County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Planning Application Form
Cover Sheet

Hyperlink to direction: instructions.doc

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate. **PLEASE CALL (916) 874-6141 TO SCHEDULE AN APPOINTMENT TO FILE.**

Application Requests (check all that apply)

☐ General Plan Amendment	☒ Community Plan Amendment	☒ Rezone
☒ Tentative Subdivision Map	☐ Tentative Parcel Map	☐ Affordable Housing Plan
☐ Variance	☐ Special Review of Parking	☒ Special Development Permit
☐ Exception	☐ Design Review	☒ Development Plan Review
☐ Use Permit	☐ Certification of compliance	☒ Other
	(Select Final Hearing Body)	

☐ This request is part of pending, or approved application Control #

Site address: 250, 251 and 361 Fairgate Road	Assessor's Parcel Number(s)	
Project Name: Fairgate Homes	0294-0140-019	0294-0140-020
Gross Acres: 4.97± acres	0294-0140-042	

Contact Information

Applicant	Name: Fairgate Property Partners LLC		Contact: Pat Cannon
	Address: P.O. Box 2428		City: Carmichael
	State/Zip: CA 95609	Email: patcannon@aol.com	Phone: 916-801-2656
Owner	Name: Fairgate Property Partners LLC		Contact: Pete Gordon
	Address: 191 Main Street		City: Roseville
	State/Zip: CA 95678	Email:	Phone:
Other	Name: CSW/Stuber-Stroeh Engineering Group		Contact: Dave Alden
	Address: 45 Leveroni Court		City: Novato
	State/Zip: CA 94949	Email: davea@cswst2.com	Phone: 415-883-9850

☒ Engineer ☐ Architect ☐ Developer ☐ Owner

Other	Name: Concept Studio John Packowski		Contact: John Packowski
	Address: 600 Shangri Lane		City: Sacramento
	State/Zip: CA 95825	Email: jpackowski123@comcast.net	Phone: 916-835-4398

☐ Engineer ☒ Architect ☐ Developer ☐ Owner

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Legal Authority and Consent to File Application

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The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **The cost for preparation of environmental documents pursuant to CEQA will be billed separately based on set hourly rates and actual time and materials used**.

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750

☐ Yes ☒ No www.envirostor.dtsc.ca.gov/public/

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

☒ Ownership ☐ Contract to Purchase* ☐ Letter of Authorization* ☐ Power of Attorney*

* Must Attach Evidence

Owners/Agents* Name: Pat Cannon for Fairgate Property Partners LLC	
Signature:	Date:
Owners Name:	
Signature:	Date:
Owners Name:	
Signature:	Date:

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Statement of Applicant Responsibility

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Please read the following statement outlining your responsibilities in the application hearing process.

An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Sacramento and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires Sacramento County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to your specifically stating the information needed. The staff will not certify the applications completed until all the requested items have been submitted to the County and the required fees have been paid.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

> I understand that it is my responsibility to pay the entire filing fees at time of submittal. Also, the application is not considered complete until the total Planning Department fees have been collected.
>
> I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing.

My mailing list includes a total of _____ pages and _____ property owners.

Signed _____ Date _____

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Additional

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☒ I have contacted the Sacramento County Department of Water Resources division of Storm Water Quality at (916) 874-1353 to determine if my project requires Source Controls, Runoff Reduction Measures, or Treatment Controls. ***These requirements can dramatically change a project so early consultation is highly recommended.***

☒ I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Game that the project will have no effect on fish and wildlife. The fees are collected by the Sacramento County Department of Environmental Review and Assessment for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project. To avoid this fee I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Game. ***Contact DERA for more information.***

☒ I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood out reach plan in my Justification Statement. Contact the Sacramento County Department of Neighborhood Services for more information10425 Norden Ave Sacramento, CA 95655 Phone: (916) 231-0038 www.dns.saccounty.net

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Justification Statement
Neighborhood Outreach Plan

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The Justification Statement is a comprehensive explanation of the applicant's project/ request. It should include background information, reasoning and the goal(s) of the project/ request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighbors (owners within the 500 foot radius map) about the project and address community concerns. Please see direction for more information.

