

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Thursday, August 27, 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](mailto:elittles@gmail.com) or Sandra Duvenceck at 916-730-0044 or [skduvencck@att.net](mailto:skduvencck@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](mailto:stevenst@saccounty.net) or Meg De Courcy at (916) 874-6332 or [decourcym@saccounty.net](mailto: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](mailto:CPAC-ArdenArcade@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	EVERETT LITTLES SANDRA DUVENECK KAREN CHAMPOUX	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	BRENDA DAVIS ROBERT ASTLE	CRAIG KRAMER JENNIFER KENNEDY
<b>REPRESENTATIVES:</b>	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.: [PLNP2015-00025](#)**

**Project Name: 7-ELEVEN AT WATT A VE AND WHITNEY A VE USE PERMIT**

**Assessor's Parcel No.: 255-0171-037 & 038-0000**

Location: On the southeast corner of the intersection of Watt Avenue and Whitney Avenue at 3448 Watt Avenue in the Arden Arcade community.  
(District 3: Peters)

Owner: Compass Commercial  
Attention: Craig Pichinino  
3262 Pemyn Road. #200, Loomis, CA 95650  
916-660-9623; [katy@ccgwest.com](mailto:katy@ccgwest.com)

Applicant/Phone/Email: Holloway Land Company  
Attention: Brian Holloway  
442 Pico Way, Sacramento, CA 95819  
916-731-4435; [Brian@hlandco.org](mailto:Brian@hlandco.org)

County Project Manager: *Shelby Maples, Assistant Planner, 874-6323; [mapless@saccounty.net](mailto:mapless@saccounty.net)*

- Request: **1. A Use Permit** to extend operating hours for an existing convenience store at 3448 Watt A venue and 3441 Whitney Avenue, on 0.32 acres in the Arden Arcade community. The request would allow 24-hour operation of the convenience store.
- 2. A Design Review** to comply with the Commercial/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:				

2. Control No.: [PLNP2015-00144](#)

**Project Name:** TWIN PEAKS RESTAURANT

**Assessor's Parcel No.:** 294-0150-016

**Location:** The project is located at the northwest corner of the intersection between Howe Avenue and Cadillac Drive, in the Arden Arcade community. (Supervisor District 3: Peters)

**Owner:** Rick Massie and Massie Kids IV, LLC  
 Attention: Sandy Mann  
 180 Tribute Road, Sacramento, CA 95815  
 916-923-4000; [smann0361@gmail.com](mailto:smann0361@gmail.com)

**Applicant/Phone/Email:** PM Design Group, Inc.  
 Attention: Greg Borchardt  
 6930 Destiny Drive, Suite 100, Rocklin, CA 95677  
 916-226-5495; [gborchardt@pmdginc.com](mailto:gborchardt@pmdginc.com)

**Developer:** Elite Sports Group, LLC  
 Attention: Sandy Mann  
 2190 Meridian Park Blvd, Suite G, Concord, CA 94520  
 916-446-6808; [smann0361@gmail.com](mailto:smann0361@gmail.com)

**Architect:** PM Design Group, Inc.  
 Attention: Roy Pedro  
 6930 Destiny Drive, Suite 100, Rocklin, CA 95677  
 916-226-5489; [rpedro@pmdginc.com](mailto:rpedro@pmdginc.com)

**County Project Manager:** *Thomas Vogt, Assistant Planner, 916-875-5563; [vogt@saccounty.net](mailto:vogt@saccounty.net)*

- Request:**
1. **A Variance** to allow for deviations from the Sacramento County Zoning Code Sign Ordinance for two illuminated 17 inch signs to be located atop the outdoor patio facade. (SCZC 335-15(A)(3))
  2. **A Special Review of Parking** to allow deviation from the parking standard requirements of the Zoning Code.

Investigating Member:

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COUNCIL RECOMMENDATION:

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

Action:

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

**3. Control No.: PLNR2015-00139**

**Project Name: Trussel Way Water Station Early CPAC Workshop**

**Assessor’s Parcel No.: 286-0070-006**

**Location:** The project site is located at 3141 Trussel Way, on the east side of Trussel way approximately 500 feet from Morse Avenue in the Arden Arcade community.

**Applicant/Phone/Email:** Golden State Water Company  
 3005 Gold Canal Drive, Rancho Cordova, CA 95670  
 Attention: Dane Sinagra  
 (916) 853-3634; [dane.sinagra@gswater.com](mailto:dane.sinagra@gswater.com)

**County Project Manager:** *Thomas Vogt, Assistant Planner, 916-875-5563; [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

**Request:** A new potable water well, 500,000 gallon water tank, booster pump station, and disinfection building on 0.42 acres in the RD-20 (High Density Residential) zone. The proposed project will include improvements to County infrastructure along Trussel Way.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has 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 proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

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**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:

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