

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# Minutes

Thursday, March 24, 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](mailto:elittles@gmail.com) or Sandra Duvencek at 916-730-0044 or [skduvenc@att.net](mailto:skduvenc@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 <b>P</b> SANDRA DUVENECK <b>P</b>	<u>CHAIR</u> <u>VICE-CHAIR</u>
<b>MEMBERS:</b>	BRENDA DAVIS <b>EXA</b> ROBERT ASTLE <b>U</b>	CRAIG KRAMER <b>P</b> JENNIFER KENNEDY <b>EXA</b>
<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	<b>(No)</b>
COUNTY REPRESENTATIVE:	<b>(Yes)</b>	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 – Chair Littles called meeting to order at 7:00 pm
- EXPLANATION OF ROLE OF THE COUNCIL – Chair Littles gave Role of Council
- ROLL CALL – Roll call done as indicated above, No Quorum necessary.
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES By Chair Littles

**PLANNING ITEMS FOR REVIEW:**

**1. Control No.: PLNR2016-00028**

**Project Name:** Country Club Plaza Early CPAC Workshop

**Assessor’s Parcel No.:** 281-0011-042

**Location:** The project site is located at 2310 Watt Avenue in the Country Club Plaza, on the southeast corner of El Camino Avenue and Watt Avenue in the Arden Arcade community.

**Applicant/Phone/Email:** Attention: Jennifer Krauter  
 SKW Architects  
 622 20th Street, Sacramento, CA 95811  
 (916) 930 5900; [Jennifer\\_krauter@skwaia.com](mailto:Jennifer_krauter@skwaia.com)

**County Project Manager:** *Jessica Brandt, Planning Consultant, 916-875-2593,*  
[brandtj@saccounty.net](mailto:brandtj@saccounty.net)

**Request:** An Early CPAC Workshop to discuss upcoming changes to the Country Club Plaza, specifically; parking, landscaping, exterior building facade, and mall signage.

**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:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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Action: **No action necessary. This is an early workshop.**

**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:**

- The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County’s regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.
- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

**For questions, contact:**

**Kevin Messerschmitt, Associate Planner, Planning & Environmental Review**  
 916-874-7941  
[Messerschmitt@saccounty.net](mailto:Messerschmitt@saccounty.net)

**No action necessary. Items presented by county staff for public comment.**

**PUBLIC COMMENT:**

Item 1 – Applicant gave overview of project. No specifics were provided but information related to parking ratios goal of the owner to upgrade site including signs, types of businesses and landscaping were discussed. Seven members of the public raised a variety of issues including variety of trees, future of anchored stores, traffic control of Watt Ave., ADA entrance on Butano Dr., security, improvements inside mall and alcohol in ‘eatertainment’ businesses.

Other Business – Six members of the public commented on the proposed amendments. The key issues raised were parking related to Urban Agriculture and distance separation standards for Massage Establishments. Several supported the Urban Beekeeping amendments.

**APPROVAL OF MINUTES:**

February minutes will be approved at April meeting when a quorum is present.

**ADJOURNMENT:**

Meeting was adjourned by Chair Littles at 8:23 pm

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

***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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