Justification Statement

Introduction and Purpose: The proposed Fairgate project is located in one of the most sought after areas off Fair Oaks Boulevard and Fulton near the Pavilions. The proposed s subdivision will be comprised of thirty single-family homes. The 4.97 acre project is within walking distance of local services, shopping, recreation, and other destinations. This subdivision will provide a beneficial amenity to the existing neighborhood and community.

Surrounded by residential, retail, commercial and recreational uses, this subdivision will complement and support existing land uses. As an infill project, the intent is to create a diverse and attractive development, enhancing existing neighborhood development and supporting local businesses. Through a distinctive, aesthetic housing option, this project's design decisions have been based on the Sacramento County General Plan and the Sacramento Region Blueprint Transportation Land Use Study.

Neighborhood Outreach Plan

Neighborhood Outreach Program: We acknowledge the importance of neighborhood and community involvement in the planning and design process for any development project. We recognize the opportunity for neighbors/residents and business owners to receive information, inquire, provide input, raise concerns, and receive feedback regarding the character and design features of this proposed Fairgate subdivision.

Previous community outreach has provided important community comments. Responses to local concerns have been integrated into the current design, including the location of all multi-story homes away from the project perimeter. Additionally, at locations where second story views are sensitive, tree canopies will screen views to neighboring properties.

Two previous neighborhood meetings were held at East Ranch and the Rio Del Oro Club. Attendance at each meeting included more than 12 neighbors. Overall, participants were enthusiastic about the design concepts. The greatest concerns addressed visual privacy at their rear property lines. It was requested that this development's proposed units maintain a ten-foot separation from the property line and that second story windows avoid direct views into adjacent yards from active living spaces. Several participants intended to consider purchasing a home in the development.

The neighborhood outreach program included the following three critical components:

- Dissemination of information to the neighbors/residents and business owners
- Provision for neighbors/residents and business owners to become involved with the development process
- Opportunity for neighbors/residents and business owners to comment and to receive responses to inquiries and comments

Specific Program Elements: An invitation to a further forum where neighbors/residents and business owners can inquire and comment on this development will be sent to those who live or operate a business within a 500 foot radius of this project. This mailing will also contain a copy of the Preliminary Site Plan, information describing this project, and an explanation of the planning process.

Additionally, a neighborhood meeting will be scheduled during the design review phase of this project. Notification of this meeting will also be sent to neighbors/residents and business owners within a 500 foot radius of this project. Responses to inquiries and comments by neighbors/residents and business owners will be provided by the applicant/owner and/or consultants.

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Rezone Application

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General Plan Amendments	Entire parcel(s) to be rezoned? ☒ Yes ☐ No
(Existing General Plan Designation) (Existing General Plan Designation)	Gross Acres being rezoned 4. 97± acres
(Preposed General Plan Designation) (Preposed General Plan Designation)	
Community Plan Amendments and Rezones	
BP Density RD- 5Density RD- 7Density SPA Density	

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

Zoning and Project Overview: Currently, the project site is comprised of three parcels. Two parcels, APN 0294-0140-019 and APN 0294-0140-020, are zoned RD-5 and classified as low-density, 1-12 dwelling units per acre (du/ac). The third parcel, APN 0293-0140-042, is zoned BP which allows residential development under a Conditional Use Permit. The rezone intent is to rezone all three parcels to RD-7 with a Special Planning Area development permit.

Along the east side of the entry road are two existing single-family, private homes. The homes and their lots are neither owned by the Applicant nor included as part of this project. The Applicant is not proposing any change in zoning for this adjoining property.

