AGENDA

ARDEA ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL
Arden Middle School (Large Gym)
1640 Watt Avenue
Sacramento, CA 95864

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

Thursday, January 25, 2018
7:00 PM

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

<table>
<thead>
<tr>
<th>Arden Arcade CPAC Chair</th>
<th>Everett Littles</th>
<th>(916) 337-8451</th>
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<tbody>
<tr>
<td>Arden Arcade CPAC Vice Chair</td>
<td>Brenda Davis</td>
<td>(916) 801-7346</td>
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County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area

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<tr>
<th>Senior Planner</th>
<th>Wendy Hartman</th>
<th>(916) 875-0527</th>
<th><a href="mailto:hartmanw@saccounty.net">hartmanw@saccounty.net</a></th>
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<tbody>
<tr>
<td>Associate Planner</td>
<td>Kristi Grabow</td>
<td>(916) 874-5345</td>
<td><a href="mailto:GrabowK@saccounty.net">GrabowK@saccounty.net</a></td>
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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:
- Everett Littles, Chair
- Brenda Davis, Vice-Chair
- Craig Kramer, Secretary

MEMBERS:
- George Corollo
- Jennifer Kennedy
- Thomas Wroten
- Tina Bonilla

COUNTY PLANNING REPRESENTATIVES:
- Wendy Hartman
- Kristi Grabow

EXA – Excused Absence | U - Unexcused Absence | P – Present
--- | --- | ---
| Yes | | No |

QUORUM DETERMINATION: Yes

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 October 26, 2017 minutes
## PLANNING ITEMS FOR REVIEW:

### 1. Entitlement(s): GPB

- Control No.: PLER2017-00202 Environmental Justice Element
- APN: County-wide
- Applicant/Owner: County of Sacramento
- Location: County-wide
- Request: Workshop for the Environmental Justice Element
- Final Hearing Body: Board of Supervisors
- Lead Planner: Tim Kohaya, Associate Planner, (916) 874-5982, kohayat@saccounty.net

[Click here for more information.]

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<th>COUNCIL RECOMMENDATION:</th>
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Action:

### 2. Entitlement(s): SPZ

- Control No.: PLNP2017-00288 Broderick Special Development Review
- APN: 278-0280-024
- Applicant: University Capital Management
- Owner: TASK Engineering, Inc.
- Location: The property is located at 1860 Howe Avenue, at the southeast corner of the intersection of Howe Avenue and Wyda Way, in the Arden Arcade community.
- Request:
  1. A Special Development Permit to reduce an existing side street yard setback from 24.5 feet to 10.5 feet for an approximately 1,052 square foot restaurant patio dining area on 3.61 acres in the AC (Auto Commercial) zone.
  2. A Design Review to comply with the Countywide Design Guidelines.
- Final Hearing Body: Zoning Administrator
- Lead Planner: Shelby Vockel, Associate Planner, (916) 874-6323, vockels@saccounty.net

[Click here for more information.]

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Action:
3. **Entitlement(s):** SPZ, DRS  
**Control No.:** PLNP2017-00291 First Citizens Bank Special Development Permit  
**APN:** 293-0163-007  
**Applicant/Owner:** First Citizens Bank  
**Location:** The property is located at 440 Drake Circle, at the southwest corner of Drake Circle and Mills Road approx. 100 feet south of Fair Oaks Blvd. in the Arden-Arcade community.  
**Request:**  
1. A Special Development Permit (SPZ) to recognize the existing parking lot configuration, building setbacks, and sign location are non-conforming with current Zoning Code requirements for an existing parcel in the Business Park (BP) Zoning District.  
2. A Design Review to comply with the Countywide Design Guidelines for a monument sign and exterior building remodel.  
**Final Hearing Body:** Zoning Administrator  
**Lead Planner:** Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

Click here for more information.

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4. **Entitlement(s):** PCN  
**Control No.:** PLNP2017-00300 Sprouts Farmers Market  
**APNS:** 268-0150-008 / 009  
**Applicant:** SF Market, LLC  
**Location:** The property is located at 2735 Marconi Avenue, Suite 100, Sacramento, CA, 95821.  
**Request:** APPLICATION TO THE SACRAMENTO COUNTY BOARD OF SUPERVISORS FOR A LETTER OF PUBLIC CONVENIENCE OR NECESSITY RELATING TO THE SALE OF ALCOHOL WITHIN THE UNINCORPORATED AREA.  
**Final Hearing Body:** Board of Supervisors  
**Lead Planner:** Manuel Mejia, Senior Planner (916) 874-7934 mejiam@saccounty.net

Click here for more information.

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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.

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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 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 1-800-735-2929

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