

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Thursday, October 27, 2016  
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) 337-8451 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 Manuel Mejia at (916) 874-7934 or [mejiam@saccounty.net](mailto:mejiam@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 CRAIG KRAMER	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	BRENDA DAVIS ROBERT ASTLE	JENNIFER KENNEDY GEORGE CAROLLO
<b>REPRESENTATIVES:</b>	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

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.: [PLNP2016-00218](#)**

**Project Name:** Howe Avenue Tentative Parcel Map

**Assessor’s Parcel No.:** 285-0101-021/022/023/024/025/026/027 /028/029

**Location:** The properties are located on the east side of the intersection of Hallmark Drive and Howe Avenue min the Arden Arcade community.  
(District 5: Peter)

**Owner:** Attention: Tim Taylor  
1420 Howe Business Center Rehabilitation LP  
2443 Fair Oaks Boulevard, #368 Sacramento, CA 95825

**Applicant/Phone/Email:** Attention: Tim Taylor  
Potter-Taylor & Co.  
3600 American River Drive, Suite 200 Sacramento, CA 95864  
916-923-0200; [tim.taylor@potter-taylor.com](mailto:tim.taylor@potter-taylor.com)

**Other:** TSD Engineering, Inc  
31 Natomas Street, Suite 160, Folsom, CA 95630  
916-608-0707; [cschulze@tsdneg.com](mailto:cschulze@tsdneg.com)

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

- Request:**
1. A Tentative Parcel Map to divide approximately six acres consisting of nine lots into five lots in the LC zone.
  2. A Design Review to conform to Countywide Design Guidelines.

Investigating Member:

**COUNCIL RECOMMENDATION:**

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.**

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

**2. Control No.:** [PLNP2016-00388](#)

**Project Name:** Marconi Business Office Special Development Permit

**Assessor's Parcel No.:** 269-0060-005

**Location:** The property is located at 3701 Marconi Avenue, on the northeast corner of Montclair Street and Marconi Avenue, in the Arden Arcade community. (District 3: Peters)

**Owner:** Attention: Dan York  
 Sacramento Suburban Water District  
 3701 Marconi Avenue, #100, Sacramento, CA 95821  
 916-224-6645; [dyork@swwd.org](mailto:dyork@swwd.org)

**Applicant/Phone/Email:** Attention: Crystal Kittle  
 Affinity Engineering, Inc.  
 3205 Fitzgerald Road, Rancho Cordova, CA 95742  
 916-628-4888; [ckittle@affinityengineering.com](mailto:ckittle@affinityengineering.com)

**Other:** Jim Dehart  
 Affinity Engineering, Inc  
 3205 Fitzgerald Road, Rancho Cordova, CA 95742  
 916-224-6645; [jdehart@affinityengineering.com](mailto:jdehart@affinityengineering.com)

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

**Request:** A Special Development Permit to replace an emergency power generator within required front yard setbacks on approximately 0.97 acres in the BP zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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.**

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

**3. Control No.:** [PLNP2016-00238](#)

**Project Name:** Osofsky Residential Accessory Dwelling Unit

**Assessor's Parcel No.:** 278-0202-018

**Location:** The property is located at 1959 Wright Street, approximately 750 feet south of Cottage Way in the Arden Arcade community. (District 3: Peters)

**Applicant/Phone/Email:** Alan Osofsky  
4447 Edwards Lane, Castro Valley, CA 94546  
510-772-8557; [popsky@aol.com](mailto:popsky@aol.com)

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

- Request:**
1. A Use Permit to legalize an existing 1,145 square-foot two-story residential accessory dwelling on approximately 0.31 acres in the RD-5 zone.
  2. A Special Development Permit to allow the residential accessory dwelling to exceed the maximum allowed height of 16 feet, for a total of 23' 10".

**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