

AGENDA

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Howe Community Center
2201 Cottage Way
Sacramento, CA 95825

Thursday, March 22, 2018

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 Brenda Davis (916) 800-2087
Arden Arcade CPAC Vice Chair Thomas Wroten (916) 705-7575

County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area

Senior Planner Wendy Hartman (916) 875-0527 hartmanw@saccounty.net
Associate Planner Kristi Grabow (916) 874-5345 GrabowK@saccounty.net

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

To receive notifications or obtain more information regarding:

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: Brenda Davis Chair
Thomas Wroten Vice-Chair
Craig Kramer Secretary

MEMBERS: Colin Sueyres Tina Bonilla
Jennifer Kennedy

COUNTY PLANNING REPRESENTATIVES: Wendy Hartman Kristi Grabow

<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 **February 22, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): PCN

Control No.: PLNP2017-00185 7-Star Market PCN

APN: 286-0030-001

Applicant/Owner: 7-Star Market

Location: The property is located at 3100 Arden Way at the southeast corner of Arden Way and Morse Avenue in the Arden-Arcade Community.

Request: The Board of Supervisors (Board) hears requests for public convenience/necessity (PCN) applications for liquor licenses within the unincorporated area, prior to issuance of a license by the State Department of Alcoholic Beverage Control (ABC) if the site is located within a Overconcentrated Area and/or a specified high crime reporting district. The applicant, 7-Star Market, requests an Off Sale Full Liquor (Type 21) license at the proposed convenience store at the Southeast corner of Arden Way and Morse Avenue.

Final Hearing Body: Board of Supervisors

Lead Planner: Manuel Mejia, Senior Planner (916) 874-7934, mmejia@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2. Entitlement(s): UPP, DRS

Control No.: PLNP2018-00040 Howe Avenue Small Cell Site.

APN: 285-0207-024

Applicant: New Cingular Wireless PCS, LLC.

Location: The property is located at 1234 Howe Avenue, on the southeast corner of Hurley Avenue and Howe Avenue in the Arden Arcade Community.

Request: 1. A **Use Permit** to allow a small cell site on an existing 27-foot wooden utility pole, for a maximum height of 30 feet on 1.77 acres in the SC (Shopping Center) zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission.

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	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:

STAFF UPDATE:

- **Welcome New Member- Colin Sueyres**

OTHER BUSINESS:

- **California Voter's Choice Act- Alice Jarboe (Sacramento County Elections Office)**
- **Annual CPAC Training and Appreciation Event April 30th**

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 of Sacramento, Office of Planning and Environmental Review 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 1-800-855-7100.



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
*Outside unincorporated Sacramento County
Dial 916-875-4311*

MINUTES

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Swanson Park Community Center
2350 Northrop Ave.
Sacramento, CA 95825

Thursday, February 22, 2018

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 Brenda Davis (916) 801-7346
Arden Arcade CPAC Vice Chair Thomas Wroten (916) 705-7575

County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area

Senior Planner Wendy Hartman (916) 875-0527 hartmanw@saccounty.net
Associate Planner Kristi Grabow (916) 874-5345 GrabowK@saccounty.net

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

To receive notifications or obtain more information regarding:

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: Brenda Davis - **P** Chair
Thomas Wroten - **P** Vice-Chair
Craig Kramer - **P** Secretary

MEMBERS: George Corollo Tina Bonilla - **P**
Jennifer Kennedy - **EXA**

COUNTY PLANNING REPRESENTATIVES: Wendy Hartman - **P** Kristi Grabow

<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 – **Meeting called to order by Chair Davis at 7:11 pm**
- Introduction of members, staff, and County representatives - **Introductions made by Chair Davis**
- Explanation of the Role of the Council - **Done by Chair Davis**
- Operating Rules for the Council – **Continued on Motion by Wroten seconded by Bonilla 4-0**
- Council to consider approval of the **January 25, 2018 minutes - Continued on Motion by Wroten seconded by Bonilla 4-0**

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): ZOB**
Control No.: PLNP2017-00213 Amendments to Zoning Code- Accessory Dwelling Units
APN: Countywide
 Applicant/Owner: County of Sacramento
 Location: Countywide
 Request: Workshop to review options to Amend the Zoning Code related to Accessory Dwelling Units.
 Final Hearing Body: Board of Supervisors
 Lead Planner: Jessica Brandt, Senior Planner, (916) 875-2593, brandtj@saccounty.net
[Click here for more information.](#)

COUNCIL RECOMMENDATION: **TIME: 7:25-8:25**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action: **No action required – workshop item**

2. **Entitlement(s): UPZ, DRS**
Control No.: PLNP2018-00006 Rebounderz
APN: 281-0011-042
 Applicant: Triangle Investment Properties
 Location: The property is located at 2401 Butano Drive on the west side of Butano Drive in the Country Club Plaza Center , in the Arden Arcade community.
 Request:

1. A Use Permit to establish an indoor recreation facility with a capacity greater than 300 persons in an existing mall building in the Shopping Center (SC) Zoning District.
2. A Design Review to comply with the Countywide Design Guidelines.

 Final Hearing Body: Zoning Administration
 Lead Planner: Leanne Mueller, Associate Planner,(916) 874-6155, muellerl@saccounty.net
[Click here for more information.](#)

COUNCIL RECOMMENDATION: **TIME: 7:15-7:25**

Motion by: Kramer		Seconded by: Wroten		
Vote	Yes 4	No 0	Abstain	Absent 1

Action: **Recommend Approval**

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:

STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

Item #1 – County provided overview of proposed zoning code updates related to Accessory Dwelling Units. Council had questions related to owner occupancy requirement, percentage of lot size versus lot size range and fixed ADU size, staff level review for design compliance and limitation on 2-story structures. No public comment.

Item #2 - Applicant provided request overview. County provided overview of request. Council questioned occupancy information. No public comment.

ADJOURNMENT: 8:25

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 of Sacramento, Office of Planning and Environmental Review 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 1-800-855-7100.



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
*Outside unincorporated Sacramento County
Dial 916-875-4311*