

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Thursday, May 28, 2015
7:00 PM

**ARDEN DIMICK LIBRARY COMMUNITY ROOM
891 WATT AVENUE
SACRAMENTO, CA 95864**

<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 Little at (916) 337-8452 or eslittles@gmail.com or Vice-Chair Sandra Duveneck at (916) 730-0044 or skduveneck@att.net To contact the Sacramento County Planning and Environmental Review Division representatives for the AA CPAC area, please call Tricia Stevens at (916) 874-2926 or stevenst@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 <http://www.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.

OFFICERS:	EVERETT LITTLES SANDRA DUVENECK KAREN CHAMPOUX	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	TIM POGSON ROBERT ASTLE	JENNIFER KENNEDY CRAIG KRAMER
REPRESENTATIVES:	TRICIA STEVENS - 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

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.: [PLNP2015-00016](#)

Project Name: 7-ELEVEN USE PERMIT AND DESIGN REVIEW

Assessor’s Parcel No.: 285-0130-016

Location: The property is located on the northwestern corner of the intersection at Howe Avenue and Hurley Way in the Arden Arcade community.

Owner: Aparna Joneja
 4637 Chabot Drive, suite 117
 Pleasanton, CA 94588
 925-353-7496; aparna.joneja@7-11.com

Applicant/Phone/Email: Jesse Kent
 Smith Development & Construction
 7803 Madison Ave #700C, Citrus Heights, CA 95610
 916-966-7325; j.kent@smithdcc.com

Engineer: Phil Herzer
 Roseville Design Group
 8421 Auburn Boulevard, Suite 170, Citrus Heights, CA 95610
 916-910-9345; phil@rosevilledesigngroup.com

Developer: Brian Holloway
 Holloway Land Company – Entitlements
 442 Pico Way, Sacramento, CA 95819
 916-731-4435; brian@holloway.co

County Project Manager: *Shelby Maples, Assistant Planner, (916)874-6323, mapless@sacounty.net*

- Request:**
1. A Use Permit to allow a new 24-hour convenience store and fuel station with four pumps on approximately 0.51 acres in the Limited Commercial (LC) zone. The new convenience store will be approximately 2,950 square feet in size.
 2. A Design Review to comply with the Commercial and Mixed-Use Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

2. Control No.: PLNR2015-00022

Project Name: Arden Howe Retail Early CPAC Workshop

Assessor’s Parcel No.: 285-0010-018, 285-0050-017

Location: The site is located at 1590 Ethan Way, 2030-2100 Arden Way on the south side of Arden Way, east side of Ethan Avenue and west side of Howe Avenue in the Arden Arcade community.

Applicant/Phone/Email: Chuck Shaw
 SyWest Development
 150 Pelican Way, San Rafeal, CA 94901
 415.497.0839; chuck_shaw@sywest.com

County Project Manager: *Joelle Inman, Senior Planner, 916-874-7575, inman@saccounty.net*

Request: The applicant would like to present preliminary project plans to the community for early review and feedback. The conceptual site plan encompasses the commercial center located at Howe bout Arden and the Ethan Avenue theater site.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. An application has not been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the preliminary site plan, please contact Joelle Inman, Senior Planner, Planning and Environmental Review Division at inmanj@saccounty.net or (916) 874-7575. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
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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*Outside unincorporated Sacramento County
 Dial 916-875-4311*