMENTLY OPPOSED to ANY building being three stories high in this neighborhood, and totally oppose any consideration of three story apartments. We do not want to look like downtown or to allow something that will encourage similar development in the future. It is out of character for this neighborhood. Not only does this project request three stories but even wants to build them higher than normally allowed for three stories. 39 units on 1.36 acres is TOO INTENSE, with too many people for the land area. Too many people equals too many cars, and too much traffic.

Naturally, the project also requests you to waive the normal parking requirements, so that the neighborhood can bear the brunt of the extra cars, so the developer can make more money. We are entirely opposed to ANY waiver of the normal zoning parking requirements. Howard Street is extremely narrow, so naturally those 50 to 78 adult residents with their vehicles will be looking for neighborhood parking. No they are not going to be relying on the sparse public transportation available around here. This is Fair Oaks. Our neighborhood does not want to accommodate all the extra cars.

Frankly, while apartments might be okay for this site, we request that no deviation be made from the zoning laws. The project should have adequate landscaping and set backs provided by the code. Yes, this will diminish the number apartments the landowner can cram onto his lot, but there is a good reason for that. This project should be developed with the normal amount of people for a parcel this size, allowing for greenery, landscaping, parking garbage, etc. so it does not become a blight on the neighborhood and a miserable cramped place to live for those choosing to rent here.

Therefore, we request CPAC to DENY the project as proposed, and request the developer to redraw a project with fewer units, two stories only, adequate parking and adequate landscaping set backs as

allowable by code without variance. If it does so, we have no objections to apartments at the Pointe.

Sincerely,

Michael and Mai Faber

3995 Villa Court

Fair Oaks, CA 95628

ITEM 1 COPC PUBLIC COMMENT 022

From: [cj](#)
To: mfaber@elkgrove.net; bobbyd@sbcglobal.net
Cc: [Clerk of the Board Public Email](#); twobeemusic@att.net; burkhardt@earthlink.net; christina.perucci@gmail.com; dginsbur@sbcglobal.net; jwake7@gmail.com; lindaml44@gmail.com; mdnormand152@gmail.com; F42X2007@yahoo.com; moguill@yahoo.com; peggyleesebeni@gmail.com; rp60@sbcglobal.net; Smith1939@aol.com; vkkwalker@gmail.com
Subject: Re: Public Comment regarding Pointe Fair Oaks Apartments Control number PLNP2019-00321
Date: Monday, June 22, 2020 9:36:17 AM

I think there should be a strong letter from the Board.

Sent from Xfinity Connect Application

-----Original Message-----

From: mfaber@elkgrove.net
To: bobbyd@sbcglobal.net
Cc: BoardClerk@saccounty.net, twobeemusic@att.net, burkhardt@earthlink.net, christina.perucci@gmail.com, clarajewell@comcast.net, dginsbur@sbcglobal.net, jwake7@gmail.com, lindaml44@gmail.com, mdnormand152@gmail.com, F42X2007@yahoo.com, moguill@yahoo.com, peggyleesebeni@gmail.com, rp60@sbcglobal.net, Smith1939@aol.com, vkkwalker@gmail.com
Sent: 2020-06-21 4:22:03 PM
Subject: Re: Public Comment regarding Pointe Fair Oaks Apartments Control number PLNP2019-00321

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Everyone feel free to also send I. Comments.

Sent from my iPhone

On Jun 21, 2020, at 3:37 PM, Robert Boyd <bobbyd@sbcglobal.net> wrote:

Well said Mike

On Sunday, June 21, 2020, 01:00:00 PM PDT, M. Faber <mfaber@elkgrove.net> wrote:

06/21/2020

Dear Clerk,

As neighbors living one block away from the proposed project we wish to register our OPPOSITION to the project as proposed. We are not against putting apartments on the project site. We need more housing. But we also need to protect the character and integrity

of the neighborhood we all live in. We have a large apartment complex in our neighborhood already with is two stories high and has plenty of open space. The proposed project is THREE stories high and more in character with a project in downtown Sacramento rather than the semi-rural neighborhood of Fair Oaks. We are VEHEMENTLY OPPOSED to ANY building being three stories high in this neighborhood, and totally oppose any consideration of three story apartments. We do not want to look like downtown or to allow something that will encourage similar development in the future. It is out of character for this neighborhood. Not only does this project request three stories but even wants to build them higher than normally allowed for three stories. 39 units on 1.36 acres is TOO INTENSE, with too many people for the land area. Too many people equals too many cars, and too much traffic.

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Frankly, while apartments might be okay for this site, we request that no deviation be made from the zoning laws. The project should have adequate landscaping and set backs provided by the code. Yes, this will diminish the number apartments the landowner can cram onto his lot, but there is a good reason for that. This project should be developed with the normal amount of people for a parcel this size, allowing for greenery, landscaping, parking garbage, etc. so it does not become a blight on the neighborhood and a miserable cramped place to live for those choosing to rent here.

Therefore, we request CPAC to DENY the project as proposed, and request the developer to redraw a project with fewer units, two stories only, adequate parking and adequate landscaping set backs as allowable by code without variance. If it does so, we have no objections to apartments at the Pointe.

Sincerely,

Michael and Mai Faber

3995 Villa Court

Fair Oaks, CA 95628

ITEM 1 COPC PUBLIC COMMENT 023

From: [Thomas Wold](#)
To: [Clerk of the Board Public Email](#)
Subject: Pointe Fair Oaks Appartments (PLNP2019-00321)
Date: Wednesday, July 1, 2020 7:37:21 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

The bus stop they reference requires walking up Howard to Pennsylvania, then crossing Fair Oaks Blvd and Sunrise Blvd then walking up toward the village of Fair Oaks. Do not expect this to be used to any great extent to offset the reduced parking.

ITEM 1 COPC PUBLIC COMMENT 024

From: [Thomas Wold](#)
To: [Clerk of the Board Public Email](#)
Subject: Pointe Fair Oaks Appartments (PLNP2019-00321)
Date: Wednesday, July 1, 2020 7:15:59 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Comment regarding the trash set back:

If the trash set back is reduced to 14 feet then when trucks are picking up trash it will block Howard Street creating an additional accident risk. People entering Howard Street off of Sunrise Blvd will have cars parked on their right as they go up the hill so that the width of the road is still narrow.

Comment regarding the driveway on the curve from Fair Oaks Blvd to Sunrise Hills Dr:

Even at an exit speed of 10 mph into the driveway I suspect that there will be frequent rear end collisions especially if pedestrians are present.

Is Caliber Collision sponsoring the development?

Thomas F. Wold