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Design Review Narrative

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The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

Site Design: Noting the preferred development scenario for 2050 under the SACOG Blueprint - houses on smaller lots - the proposed design intent was to create a more urban environment where residents could walk or bike to work locations and/or local public destinations. The goal was to provide an attractive residential development that would reduce the number and distance of driving trips while promoting carpooling and/or increased use of public transportation.

The proposed overall site layout incorporates efficient land use in a compact site design appealing to residents with little interest in lawn and yard maintenance. It is anticipated that these residents will have an appreciation for an attractive development supported by an aesthetic and creative landscape. The project landscaping is designed to blend with surrounding developments, to improve current site conditions, and to complement the proposed architecture. Plantings and materials will also address environmental responsibility.

As an added benefit, this development hopes to diversify the local community. The development would create an alternative housing option in addition to the existing surrounding uses.

The site has a scattering of mostly oak trees, with occasional other species. There are 40-foot to 60-foot tall evergreen trees along the eastern property line. There are tennis courts to the south and large existing trees along the other west property line.

A control access gate is proposed. The gate, which would be near Lot 10 would conform to the standards of the Sacramento Metro Fire Department. This gate would provide security to 22 lots. Eight lots would have access points outside the gate.

Architecture: This Fairgate development proposes the introduction of a well-designed neighborhood consisting of 30 elegant, single-family detached homes. These units have been designed to accommodate "move-down empty-nesters" from the nearby Sierra Oaks/Del Dayo area. The casual elegance of the homes has created a unique sense of privacy and functionality highlighted by the courtyards and private lanais.

Contemporary architectural designs feature spacious, flowing floor plans of up to 2,400 square feet with clean, bold exterior architecture. Troweled stucco and large grass expanses define the building façades with broad pitched rooflines. European-scaled motor courts with private driveways complete the home site designs.

Landscape Design: Creating a sense of community based on the European design concept directed the site layout and landscape design of this project. Within individual private spaces, residents personal design choices will incorporate unifying design elements such as pottery and plantings. Fencing composed of coordinated privacy panels, massed plantings and other built elements such as trellises, arbors and sculptural elements, will connect private spaces on an individual basis. These elements will continue the use of upscale, high quality materials incorporated into the clean, ordered design.

The proposed landscape design reflects the high quality choices for the building architecture. Diversity, upscale materials and visual interest have directed details within the landscape design. Repetition of architectural elements and design features will further tie the proposed development and neighborhood together. These elements found on the building façade and architectural flooring, will be incorporated into the landscape. Materials for paving, walls, fences, lighting and plantings will define the site character.

Perimeter Fencing: A six foot wood fence is proposed along the property lines. The homes built adjacent to the existing homes will be single story which eliminates any reason to build a higher exterior wall. The wood fence will repeat and complement the building facades with pilasters located at internal property boundaries. Fencing between pilasters will visually separate properties and will include the architectural materials used for the homes. These fences will provide an aesthetic complement to the development architecture and be attractive on both sides of the fence.

Infrastructure and Traffic Impacts: Fairgate Road will be divided into public and private segments. The two will be separated by the entry gate. The public road portion of Fairgate Road will be partially developed at this time. (Refer to drawings). The partial road section will be consistent with the eventual full road section that is expected to be constructed as the remaining parcels along Fairgate Road are redeveloped.

To accommodate a large Heritage Oak tree, the proposed road has been split with one-way travel lanes to both sides. The internal space containing the tree will create a visual focus, slow vehicular traffic, and provide a sense of entry into the southern portion of the development.

Traffic impacts, based on the completed traffic report (Kenneth Anderson, P. E., dated March 19, 2007), will be minimized in a number of ways. With only single-family residential land use proposed for this site, the number of vehicular trips per day will be lower than for a mixed-use site with residential and business-office land uses. Additionally, since the development is designed to promote carpooling, as well as biking and walking to local destinations, impacts to local traffic and turning movements will be minimized.

