

AMENDED AGENDA

Thursday, April 27, 2017

7:00 PM

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Arden Dimick Library Community Room
891 Watt Avenue
Sacramento, CA 95864

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Arden Arcade CPAC Chair	Everett Littles	(916) 337-8451	
Arden Arcade CPAC Vice Chair	Brenda Davis	(916) 801-7346	
Sacramento County Planning and Environmental Review Division representatives for the Arden Arcade Area			
Senior Planner	Manuel Mejia	(916) 874-7934	mejiam@saccounty.net
Associate Planner	Sheryl Lenzie	(916) 874-7722	lenzies@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

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Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-ArdenArcade@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	Everett Littles	Chair
	Brenda Davis	Vice-Chair
	Craig Kramer	Secretary
MEMBERS:	Jennifer Kennedy	George Corollo
COUNTY PLANNING REPRESENTATIVES:	Manuel Mejia	Sheryl Lenzie

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Operating Rules for the Council
- Council to consider approval of the March 23, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): ZOB**

Control No.: PLNP2016-00369 Arden Oaks NPA Amendment
APN: Various
 Applicant/ Owner: N/A
 Location: The Arden Oaks neighborhood is located in the Arden Arcade Community.
 Request: A zoning ordinance amendment to amend the Arden Oaks NPA related to side and rear yard setbacks for non-habitable accessory structures.
 Final Hearing Body: Board of Supervisors
 Investigating Member:
 Lead Planner: *Emma McHatten, Planning Technician, (916) 875-4197, mchattene@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. **Entitlement(s): UPZ**

Control No.: PLNP2016-00497 Fulton Avenue Hookah Lounge
APN: 285-0084-009
 Applicant/ Owner: Ahmaed Ismaeil
 Location: The project is located at 1547 Fulton Avenue, on the eastern side of Fulton Avenue 90 feet north of the intersection of Fulton Avenue and Madison Way in the Arden Arcade community.
 Request: A Use Permit to allow a 1,500 square-foot hookah lounge use on 1.03 acres in the LC (Light Commercial) zone.
 Final Hearing Body: Zoning Administrator
 Investigating Member:
 Lead Planner: *Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net*

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COUNCIL RECOMMENDATION: **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3.

Entitlement(s): UPP, DRS

Control No.: PLNP2017-00077 Capital Star Crisis Residential Program

APN: 269-0060-031

Applicant/ Owner: Holloway Land Company

Location: The project is located at 3815 Marconi Avenue approximately 2,000 feet east of Watt Avenue in the Arden Arcade community.

- Request:
1. A Use Permit to establish a social rehabilitation center in an existing office building on 0.9 acres in the RD-30 Zoning District.
 2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: Leanne Mueller, Associate Planner, 916 874-6155, muellerl@saccounty.net

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COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

4.

Entitlement(s): UPZ, SPZ, DRS

Control No.: PLNP2016-00461 Arden Creek Town Center

APN: 281-0331-023, 024, and 025

Applicant: Merlone Geier Partners

Owner: NORR Architects, Inc.

Location: The project is located at northeast corner of the Watt Avenue/Arden Way intersection in the Arden community.

- Request:
1. Use **Permit** to allow a 24-hour drive-up business on APN's 281-0331-024 and 025; to be located less than 300 feet from a residential zone district; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
 2. A Use **Permit** to allow a 24-hour drive-up business on APN's 281-0331-023 and 024; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
 3. A **Special Development Permit** for a business on APN's 281-0331-023 and 024 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.
 4. A **Special Development Permit** for a business on APN' s 281-0331-024 and 025 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.

5. A **Special Development Permit** to deviate from Zoning Code Section 5.2.5.D.2. to allow a six-foot high wooden fence rather than the required six-foot high masonry wall adjacent to a residential zoning district.
6. A **Special Development Permit** to deviate from the height and maximum square footage standards for monument signs located in the Arden Arcade Community Special Sign District.
7. A **Design Review** for two new buildings and three new monument signs; and respective improvements, to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: *Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				
<p>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. During the Appeal hearing, the applicant or appointed representative must be present.</p>				
Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

PUBLIC COMMENT:

ADJOURNMENT:

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, 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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**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

Arden Dimick Library Community Room
891 Watt Avenue
Sacramento, CA 95864

Minutes

Thursday, March 23, 2017

7:00 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Arden Arcade CPAC Chair	Everett Littles	(916) 337-8451
Arden Arcade CPAC Vice Chair	Sandra Devenek	(916) 730-0044

Sacramento County Planning and Environmental Review Division representatives for the Arden Arcade Area

Senior Planner	Manuel Mejia	(916) 874-7934	mejiam@saccounty.net
Associate Planner	Sheryl Lenzie	(916) 874-7722	lenzies@saccounty.net

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OFFICERS:	Everett Littles - P	Chair
	Sandra Duvencek - TE	Vice-Chair
	Craig Kramer - P	Secretary
 MEMBERS:	Brenda Davis - P	Jennifer Kennedy - P
	Robert Astle - TE	George Corollo - P

