

ACTION SUMMARY
ARDEN ARCADE CPAC
Conzelmann Community Center
2201 Cottage Way
Sacramento, CA 95825

THURSDAY

September 27, 2018

7:00 PM

MEMBERS: BRENDA DAVIS(CHAIR), THOMAS WROTEN(VICE-CHAIR), CRAIG
KRAMER(SECRETARY), COLIN SUEYRES, TINA BONILLA, STEVE TURNER, DAMIEN
SCHIFF

1. [PLNP2018-00156. 3941 Wycombe Drive Garage and Accessory Dwelling Unit](#)

APPLICANT: Kristine Kelley

ASSESSOR'S PARCEL NO: 292-0232-002

LOCATION: The property located at 3941 Wycombe Drive, approximately 600 feet south of Fair Oaks Boulevard, in the Arden-Arcade community.

CPAC RECOMMENDATION: On September 27, 2018 the Arden Arcade Community Planning Advisory Council (CPAC) met and approved the proposed project (5 yes, 2 no, 0 absent).

REQUEST:

1. A Special Development Permit to allow 1,184 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 600 sf on approximately 0.39 acres in the RD-4 zone.
2. A Special Development Permit to allow 665 sf of non-habitable square footage (garage and outdoor kitchen) attached to an ADU to exceed the maximum allowable non-habitable square footage of 592 sf (50 percent of the habitable square footage of the ADU).
3. A Special Development Permit to allow the garage and ADU to exceed the maximum allowable building height/number of stories from 20 feet and single-story to 20.5 feet and 2-story.
4. A Special Development Permit to allow the garage and ADU a reduced required setback distance from the primary dwelling unit from 10 feet to 4.5 feet.

FINAL HEARING BODY: Zoning Administrator

START TIME: 7:04 PM

CPAC ACTION: Recommended Approval

AYES: Brenda Davis(Chair), Craig Kramer(Secretary), Colin Sueyres, Tina Bonilla, Damien Schiff

NOES: Thomas Wroten(Vice-Chair), Steve Turner

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 7:23 PM

2. [PLNP2018-00174. La Morena Food Mart Public Convenience And Necessity](#)

APPLICANT: Miguel Recendez Martinez

ASSESSOR'S PARCEL NO: 281-0052-020-0000

LOCATION: A Property Located At 4128 El Camino Avenue, Suite A. Approximately 0.1 mile west from the Eastern Avenue and El Camino intersection in the Arden Arcade Community.

CPAC RECOMMENDATION: On September 27, 2018 the Arden Arcade Community Planning Advisory Council (CPAC) met and approved the proposed project with conditions (6 yes, 1 no, 0 absent).

REQUEST: A Request For A Public Convenience And Necessity Letter From The Board Of Supervisors For An Off-Sale Type 20 Beer And Wine Liquor License.

FINAL HEARING BODY: Board of Supervisors

START TIME: 7:24 PM

CPAC ACTION: Recommended Approval

AYES: Brenda Davis(Chair), Thomas Wroten(Vice-Chair), Craig Kramer(Secretary), Colin Sueyres, Tina Bonilla, Damien Schiff

NOES: Steve Turner

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 7:55 PM

3. [PLNP2018-00216. CalAm Arden Arcade](#)

APPLICANT: California American Water

ASSESSOR'S PARCEL NO: 278-0223-019-0000

LOCATION: A Booster Pump Station To Be Located At 2040 Alta Arden Expressway, Sacramento, In The Arden Arcade Community.

CPAC RECOMMENDATION: On September 27, 2018 the Arden Arcade Community Planning Advisory Council (CPAC) met and approved the proposed project (7 yes, 0 no, 0 absent).

REQUEST:

1. A Use Permit to allow a booster pump station in the LC, Limited Commercial zone.
2. A Design Review to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Zoning Administrator

START TIME: 7:58 PM

CPAC ACTION: Recommended Approval

AYES: : Brenda Davis(Chair), Thomas Wroten(Vice-Chair), Craig Kramer(Secretary), Colin Sueyres, Tina Bonilla, Damien Schiff, Steve Turner

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

END TIME: 8:14 PM