All roads through the project will be 41 feet in width, with two 20-1/2- foot lanes. (The Applicant would be amenable to a reduced width for the private segment of the road,, if acceptable to Sacramento County and the Sacramento Metro Fire Department. The lesser width would be more consistent with low-speed vehicular travel, and pedestrian/bicycle friendliness.) All shared, private drives will be to be 18 to 20 feet in width, allowing turning visibility and emergency access. Four-foot wide sidewalks are provided along the western side of Fairgate Road. All curbs and gutters are proposed to be type 1A 4" rolled curbs, per the County of Sacramento Construction Standards. Maintenance and repairs to the private road, as well as any commonly owned lands, will be the responsibility of the Fairgate Homes Homeowners Association or will be performed under a maintenance agreement obligating all of the property owners to maintain the common areas.

Two resident or guest parking spaces are provided in each individual driveway in addition to the garage parking included with each home. Guest parking spaces, calculated at one half-stall per guest per residence, have been provided for each residential unit. Most guest parking spaces are located along the shared private drives throughout the site for convenience to each home.

Garbage collection is anticipated to be curbside, at the end of each shared private drive along the main access road.

Pedestrian light fixtures, complementing the landscape design and building architecture, will be located along walkways to encourage year round walking, daily visibility and personal safety. Street trees will provide shade and frame the access road while ultimately providing a strong identity for the neighborhood.

Storm Water Management and Energy Impacts: Where possible, storm water from roofs will be directed into landscape areas. Along with low maintenance plantings, the intent will be to reduce the amount of irrigation water required. Along roadside walks and throughout the property, trees with spreading canopies will reduce the amount of solar and heat gain for pedestrians, to homes and in private outdoor spaces. A reduction in the electrical demand for air conditioning and efforts to create livable outdoor spaces with minimal irrigation demands were considered as part of the design process for this development.

Conclusion: The design intent is to create a unique, inviting neighborhood which blends into the surrounding neighborhoods and community development. Land patterns, destinations, and planning documents have assisted in

making responsible design decisions. One of the main goals set for the Fairgate project was to address community concerns and comments and to incorporate solutions that would respond to these concerns.

Specific design goals included:

- Creation of unique development character through creative land use, design of an upscale, carefully planned development, and use of high quality materials
- The opportunity by residents to include personally chosen options which incorporate into the continuation of the site character and design into individual private spaces
- Introduction of a complementary, distinctive residential development promoting organized and functional pedestrian circulation, connections to existing services and public destinations including recreational opportunities and encouraged use of alternative transportation options
- Reduction of environmental impact through design considerations will reduce water consumption, solar heat gain, landscape maintenance, and electrical energy consumption. The project's design features will use shaded pedestrian zones and climate responsive architectural elements.
- Minimizing effects on public infrastructure while increasing positive community interactions through the reduction of daily vehicular trips by creating a low-density residential development rather than introducing a commercial, office or business development
- Creation of an opportunity to assist in revitalization of the local community

Fairgate's design process has provided for the creation of a community neighborhood with a practical awareness encouraging community interaction on both a small and large scale. By promoting responsible planning and design decisions, Fairgate will truly exemplify a development depicting a unique sense of place.

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Variance
Supplemental Application Form

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In order for a Variance to be granted, mandatory findings must be made. To assist in understanding why a Variance is necessary for your project, please describe below how your project qualifies under the following findings. Variances shall not be granted for authorized uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

Finding 110-20 (a): Because of special circumstances peculiar to the subject property, including size, shape, topography, location or surroundings; or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

DESCRIBE WHAT SPECIAL CIRCUMSTANCES ARE APPLICABLE TO THE PROPERTY THAT PREVENT CONFORMANCE TO PERTINENT ZONING REGULATIONS:

Finding 110-20 (b): The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. (Special circumstances particular to subject property are leading the property owner to be deprived of privileges).

DESCRIBE WHY GRANTING A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE: