

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Thursday, February 25, 2016
7:00 PM

**ARCADE LIBRARY
2443 MARCONI AVENUE
SACRAMENTO, CA 95821**

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Arden Arcade CPAC Chairman, Everett Littles at (916) 337-8451 or elittles@gmail.com or Sandra Duvenceck at 916-730-0044 or skduvencck@att.net. To contact the Sacramento County Planning and Environmental Review Division representatives for the AA CPAC area, please call Manuel Mejia at (916) 874-7934 or mejiam@saccounty.net or Meg De Courcy at (916) 874-6332 or decourcym@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: 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.

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|-------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| OFFICERS: | EVERETT LITTLES SANDRA DUVENECK | <u>CHAIR</u> <u>VICE-CHAIR</u> |
| MEMBERS: | BRENDA DAVIS ROBERT ASTLE | CRAIG KRAMER JENNIFER KENNEDY |
| REPRESENTATIVES: | MANUEL MEJIA - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MEG DE COURCY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW | |

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

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| QUORUM DETERMINATION: | Yes | No |
| COUNTY REPRESENTATIVE: | Yes | No |

Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2015-00004](#)

Project Name: MARILONA CELL TOWER USE PERMIT

Assessor's Parcel No.: 269-0060-033

Location: The property is located at 3927 Marconi Avenue on the northeast corner of the intersection of Becerra Way and Marconi Avenue in the Arden Arcade community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Attention: Brad Kortick
Verizon Wireless
255 Parkshore Drive, Folsom, CA 95630
916-798-0079; bkortick@gmail.com

Owner: Arcade Baptist Church of Sacramento
3927 Marconi Avenue, Sacramento, CA 95821
916-972-1617

County Project Manager: *Meredith Plant, Assistant Planner, 874-5835; plantm@saccounty.net*

Request: **A Use Permit** to allow a wireless communication facility on approximately 6.71 acres in the RD-30 (Residential) zone, which is considered a Group I zoning district. The facility will include a proposed lease area with an eight foot concrete block wall with four proposed equipment cabinets, three surge suppressors, and a DC generator. There will be six antennas, 12 remote radio heads (RRH), three proposed surge suppressors and three hybrid cables to an existing building painted to match. The antennas will not project any higher than the existing building height.

Investigating Member:

COUNCIL RECOMMENDATION:

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| 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.

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| Motion by: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |
| Comments: | | | | |

2. Control No.: [PLNP2015-00230](#)

Project Name: JONAS AVENUE TENTATIVE PARCEL MAP

Assessor’s Parcel No.: 286-0180-009

Location: The property is located at 1204 Jonas Avenue, on the west side of Jonas Avenue and approximately 500 feet south of the intersection of Hurley Way and Jonas Avenue in the Arden Arcade community.
(Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Mark Pekarek
Paramount Development Properties, LLC
13278 Kibbings Road, San Diego, CA 92130
209-609-1564; mark@paramountdp.com

Engineer: Ryan Vance
VVH Consulting Engineers
430 10th Street, Modesto, CA 95816
209-568-4477; rvance@vvhce.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net*

- Request:
1. A **Tentative Parcel Map** to divide approximately 1.1 acres into four single-family lots in the RD-5 (Low Density Residential) zone.
 2. A **Special Development Permit** to deviate from public street frontage and private road requirements. (SCZC 6.4.6. , 1.9.2.B)
 3. A **Design Review** to comply with Single Family Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

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| 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.

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| Motion by: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |
| Comments: | | | | |

3. Control No.: [PLNP2015-00271](#)

Project Name: GOLDEN STATE WATER STATION

Assessor’s Parcel No.: 286-0070-006

Location: The project is located at 3141 Trussel Way, on the eastern end of Trussel Way and approximately 500 feet east of Morse Ave in the Arden Arcade Community. (Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Dane Sinagra
 Golden State Water Company
 3005 Gold Canal Drive, Rancho Cordova, CA 95670
 916-853-3634; danesinagra@gswater.com

Owner: Golden State Water Company
 630 E. Foothill Boulevard, San Dimas, CA 91773
 909-394-3600; danesinagra@gswater.com

County Project Manager: Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net

- Request:**
1. A **Use Permit** to allow a new potable water well, a 500,000 gallon water tank approximately 58 feet in diameter and 32 feet tall, a booster pump station, and a disinfection building on 0.42 acres in the RD-20 (Medium Density Residential) zone. The proposed project will include improvements to County infrastructure along Trussel Way. (SCZC 3.6.6.B.)
 2. A **Design Review** to conform to the Institutional Development Standards. (SCZC 5.8.2.)
 3. A **Special Development Permit** to deviate from landscaping requirements of the Institutional Development Standards. (SCZC 5.8.2)

Investigating Member:

COUNCIL RECOMMENDATION:

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| 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.

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| Motion by: | Seconded by: |
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| Vote: | Yes: | No: | Abstain: | Absent: |
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Comments:

4. Control No.: [PLNP2015-00281](#)

**Project Name: POWELL VARIANCE
(This Item Is Discontinued)**

Assessor’s Parcel No.: 281-0292-006

Location: The property is located at 3909 Random Lane, on the north side of Random Lane and approximately 500 feet west of Ladino Road in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Attention: Dustin Hormel
Premier Pool & Spas
11250 Pyrites Way, Rancho Cordova, CA 95670
916-852-0223; dhormel@ppas.com

Owner: Tim Powell
3909 Random Lane, Sacramento, CA 95864
916-952-4858; timbo212002@gmail.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net*

Request: A **Variance** to the Board of Supervisors to allow a pool and spa to encroach into the 35-foot rear yard setback required by the Arden Oaks Neighborhood Preservation Area (SCZC 531-10).

Investigating Member:

COUNCIL RECOMMENDATION:

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| Motion by: | Seconded by: |
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| Vote: | Yes | No | Abstain | Absent |
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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.

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| Motion by: | Seconded by: |
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| Vote: | Yes: | No: | Abstain: | Absent: |
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Comments:

OTHER BUSINESS:**PUBLIC COMMENT:****APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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 or 874-7647 (TTY), 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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