

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

Minutes

Thursday, January 28, 2016
7:00 PM

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SACRAMENTO, CA 95821**

<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 or Sandra Duvencek at 916-730-0044 or skduvencek@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.

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*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 P SANDRA DUVECK EXA KAREN CHAMPOUX P	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS EXA ROBERT ASTLE U	CRAIG KRAMER P JENNIFER KENNEDY P
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.: [PLNP2015-00187](#)

Project Name: 7-ELEVEN AT HOWE AND HURLEY

Assessor’s Parcel No.: 285-0130-016

Location: The property is located at 1301 Howe Avenue, at the northwest corner of Howe Avenue and Hurley Way, in the Arden-Arcade community

Applicant/Phone/Email: 7 Eleven, Inc
3262 Penryn Road, Suite 200, Loomis, CA 95650

Agent: Attention: Brian Holloway
Holloway Land Company
442 Pico Way, Sacramento, CA 95819
916-660-9554; brian@holloway.co

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

Request: A request to determine whether to issue a Public Convenience and Necessity (PCN) letter by the Sacramento County Board of Supervisors for an Off-Sale Beer and Wine (Type 42) liquor license to 7-Eleven, located at 1301 Howe Avenue, Sacramento, CA 95823

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Everett Littles		Seconded by: Karen Champoux		
Vote:	Yes 3	No 1	Abstain	Absent 3

Action: The 7-Eleven PCN is denied by the Arden Arcade CPAC.

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.: [PLNP2015-00281](#)

Project Name: POWELL VARIANCE
(To Be Continued to February)

Assessor’s Parcel No.: 281-0292-006

Location: The property is located at [3909 Random Lane](#), on the north side of Random Lane and approximately 500 feet west of Ladino Road in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Attention: Dustin Hormel
 Premier Pool & Spas
 11250 Pyrites Way, Rancho Cordova, CA 95670
 916-852-0223; dhormel@ppas.com

Owner: Tim Powell
 3909 Random Lane, Sacramento, CA 95864
 916-952-4858; timbo212002@gmail.com

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

Request: A **Variance** to the Board of Supervisors to allow a pool and spa to encroach into the 35-foot rear yard setback required by the Arden Oaks Neighborhood Preservation Area (SCZC 531-10).

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:

Public Comment on PLNP2015-00187 7-Eleven at Howe and Hurley:

1. Scott Jacobsen, 237 Hurley Way, #97, Sacramento, 95825

I am speaking **in opposition** of this project. I am really opposed. There have been two shootings since October 2014, one a fatality. (He lists a rapid string of crimes that have happened very near his home in the last year.) I have lived there in the area for 16 years. Enough is enough! There are areas with trees behind this location where the homeless hang out. That's always a recipe for trouble where liquor is sold. They say they'll call the cops, but I know how that works. My father was a cop, and I know they have to prioritize what they respond to. They won't always be able to come when they are called. There are enough liquor stores in the area! I don't see why we need one more! There is no "public necessity" when they are all over the place already.

2. Carl Dolk, 2124 Lorenzo Lane, Sacramento, CA 95864.

I have a question. In this census tract, what is the average crime rate? (Question directed to Sheriff's Dept. representative) Many of us opposed the Winco Project where we were never told how *high* the crime rate was. Subsequently, we learned that the Winco area (Watt and Butano area) has a 66% crime rate. We didn't know that when that Winco Project was being discussed. What do you and Officer Price do (to monitor the facility) after these PCNs are approved? (The Sheriff's Deputy explained their job in these matters includes knowing the premises history, make site visits periodically, etc., including plain-clothes "shoulder tap" checks (seeing if someone in the store or in the parking lot will illegally buy alcohol for minors: e.g., "Here's \$5.00 if you'll go in and get us some beer.")

I am the President of Advocates for Arden Arcade, and in that capacity, I am here to say that we *oppose* the approval of a PCN for this project. Let's break down the meaning of "PCN". Public Convenience? Necessity? There are fifteen establishments that sell alcohol in a 1-mile radius of this proposed 7-Eleven project. One of those 15 is another 7-Eleven. Just across the street, diagonally, there is another gas station that sells alcohol. We do *not* need yet *another* establishment to sell alcohol at this site. This site is in close proximity to the American River Parkway where there is a contingency of the homeless at any given time. We do not need another site to buy alcohol so close to the Parkway. (There was some additional commentary at this point that the Secretary was not able to capture, but that ran along the same line of reasoning.) I respectfully request that the CPAC members *deny* this application for a PCN.

3. Kathy Stricklin, 2424 Burgundy Way, Sacramento CA

I am speaking **in opposition** to this request for a PCN for alcohol sales. It is a beautiful store. The problem is that right at the corner of Hurley and Ethan is the opening of the American River Parkway. The homeless have many campsites all along that area on the Parkway. Alcohol consumption is a big problem for that population. From where I stand there are 6...(unable to capture the full commentary.)

I am the Treasurer of the Advocates for Arden Arcade. In that capacity and as a resident of this community, I ask you to say NO to this request! There is NO necessity on earth for another liquor license to be granted there!

4. Cesar Casteneda, 2600 Andrade Way, Sacramento, CA 95821

I am speaking tonight **in opposition** to approving this PCN. I am the President of the Country Club Alliance of Neighborhoods (CCAN). I am here to report that, by a margin of 3:1 in opposition to this PCN, CCAN members are concerned about the over-concentration of liquor licenses in this area. We are bringing the voices of many who live in the area who stand against even *more* liquor licenses being approved. I will submit...email...a letter (to the AA-CPAC for publication) as part of our Public Comment.

Apart from the wonderful presentation by Ms. Hunter, you could not convince us that an additional sales site would prove to be *either* a convenience or a necessity.

5. Michael Seaman, 2837 Merrywood Drive, Arden Arcade
 In an over-concentrated area in alcohol sales, what’s the point of having liquor rules if the County will not enforce the laws? (Brief amount of commentary followed that the Secretary was not able to capture.) This 7-Eleven is particularly poorly situated. It is a very busy intersection. There is another liquor sales site just kitty-corner to this proposed 7-Eleven. The American River Parkway is right there. And that brings up the “shoulder tap” problem, where youths tap a homeless man to go buy liquor for them. This vendor already has a store just a mile away. Bottom line? There is really no need for another source for liquor sales there, *too*.

6. Tim Bloom, Vice President to Pacific Coast Advisors, INC, 401 W. 5th Street, Carson City, Nevada.
 Mr. Bloom rose to speak **in favor** of approving this PCN. He speaks for the Wilson Marital Trust who is selling the property to the corporation that wants to build this 7-Eleven at Howe and Hurley. He wants the CPAC to know that the family would be so pleased to be able to say that their property went to become a 7-Eleven site. He hopes that they will not be disappointed.

7. Charles Marshall, 2512 Borica Way
 Speaking **in opposition**: Seven-Eleven’s M.O. when they first came to town was to be *neighbors*. There was a 7-Eleven at Ethan and _____ and at Ethan and Maryall, neither of which are still owned by 7-Eleven. They come in, and if it doesn’t work, the 7-Eleven franchisee will sell it to another operator. (Then speaker directed a question to the 7-Eleven representative, Ms. Cynthia Hunter.) Can you tell me whether this store will be owned and operated by the *corporation* or by a *franchisee*? The answer: It will be a franchisee.

In the 1960s there were some 60 7-Elevens in Arden Arcade, but most of them have been sold. There is no quality control after a 7-Eleven is sold off. So there are no guarantees that all the safety measures put in place for this particular store will remain in place if it fails and must be sold to someone else. Obviously, I am against this PCN.

APPROVAL OF MINUTES:

CPAC Member forwarding minutes to County Planning and Environmental Review Division: Karen Champoux, Secretary of the Arden Arcade CPAC.

ADJOURNMENT:

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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