

The Fair Oaks American River Gateway Neighborhood Association

Fair Oaks, California

October 2020

ANNUAL MEMBERSHIP MEETING WILL BE VIRTUAL THIS YEAR!

Saturday October 24, 2020, 12 P.M.

IT'S EASY TO JOIN US:

Zoom Meeting

<https://us02web.zoom.us/j/5921564790>

or by Phone

(669) 900-9128

Meeting ID: 592 156 4790

The Fair Oaks American River Gateway Neighborhood Association will hold its election of next year's directors and work towards the betterment of our great community.

GET UP TO DATE NEWS!

Don't wait around for the Annual Newsletter! If you would like to be on our mailing list to get the most up to date neighborhood news, please contact us through our **NEW** website:

<http://fo-gateway.org/contact/>

<http://fo-gateway.org/survey/>

<http://fo-gateway.org/membership/>

TREASURER'S REPORT

As of October 1, 2020, FOARG had \$6,323.00 in its account. (We retain money in our treasury as a hedge against future land use appeals or legal actions).

PRESIDENT'S CORNER

If you are New to the neighborhood you may be asking what is the FOARG Neighborhood Association? Our Group exists to provide an open forum for all residents of the neighborhood to involve themselves in the affairs of the neighborhood.

Usually we hold a Picnic at the Park to get to know each other just a little better. This year, due to the pandemic, the Picnic will not be held, and our annual meeting will be online instead. Our hope is to be able to resume our picnic in coming years.

The board and I welcome owners of The ECO Housing community on New York. Finally, we are saying farewell to the construction challenges of the past few years and welcome our newest neighbors.

Some issues that this group have addressed in the past were to join with other neighbors to address excessive speed from rush hour traffic cutting through the neighborhood by encouraging the County to install Speed Platforms on Southcliff, Minnesota, and Magnolia up to New York. Some folks would like to see this continued on Magnolia, New York and Pennsylvania.

FOARG is actively working to facilitate timely re-pavement of our street's surfaces.

The original purpose of forming this group was to play a role on how property development projects would impact our community at large to preserve the rural character of our neighborhood. The Pointe, at the corner of Howard and Sunrise is one such commercial endeavor we have focused diligently on. Finally, it looks like a reasonable development will be going in.

Though our picnic format has changed this year due to the state of the state, please join us for the 2020 Annual Meeting on October 24th at 12:00 Noon on ZOOM. We will be welcoming all newcomers as well as familiar friends and neighbors. Let's get to know each other better. We will give oral reports on this year's developments, answer questions and hold election of new board members. All are welcome.

Peggy Lee Sebeni
FOARG President

FOARG MONTHLY BOARD MEETINGS

CALL MICHAEL FABER AT (916)719-5565 FOR LOCATIONS OR WEBEX INVITATIONS.

6:30-7:30, FIRST TUESDAY OF EVERY MONTH
Board meets regularly to discuss events of neighborhood and actions to be taken by organization. Residents Welcome.

DUE TO COVID-19 we have been meeting online. Contact Mr. Faber for an invitation to attend.

CHECK OUT OUR WEBSITE!

www.fo-gateway.org

[Or check out our Facebook Group](#)

[FOARG Fair Oaks American River Gateway Association](#)

FAIR OAKS ECOHOUSING – A FAMILY-FRIENDLY GREEN NEIGHBORHOOD

“The Fair Oaks EcoHousing project at 4025 New York Avenue finally opened in June, and most of our families have moved in. All 30 homes have been sold”, said Marty Maskall, founder of the cohousing project. “We look forward to meeting our Fair Oaks neighbors and hopefully hosting an open house so you can come visit our community and meet your newest neighbors. We also look forward to hosting a future meeting of FOARG.”

Fair Oaks EcoHousing offers a balance of privacy and community with a strong green focus, combining private homes with extensive community facilities to create a neighborhood where neighbors know and care about each other. Fair Oaks EcoHousing consists of 30 homes on 3.7 acres.

“I invite you to visit our web site at <https://www.fairoaksecohousing.org/>. If you click on ‘Our Community’ and the ‘Meet our Neighbors’ you can say hello when you see us walking through the neighborhood. We look forward to meeting you and thanks for welcoming us as your new neighbors.”

