

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

**Thursday, November 20, 2014**

**7:00 PM**

ARDEN DIMICK LIBRARY COMMUNITY ROOM  
891 WATT AVENUE  
SACRAMENTO, CA 95864

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Arden-Arcade.aspx>

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Arden Arcade CPAC Chairman, Trent Smith at (916) 486-8616 or [trent@edelsteingilbert.com](mailto:trent@edelsteingilbert.com) or Vice-Chair Susan Fletcher at (916) 972-9285 or [susankfletcher@sbcglobal.net](mailto:susankfletcher@sbcglobal.net). To contact the Sacramento County Planning and Environmental Review Division representatives for the AA CPAC area, please call Tricia Stevens at (916) 874-2926 or [stevenst@saccounty.net](mailto:stevenst@saccounty.net) or Meg De Courcy at (916) 874-6332 or [decourcym@saccounty.net](mailto:decourcym@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call Glenda Basina at (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/>. Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-ArdenArcade@saccounty.net](mailto:CPAC-ArdenArcade@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	TRENT SMITH SUSAN FLETCHER DENNIS YEAST	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	TIM POGSON SANDRA DUVENECK	KAREN CHAMPOUX EVERETT LITTLES
<b>REPRESENTATIVES:</b>	TRICIA STEVENS - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MEG DE COURCY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:                      Yes                      No

COUNTY REPRESENTATIVE:                      Yes                      No

**Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.**

## CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: PLNP2014-00182

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1766>

**Project Name:** EDISON AVENUE CONGREGATE CARE USE PERMIT

Hearing Body: PLANNING COMMISSION

**Assessor's Parcel No.:** 266-0090-005

Location: The property is located at 2230 Edison Avenue approximately 440 feet west of Bell Street, in the Arden Arcade community.

Applicant/Owner: Edison Avenue Estates, LLC, Attn: Sanjay Khunger  
4738 Duckhorn Drive, Sacramento, CA 95834  
916-276-2375; [bigbull09@gmail.com](mailto:bigbull09@gmail.com)

Architect: Two Rivers Architects, Inc., Attn: Larry Washington  
13405 Folsom Boulevard, Bldg. 300, Folsom, CA 95630  
916-358-7555; [larry@tworiversaia.com](mailto:larry@tworiversaia.com)

County Project Manager: *Charity Gold, Asst. Environmental Analyst, 874-7529; [goldc@saccounty.net](mailto:goldc@saccounty.net)*

- Request:
1. A **Use Permit** to allow a 20-unit congregate care facility on approximately 0.65 acres in the RD-20 (Multiple Family Residential) zone.
  2. A **Special Development Permit** to allow deviations from the Multiple-Family - Condominium development standards.
  3. A **Design Review** to comply with the Commercial and Mixed Use Community Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

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

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: PLNP2014-00186

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1769>

**Project Name:** 2134 BUTANO DRIVE – DEVELOPMENT PLAN REVIEW (PAP), DESIGN REVIEW (DRS)

Hearing Body: PLANNING COMMISSION

**Assessor’s Parcel No.:** 279-0110-061

**Location:** The property is located at 2134 Butano Drive on the south and east sides of Butano Drive approximately 400 feet northeast of the Butano Drive/Cottage Way intersection in the Arden Arcade Community.

**Owner:** Country Club Centre LLC, Attn: Brian Marty  
8615 Elder Creek Road, Sacramento, CA 95828  
916-379-3857; [brianmarty@buzzoates.com](mailto:brianmarty@buzzoates.com)

**Applicant/Phone/Email:** Anton Development Company, Attn: Rachel Green  
1415 L Street, Suite 450, Sacramento, CA 95814  
916-444-9887; [rgreen@anton.co](mailto:rgreen@anton.co)

**County Project Manager:** *Cindy Schaer, Planner, 874-8624; [schaerc@saccounty.net](mailto:schaerc@saccounty.net)*

**Request:** A **Development Plan Review** and **Design Review** to construct 148 attached multi-family residential units, 3 stories high, on approximately 5.16 acres resulting in a density range of 28.6 dwelling units/acre (du/ac).

The General Plan designation is MDR (Medium Density Residential 15-30 du/ac) and the Zoning Designation is RD-30 (Multiple Family Residential not to exceed 30 du/ac).

Investigating Member:

COUNCIL RECOMMENDATION:

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

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

**OTHER BUSINESS:****PUBLIC COMMENT:****APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929***



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Outside unincorporated Sacramento County  
Dial 916-875-4311