

AGENDA

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Conzelmann Community Center
2201 Cottage Way
Sacramento, CA 95825

Thursday, October 25, 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 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
Steve Turner Damien Schiff

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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2018-00063 Country Club Plaza

APN: 281-0011-030, 281-0011-035

Applicant/Owner: COACT Designworks

Location: A property located at the southeast corner of Watt Avenue and El Camino Avenue in the Arden Arcade community.

Request:

1. A **Special Development Permit Amendment** to amend the previously approved Special Development Permit (PLNP2016-00147), modifying the number of required parking spaces and landscaping to the placement of four new pads at the Country Club Plaza Shopping Center) in the Shopping Center (SC) Zoning District.
2. A **Special Development Permit** to deviate from the requirement for 25 feet of landscaping between the right of way and drive through aisle for Pad VIII, as required by Zoning Code Section 3.9.3.V.1.f .
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

Control No.: PLNP2017-00097 Arden Star Hotel Conditional Use Permit

APN: 285-0090-033

Applicant/Owner: New East Frontiers, Inc.

Location: An event center in an existing hotel at 1413 Howe Avenue in the Arden Arcade Community.

Request: A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Nishant Seoni, Assistant Planner, 916-974-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

3.

Control No.: PLNP2018-00125 Valley Recovery Center of California

APN: 294-0110-003

Applicant/Owner: Holloway Land Co. Inc.

Location: A property located at 2221 Fair Oaks Boulevard in the Arden Arcade community.

Request: A Use Permit to legalize an existing social rehabilitation center with a maximum of 48 patients on approximately 1.28 acres in the RD-30 zone.

Final Hearing Body: Planning Commission

Lead Planner: Thomas Vogt, Associate Planner, 875-5563, vogtt@sacounty.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:				

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.



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