Wednesday, June 22, 2017
7:00 PM

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

**OFFICERS:**
- Everett Littles  (916) 337-8451  Chair
- Brenda Davis (916) 801-7346  Vice-Chair
- Craig Kramer  Secretary

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

**COUNTY PLANNING REPRESENTATIVES:**
- Manuel Mejia  Sheryl Lenzie

<table>
<thead>
<tr>
<th>EXA – Excused Absence</th>
<th>U - Unexcused Absence</th>
<th>P – Present</th>
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</thead>
<tbody>
<tr>
<td>QUORUM DETERMINATION:</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>COUNTY PLANNING REPRESENTATIVE:</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

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 April 27, 2017 minutes
PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): UPZ, SPZ, DRS

   Control No.: PLNP2016-00046 Arden Creek Town Center
   APN: 281-0331-023, 024, AND 025
   Applicant: NORR Architects, Inc.
   Owner: Merlone Geier Partners
   Location: The project is located at the northeast corner of the Watt Avenue/Arden Way intersection in the Arden community.
   Request:
   1. A Use Permit to allow a drive-up business on APN’s 281-0331-023 and 024; with reduced landscaping in the SC (Shopping Center) zone.
   2. A Special Development Permit to deviate from:
      A. Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement for “Shops B” and Shops C” buildings.
      B. Zoning Code Section 5.2.5.D.2. to allow a six-foot high pre-cast fence rather than the required six-foot high masonry wall adjacent to a residential zoning district
      C. Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 31-foot setback requirement from the public right-of-way for a trash enclosure.
      D. The Arden Arcade Community Special Sign District height and maximum square footage standards for monument signs.
   3. A Design Review for two new buildings and three new monument signs; and respective improvements, to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

   Final Hearing Body: Zoning Administrator
   Investigating Member:
   Lead Planner: Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net

   Click here for more information

COUNCIL RECOMMENDATION: TIME:

Motion by: Seconded by:

<table>
<thead>
<tr>
<th>Vote</th>
<th>Yes</th>
<th>No</th>
<th>Abstain</th>
<th>Absent</th>
</tr>
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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. During the Appeal hearing, the applicant or appointed representative must
be present.

Motion by: [Blank]                                        Seconded by: [Blank]


Comments: [Blank]

OTHER BUSINESS:

- John Lundgren  
  Senior Planner/Environmental Analyst
  CPAC Presentation on Proposed Clean-up Amendments
  Safety Element

- Melinda Avey – Human Services Coordinating Council

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
Minutes

Thursday, April 27, 2017
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**
Everett Littles  
(916) 337-8451

**Arden Arcade CPAC Vice Chair**
Brenda Davis  
(916) 801-7346

**Sacramento County Planning and Environmental Review Division representatives for the Arden Arcade Area**

**Senior Planner**
Manuel Mejia  
(916) 874-7934  
mejiam@saccounty.net

**Associate Planner**
Sheryl Lenzie  
(916) 874-7722  
lenzies@saccounty.net

To contact the Planning and Environmental Review Division 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](https://public.govdelivery.com/accounts/CASACRAM/subscriber/new)

**Current Planning projects,** visit the Planning Projects Viewer website at [https://planningdocuments.saccounty.net/](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 - **EXA**  
  Chair

- Brenda Davis - **P**  
  Vice-Chair

- Craig Kramer - **P**  
  Secretary

**MEMBERS:**

- Jennifer Kennedy - **P**
  George Corollo – **P**; **Left at 8:25 PM**

**COUNTY PLANNING REPRESENTATIVES:**

- Manuel Mejia
- Sheryl Lenzie

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<td>(Yes)</td>
<td>No</td>
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**CALL MEETING TO ORDER: 7:03 PM**

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Operating Rules for the Council – **Continued to May 25, 2017 Meeting**
- Council to consider approval of the March 23, 2017 minutes - **APPROVED**
### PLANNING ITEMS FOR REVIEW:

<table>
<thead>
<tr>
<th>Control No.:</th>
<th>APN:</th>
<th>Applicant/Owner:</th>
<th>Location:</th>
<th>Request:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLNP2016-00369</td>
<td>Arden Oaks NPA Amendment</td>
<td>Various</td>
<td>The Arden Oaks neighborhood is located in the Arden Arcade Community.</td>
<td>A zoning ordinance amendment to amend the Arden Oaks NPA related to side and rear yard setbacks for non-habitable accessory structures.</td>
</tr>
</tbody>
</table>

