

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Thursday, July 23, 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 Littles at (916) 337-8452 or elittles@gmail.com or Sandra Duvenceck at 916-730-0044 or skduvenceck@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 <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.

OFFICERS:	EVERETT LITTLES SANDRA DUVENECK KAREN CHAMPOUX	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS ROBERT ASTLE	CRAIG KRAMER JENNIFER KENNEDY
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.: [PLNP2015-00118](#)

Project Name: ARDEN WAY TENTATIVE PARCEL MAP

Assessor's Parcel No.: 286-0040-017/019/020

Location: The project is located at 3308, 3320, and 3350 Arden Way, on the southwest corner of the intersection of Arden Way and Watt A venue in the Arden Arcade community. (Supervisor District 2: Kennedy)

Applicant/Phone/Email: Attention: Derek Taylor
 Calfox, Inc
 101 Montgomery St., Suite 2350, San Francisco, CA 94104
 415-233-7195; dtaylor@calfox.com

Other: Attention: Tiffany Wilson
 RSC Engineering, Inc
 2250 Douglas Blvd, Suite 150, Roseville, CA 95661

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

Request: A Tentative Parcel Map to subdivide an existing LC (Limited Commercial) zoned, 12 acre parcel into 2 parcels allowing the sale, lease, or finance of the new parcel along Arden Way. The new resulting parcel will be approximately 0.42 acres in size. (SCZC 225-42)

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:				

2. Control No.: [PLNP2015-00105](#)

Project Name: ST. IGNATIUS USE PERMIT AMENDMENT

Assessor’s Parcel No.: 279-0210-013/014/028

Location: The project is located at 3235 and 3245 Arden Way approximately 750 feet east of Professional Drive in the Arden-Arcade Community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Attention: Brendan Koon
Vitea Architecture
160 South Linden Ave, #202, South San Francisco, CA 94080
415-577-0188; bkoon@viteaarchitecture.com

Owner: Attention: Tom McNamara
Roman Catholic Bishop of Sacramento
2110 Broadway, Sacramento, CA 95818
916-733-0100; tmcnamara@scd.org

Other: Fr. Mike Moynahan
3235 Arden Way, Sacramento, CA 95825
916-482-9666; memoynahan@stignatiussac.org

Other: John Banchemo
3345 Sierra Oaks Drive, Sacramento, CA 95864
916-425-9177; john@banchemo.net

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

Request: A Use Permit Amendment (88-UP-0054) to allow a 40,466 square-foot building that will be used for offices and a private K-8 school. (SCZC 201 - 02(D)(20)(13))

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:

3. Control No.: [PLNP2015-00064](#)

Project Name: JONAS AVENUE TENTATIVE PARCEL MAP

Assessor's Parcel No.: 286-0132-002

Location: The property is located at 1345 Jonas Avenue, on the west side of Jonas Avenue, and approximately 475 feet north of Hurley Way in the Arden-Arcade community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Marina Portnov
 19 Vista Lane, Burlingame, CA 94010
 650-888-9909; home4ubymarina@att.net

Engineer: Attention: Casey Feickert
 TSD Engineering, Inc.
 31 Natoma Street, Suite 160, Folsom, CA 95630
 916-608-0707; cfeickert@tsdeng.com

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

Request: A Tentative Parcel Map to divide 0.5 acres into two parcels in the RD-5 zone.

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:				

4. Control No.: [PLNP2015-00122](#)

Project Name: CINEMARK CENTURY THEATRE USE PERMIT AMENDMENT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW

Assessor's Parcel No.: 285-0050-017

Location: The project is located at 1590 Ethan Way, approximately 900 feet south of the intersection of Ethan Way and Arden Way, in the Arden Arcade community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Attention: Chuck Shaw
SyWest Development
150 Pelican Way, San Rafael, CA 94901

Owner: Attention: Victor Castillo
Sy Arden Way, LLC
150 Pelican Way, San Rafael, CA 94901

Architect: Attention: Kevin James
mcg architecture
250 Sutter Street, Suite 500, San Francisco, CA 94108

Attorney: Attention: Jim Wiley
Taylor & Wiley
2870 Gateway Oaks Drive, Suite 200, Sacramento, CA 95833

County Project

Manager: *Jessica Brandt, Associate Planner, 875-2593; brandtj@saccounty.net*

- Request:**
1. A Use Permit Amendment to allow a new 1,540 seat motion picture theater on an approximately 13.5 acre site in the AC (Auto Commercial) and LC (Limited Commercial) zones, with the continuation of a parking ratio of one space for every 3 .5 seats. [An existing theater complex on the project site with a capacity of 4,000 seats will be removed prior to development.]
 2. A Special Development Permit to allow:
 - Deviations from parking standards including a reduction in tree shading and modifications to tree island well sizing.
 - Building signage that would deviate from commercial signage Standards.
 - An overall building height of 60 feet, with an architectural feature of 100 feet in height at the northwest corner of the theater building.
 3. 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:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

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

Project Name: BECERRA WAY CELL TOWER USE PERMIT

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

Location: The property is located at 2901 Becerra Way on the northwest corner of the intersection of Becerra Way and Marconi A venue in the Arden Arcade community. (Supervisor District 3: Peters)

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

Owner: Ward Davis
 Arcade Baptist Church of Sacramento
 3927 Marconi Avenue, Sacramento, CA 95821
 916-972-1617; wardd@arcadechurchonline.com

County Project Manager: *Meredith Plant, Assistant Planner, 8745835; plantm@saccounty.net*

Request: A **Use Permit** to allow a wireless communication facility on approximately 1.78 acres in the RD-30 (Residential) zone. The proposed facility will be placed within a 28-foot by 38-foot fenced leased area. The facility will consist of one 48kw emergency standby generator and one 70-foot tall three sided tower with six antennas enclosed within an eight foot CMU wall, with stucco finish and paint to match the church.

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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