OUR 2019-2020 BOARD

President: Peggy Lee Sebeni 18-20

Vice President: Justin Roberts 19-21

Secretary: Roger Smith 19-21

Treasurer: Michael Faber 19-21

Board Member: Mike Bowling 19-21

Board Member: Rebecca LaBoriell 19-21

Board Member: Bob Boyd 18-20

Board Member: David Ginsburg 18-20

Board Member: Linda Lambrite 18-20

Board Member: Brenda Boston 19-21

Board Member: Monica Guill 19-21

Board Member: Maryse Normand 19-21

FOARG STOPS OVERDEVELOPMENT AT THE POINTE

The Pointe is a 1.36-acre parcel of land located on a hilltop at the southwest corner of Fair Oaks Blvd and Sunrise Blvd. **Since 2007**, the owner, Michael P Allen, has been trying to INTENSIVELY develop the site. He has submitted project plans to the Fair Oaks Community Planning Advisory Council (CPAC) for approval on at least three prior occasions. Originally, he proposed a multi-office building and a restaurant complex. This is when FOARG was formed to oppose the project for many reasons including a traffic and safety issue caused by the only vehicle entrance being from behind Bob's Cycle Center at the exit lane to south-bound Sunrise Blvd and the only exit by way of Howard St.

The purpose of FOARG is to join neighbors together to create community and act in concert to preserve the rural atmosphere of our neighborhood.

(CONTINUED ON NEXT PAGE)

(FOARG STOPS OVERDEVELOPMENT-CONTINUED)

In July **2016**, Mr. Allen proposed a large day-care center, which was also opposed by FOARG for similar reasons. In September **2018**, he proposed a storage center, which was **not opposed** by FOARG, but Allen abandoned that project.

In July **2020**, Mr. Allen proposed a 39-unit, 3 story, high density apartment complex and requested special permission to violate multiple zoning laws relating to setbacks, building height, garbage collection, adequate parking, traffic, open space, and landscaping. The vehicle ingress/egress is still a large issue and the whole project is out of character architecturally for Fair Oaks Village area. Planning documents including maps for the project (PLNP2019-00321) can be found at <https://planningdocuments.sacounty.net/projectdetails.aspx?projectID=6106&communityID=7>

The FOARG Board was opposed to the application asking for so many variances and unanimously passed a resolution in opposition and submitted copies to CPAC and Mr. Allen. The Board then contacted FOARG members urging them to write letters to CPAC; over 40 neighbors wrote letters in opposition.

At the CPAC meeting of July 1, 2020, due to the overwhelming opposition, it appeared that the proposal would not be approved so Mr. Allen asked for a continuance to September 2 to revise his plans. During this time, Mr. Allen reached out to the neighbors who had written opposition letters and sent a survey asking for each of us to name the issues that were problematic. He said would make those changes to satisfy the concerns of our community.

(FOARG STOPS OVERDEVELOPMENT-CONTINUED)

For the September 2, 2020 CPAC meeting, Mr. Allen submitted a new application with the following important changes:

- Reduced the number of apartments by one-third from 39 units to 26 units, comprised of
14 one-BR and 12 two-BR units
- Deleted his request to build higher than code allowed for a three-story buildings and now plans two-story buildings with height of 39 feet which is within the code limit of 40 feet
- Deleted his request to have fewer parking spaces than code requires for 39 apartments and now plans for 48 spaces which is within the code requirement of 45 spaces for 26 units. Four spaces will be ADA compliant.
- Howard St. will be widened to allow for two-way traffic

The FOARG Board thinks that its opposition was instrumental in this reduction and while some Fair Oaks residents continue to have concerns (traffic/noise, environmental impact, pedestrian safety), Mr. Allen has come a long way to making the project more acceptable and stayed within important building code requirements. Since FOARG's concerns were taken into consideration and changes were made, the FOARG Board voted to withdraw its opposition to the revised plan and send a letter to CPAC.

On September 2, CPAC voted to approve the application and send it on to County Planning.

This journey has shown that our neighborhood association has worked to preserve the original intent of our Fair Oaks neighborhood. Perseverance has paid off!

MEMBERSHIP CONFIRMATION

To become an active member please fill out and return the form below
or complete our online form at: <http://fo-gateway.org/membership/>

Name: _____

Phone: _____ Email: _____

Address: _____

\$20.00 annual membership dues are optional but highly appreciated.

MEMBERSHIP SURVEY

<http://fo-gateway.org/survey/>

What is important to you in our neighborhood?

☐

Development Projects

☐

Crime & Safety

☐

Road Maintenance

☐

Cleanliness

☐

Social Connections

☐

Activities & Events

Do you want updates on the topic(s) you selected?

☐

Yes

☐

No

Let us know how we can better serve you and our community:

Mail to:

Roger Smith-FOARG Secretary
3941 Oranewood Dr.
Fair Oaks, CA 95628