COUNTY PLANNING REPRESENTATIVES: Manuel Mejia Sheryl Lenzie

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	(Yes)	No
COUNTY PLANNING REPRESENTATIVE:	(Yes)	No

Matters under the jurisdiction of the CPAC that are not posted on the 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 – **Chair Littles called meeting to order at 7:00 pm**
- Introduction of members, staff, and County representatives – **Done by Chair Littles**
- Explanation of the Role of the Council – **Chair Littles gave role of Council**
- Council to consider approval of the February 23, 2017 minutes – **Minutes approved without objection (5-0)**

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): XSP

Control No.: PLNP2016-00454 **Pine Time Extension**

APN: 266-0261-008/266-0261-009/266-0253-001

Owner: Gragg Commercial Real Estate Solutions

Applicant: Task Engineering, Inc.

Location: The project is located at 2000 Helena Avenue, on the northern end of Cleo Avenue in the Arden Arcade community.

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code, to extend the expiration date five (5) years for a Tentative Subdivision Map (Control Number 2004-0560) to divide 1.70 acres into 19 lots in the BP zone.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net*

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COUNCIL RECOMMENDATION: APPROVAL TIME:

Motion by: Kennedy		Seconded by: Davis		
Vote	Yes 5	No 0	Abstain	Absent

Action:

2. Entitlement(s): PMR

Control No.: PLNP2017-00032 **Valkyrie Way Tentative Parcel Map**

APN: 269-0011-040/044

Owner: Billy and Renae Howell

Applicant: Genesis Quality Construction, Inc.

Location: The project is located at 3049 Valkyrie Way, located south of Robertson Avenue, approximately 600 feet east of Watt Avenue in the Arden Arcade community.

Request: A **Tentative Parcel Map** to bring two existing and adjacent properties into conformance with the Subdivision Map Act and Sacramento County Development Standards on approximately .27 acres in the RD-5 zone.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: *Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@saccounty.net*

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COUNCIL RECOMMENDATION: DENIAL TIME:

Motion by: Kramer		Seconded by: Littles		
Vote	Yes 4	No 1 (GC)	Abstain	Absent
Action:				
3.				
				Entitlement(s): NCS
Control No.:	PLNP2017-00036 Rare Recycling			
APN:	285-0040-044			
Applicant/ Owner:	Richard Reider			
Location:	The project is located at 2544 Arden Way, on the south west corner of Fulton Avenue and Arden Way, in the Arden Arcade community.			
Request:	A NCS to allow an existing convenience recycling center, to continue operating pursuant to Section 3.8.5.D of the SCZC.			
Final Hearing Body:	Staff			
Investigating Member:				
Lead Planner:	<i>Desirae Fox, Assistant Planner, (916) 875-3035, Foxde@saccounty.net</i>			
Click here for more information				
COUNCIL RECOMMENDATION: DENIAL			TIME:	
Motion by: Carollo		Seconded by: Davis		
Vote	Yes 5	No 0	Abstain	Absent
Action:				
4.				
				Entitlement(s): UPZ Amend
Control No.:	PLNP2017-00044 Glenn Hall Park Wireless Facility			
APN:	285-0231-005			
Owner:	Sacramento Machinist Building Corporation			
Applicant:	Verizon Wireless			
Location:	The project is located at 967 Venture Court, approximately 375 feet west of Howe Avenue in the Arden Arcade community.			
Request:	A Use Permit Amendment (Original Use Permit 2000-0182) to increase the height of an existing 50-foot monopole by 15 feet and to install 9 new antennas, associated equipment, and a 240 square foot equipment area, for a total of 21 antennas, on approximately 0.7 acres in the GC zone.			
Final Hearing Body:	Planning Commission			
Investigating Member:				
Lead Planner:	<i>Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net</i>			
Click here for more information				
COUNCIL RECOMMENDATION: APPROVAL			TIME:	
Motion by: Kramer		Seconded by: Kennedy		

Vote	Yes 5	No 0	Abstain	Absent
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. During the Appeal hearing, the applicant or appointed representative must be present.				
Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

- Melinda Avey – Human Services Coordinating Council – **Item moved to May Meeting**
- Election of Officers – **Chair Littles; Vice-chair Davis; Secretary Kramer without objection**

PUBLIC COMMENT:

Item #1 – County gave overview of project. Applicant provided request. Council asked if property zoned commercial, county answered yes. No public comment.

Item #2 – County gave overview of project. Applicant gave history of property and overview of project. Public comment was made by a few residents all of whom opposed the project due to access issues and size of lot. Applicant discussed action by county when lot bought.

Item #3 – County gave overview of request. Applicant provided information of operations of business. Sheriff’s Department and District Attorney’s Office provided information of crime in area and survey of local businesses. Public comment was made by numerous citizens with the majority opposed to the request.

Item #4 – County gave overview of project. Applicant provided details of project. No public comment.

ADJOURNMENT: 8:49 pm

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