**Final Hearing Body:** Board of Supervisors  
**Investigating Member:** Emma McHatten, Planning Technician, (916) 875-4197, mchattene@saccounty.net

### COUNCIL RECOMMENDATION:

**TIME:** 7:08 PM  
Motion by: Kramer  
Seconded by: Kennedy  
**Vote:** Yes 4, No 0, Abstain, Absent  
**Action:** Recommend Approval

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<th>Location:</th>
<th>Request:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLNP2016-00497</td>
<td>Fulton Avenue Hookah Lounge</td>
<td>Ahmaed Ismaeil</td>
<td>The project is located at 1547 Fulton Avenue, on the eastern side of Fulton Avenue 90 feet north of the intersection of Fulton Avenue and Madison Way in the Arden Arcade community.</td>
<td>A Use Permit to allow a 1,500 square-foot hookah lounge use on 1.03 acres in the LC (Light Commercial) zone.</td>
</tr>
</tbody>
</table>

**Final Hearing Body:** Zoning Administrator  
**Investigating Member:** Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net

### COUNCIL RECOMMENDATION:

**TIME:** 7:15 PM  
Motion by: Kennedy  
Seconded by: Corollo  
**Vote:** Yes 4, No 0, Abstain, Absent  
**Action:** Continued to May 25, 2017 meeting for Sheriff information.
3. Control No.: PLNP2017-00077  Capital Star Crisis Residential Program
   APN: 269-0060-031
   Applicant/Owner: Holloway Land Company
   Location: The project is located at 3815 Marconi Avenue approximately 2,000 feet east of Watt Avenue in the Arden Arcade community.
   Request:
   1. A Use Permit to establish a social rehabilitation center in an existing office building on 0.9 acres in the RD-30 Zoning District.
   2. A Design Review to comply with the Countywide Design Guidelines.
   Final Hearing Body: Planning Commission
   Investigating Member: Leanne Mueller, Associate Planner, 916 874-6155, muellerl@saccounty.net
   Entitlement(s): UPP, DRS
   Control No.: PLNP2016-00461  Arden Creek Town Center
   APN: 281-0331-023, 024, and 025
   Applicant: Merlone Geier Partners
   Owner: NORR Architects, Inc.
   Location: The project is located at northeast corner of the Watt Avenue/Arden Way intersection in the Arden community.
   Request:
   1. A Use Permit to allow a 24-hour drive-up business on APN's 281-0331-024 and 025; to be located less than 300 feet from a residential zone district; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
   2. A Use Permit to allow a 24-hour drive-up business on APN's 281-0331-023 and 024; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
   3. A Special Development Permit for a business on APN's 281-0331-023 and 024 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.
   4. A Special Development Permit for a business on APN' s 281-0331-024 and 025 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.

COUNCIL RECOMMENDATION: TIME: 7:27
Motion by: Kennedy  Seconded by: Kramer
Vote  Yes 4  No 0  Abstain  Absent
Action: Recommend Approval
5. A Special Development Permit to deviate from Zoning Code Section 5.2.5.D.2. to allow a six-foot high wooden fence rather than the required six-foot high masonry wall adjacent to a residential zoning district.

6. A Special Development Permit to deviate from the height and maximum square footage standards for monument signs located in the Arden Arcade Community Special Sign District.

7. A Design Review for two new buildings and three new monument signs; and respective improvements, to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

Final Hearing Body: Zoning Administrator

Investigating Member: Lead Planner: Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net

Click here for more information

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<td>No</td>
</tr>
<tr>
<td>Abstain</td>
<td>Absent</td>
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</table>

Action: Workshop, No action necessary.

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.

PUBLIC COMMENT:

Item #1- Public thanked county for work on amendment and supports approval.

Item #2 – Comment of need for minor use permit and distances to sensitive activities.

Item #3 – Numerous speakers in support of the project.

Item #4 – More then 20 speakers with the vast majority in opposition to approval of the requests. Primary issues centered on traffic, noise and public safety.
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, 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.