

MINUTES

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Arden Middle School (Large Gym)
1640 Watt Avenue
Sacramento, CA 95864

Thursday, January 25, 2018

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

County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area

Senior Planner Wendy Hartman (916) 875-0527 hartmanw@saccounty.net
Associate Planner Kristi Grabow (916) 874-5345 GrabowK@saccounty.net

To contact the Office of Planning and Environmental Review 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>

Current Planning projects, visit the Planning Projects Viewer website at <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 - **P** Chair
Brenda Davis - **P** Vice-Chair
Craig Kramer - **P** Secretary

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

COUNTY PLANNING REPRESENTATIVES: Wendy Hartman Kristi Grabow

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	(Yes)	No
COUNTY PLANNING REPRESENTATIVE:	(Yes)	No

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 - **Meeting called to order by Chair Littles at 7:01 pm**
- Introduction of members, staff, and County representatives – **Introductions make by Chair Littles**
- Explanation of the Role of the Council – **Done by Chair Littles**
- Operating Rules for the Council – **Not discussed**
- Council to consider approval of the **October 26, 2018** minutes – **On motion by Davis seconded by Kennedy minutes were approved 7-0**

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** **GPB**
Control No.: **PLER2017-00202 Environmental Justice Element**
APN: **County-wide**
 Applicant/Owner: County of Sacramento
 Location: County-wide
 Request: Workshop for the Environmental Justice Element
 Final Hearing Body: Board of Supervisors
 Lead Planner: Tim Kohaya, Associate Planner, (916) 874-5982, kohayat@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: **TIME: 7:05**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action: **No action required**

2. **Entitlement(s):** **SPZ**
Control No.: **PLNP2017-00288 Broderick Special Development Review**
APN: **278-0280-024**
 Applicant: University Capital Management
 Owner: TASK Engineering, Inc.
 Location: The property is located at 1860 Howe Avenue, at the southeast corner of the intersection of Howe Avenue and Wyda Way, in the Arden Arcade community.
 Request:

1. A Special Development Permit to reduce an existing side street yard setback from 24.5 feet to 10.5 feet for an approximately 1,052 square foot restaurant patio dining area on 3.61 acres in the AC (Auto Commercial) zone.
2. A Design Review to comply with the Countywide Design Guidelines.

 Final Hearing Body: Zoning Administrator
 Lead Planner: Shelby Vockel, Associate Planner, (916) 874-6323, vockels@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: **TIME: 7:28**

Motion by: Kramer		Seconded by: Kennedy		
Vote	Yes 7	No 0	Abstain	Absent

Action: **Recommend Approval**

3.

Entitlement(s): **SPZ, DRS**

Control No.: **PLNP2017-00291 First Citizens Bank Special Development Permit**

APN: **293-0163-007**

Applicant/Owner: First Citizens Bank

Location: The property is located at 440 Drake Circle, at the southwest corner of Drake Circle and Mills Road approx. 100 feet south of Fair Oaks Blvd. in the Arden-Arcade community.

- Request:
1. A Special Development Permit (SPZ) to recognize the existing parking lot configuration, building setbacks, and sign location are non-conforming with current Zoning Code requirements for an existing parcel in the Business Park (BP) Zoning District.
 2. A Design Review to comply with the Countywide Design Guidelines for a monument sign and exterior building remodel.

Final Hearing Body: Zoning Administrator

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME: 7:40

Motion by: **Davis** | Seconded by: **Wroten**

Vote	Yes 7	No 0	Abstain	Absent
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Action: **Recommend Approval**

4.

Entitlement(s): **PCN**

Control No.: **PLNP2017-00300 Sprouts Farmers Market**

APNS: **268-0150-008 / 009**

Applicant: **SF Market, LLC**

Location: The property is located at 2735 Marconi Avenue, Suite 100, Sacramento, CA, 95821.

Request: APPLICATION TO THE SACRAMENTO COUNTY BOARD OF SUPERVISORS FOR A LETTER OF PUBLIC CONVENIENCE OR NECESSITY RELATING TO THE SALE OF ALCOHOL WITHIN THE UNINCORPORATED AREA.

Final Hearing Body: Board of Supervisors

Lead Planner: Manuel Mejia, Senior Planner (916) 874-7934 mejiam@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME: 7:49

Motion by: **Kramer** | Seconded by: **Kennedy**

Vote	Yes 7	No 0	Abstain	Absent
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Action: **Recommend Approval**

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:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

OTHER BUSINESS:

Election of Officers:

Chair: Davis elected Chair on Motion by Kramer seconded by Littles by 7-0

Vice Chair: Wroten elected Vice Chair on Motion by Littles seconded by Kennedy by 7-0

Secretary: Kramer elected Secretary on Motion by Kennedy seconded by Bonilla by 7-0

County Provided report back on Arden Creek appeal

PUBLIC COMMENT:

Item #1 – Comments received from 3 citizens regarding community outreach and additional list of topics.

Item #2 – One public comment received on difference between Variance and special development permit

Item #3 - One public comment received on difference between Variance and special development permit

Item#4 – A couple public comments on history of building and previous agreements. Applicant willing to implement previous conditions.

ADJOURNMENT: 8:35

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



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