

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Thursday, May 28, 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 Little at (916) 337-8452 or [eslittles@gmail.com](mailto:eslittles@gmail.com) or Vice-Chair Sandra Duveneck at (916) 730-0044 or [skduveneck@att.net](mailto:skduveneck@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 <http://www.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 P</u> <u>VICE-CHAIR U</u> <u>SECRETARY P</u>
<b>MEMBERS:</b>	TIM POGSON U ROBERT ASTLE EXA	JENNIFER KENNEDY P CRAIG KRAMER P
<b>REPRESENTATIVES:</b>	TRICIA STEVENS - COUNTY PLANNING AND ENVIRONMENTAL REVIEW P 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.: [PLNP2015-00016](#)**

**Project Name: 7-ELEVEN USE PERMIT AND DESIGN REVIEW**

**Assessor's Parcel No.: 285-0130-016**

**Location:** The property is located on the northwestern corner of the intersection at Howe Avenue and Hurley Way in the Arden Arcade community.

**Owner:** Aparna Joneja  
4637 Chabot Drive, suite 117  
Pleasanton, CA 94588  
925-353-7496; [aparna.joneja@7-11.com](mailto:aparna.joneja@7-11.com)

**Applicant/Phone/Email:** Jesse Kent  
Smith Development & Construction  
7803 Madison Ave #700C, Citrus Heights, CA 95610  
916-966-7325; [j.kent@smithdcc.com](mailto:j.kent@smithdcc.com)

**Engineer:** Phil Herzer  
Roseville Design Group  
8421 Auburn Boulevard, Suite 170, Citrus Heights, CA 95610  
916-910-9345; [phil@rosevilledesigngroup.com](mailto:phil@rosevilledesigngroup.com)

**Developer:** Brian Holloway  
Holloway Land Company – Entitlements  
442 Pico Way, Sacramento, CA 95819  
916-731-4435; [brian@holloway.co](mailto:brian@holloway.co)

**County Project Manager:** *Shelby Maples, Assistant Planner, (916)874-6323, [mapless@sacounty.net](mailto:mapless@sacounty.net)*

- Request:**
1. A Use Permit to allow a new 24-hour convenience store and fuel station with four pumps on approximately 0.51 acres in the Limited Commercial (LC) zone. The new convenience store will be approximately 2,950 square feet in size.
  2. A Design Review to comply with the Commercial and Mixed-Use Design Guidelines.

Investigating Member:

**COUNCIL RECOMMENDATION:** Recommend disapproval of the Use Permit for a 24-hour convenience store in this area.

Motion by: Littles		Seconded by: Champoux		
Vote:	Yes 3	No 1	Abstain 0	Absent 3

Action: SEE ABOVE.

**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: This is a high crime area already with lots of loitering. The 7-11 does not need to be open for 24 hours in an area near neighbors on the same side of the street generally close their doors at the end of a 8-5 PM type of business day...thus no foot traffic in the evening hours from those businesses... and the neighbor across the street is a busy restaurant while the neighbor kitty-corner to the proposed 7-11 is another gas station that sells convenience foods. Being open 24-hours will, we believe, will foster more loitering and invite crime in the area.

**2. Control No.: PLNR2015-00092**

**Project Name:** Arden Howe Retail Early CPAC Workshop

**Assessor's Parcel No.:** 285-0010-018, 285-0050-017

**Location:** The site is located at 1590 Ethan Way, 2030-2100 Arden Way on the south side of Arden Way, east side of Ethan Avenue and west side of Howe Avenue in the Arden Arcade community.

**Applicant/Phone/Email:** Chuck Shaw  
 SyWest Development  
 150 Pelican Way, San Rafeal, CA 94901  
 415.497.0839; [chuck\\_shaw@sywest.com](mailto:chuck_shaw@sywest.com)

**County Project Manager:** Joelle Inman, Senior Planner, 916-874-7575, [inman@saccounty.net](mailto:inman@saccounty.net)

Request: The applicant would like to present preliminary project plans to the community for early review and feedback. The conceptual site plan encompasses the commercial center located at Howe bout Arden and the Ethan Avenue theater site.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. An application has not 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 preliminary site plan, please contact Joelle Inman, Senior Planner, Planning and Environmental Review Division at inmanj@saccounty.net or (916) 874-7575. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

<b>COUNCIL RECOMMENDATION:</b> ( This is a Workshop Item Only)				
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: SEE BELOW.**

**CONTROL PLNP2015-00016 7-ELEVEN USE PERMIT AND DESIGN REVIEW:**

- CARL DOLK, 2124 LORENZO LANE, SACRAMENTO, CA 95864: I AM A MEMBER OF ADVOCATES OF ARDEN ARCADE. WE ARE AGAINST THIS PCN. THE ABC HAS IDENTIFIED THAT THIS CENSUS TRACT SHOULD HAVE ONLY 2 OFF-SITE LICQUOR LICENSES, BUT 3 HAVE ALREADY BEEN GRANTED FOR THIS CENSUS TRACT. THIS WILL MAKE THE 4<sup>TH</sup>. (SEE THE BALANCE OF MR. DOLK’S COMMENTARY IN THE ATTACHED TESTIMONY SHEET PROVIDED BY MR. DOLK.)

2. WALTER DAUTERMAN, 700 E STREET, SACRAMENTO, CA 95814. I REPRESENT MR. SINGH AND AM HERE TO SPEAK AGAINST GRANTING THE PCN FOR THIS 7-ELEVEN. A 24-HOUR ESTABLISHMENT WITH A PCN LICENSE WILL ATTRACT CRIME AND INCREASED LOITERING. THIS AREA IS ALREADY OVER-SATURATED WITH OFF-SITE LICQUOR LICENSES. IT IS NOT GOOD FOR THIS AREA; IT IS NOT GOOD FOR ARDEN ARCADE.
3. FRANK YOACUM, 1333 HOWE AVENUT, SACRAMENTO; WE ARE PROPERTY OWNERS NEXT TO THIS SITE. WE HAVE POLICE REPORTS DETAILING PROSTITUTION, ASSAULTS, ETC. THIS WOULD BE A TRUE SET-BACK TO THE AREA THAT WOULD ATTRACT EVEN MORE ILLICIT BEHAVIOR. THERE IS ANOTHER 7-ELEVEN WITHIN 2 MILES OF THIS SITE. THERE IS A LOT OF LOITERING THERE; THE SIDEWALKS AND ASPHALT ARE FILTHY. AND IF THAT IS AN EXAMPLE OF 7-ELEVEN, THEN WE DON'T NEED ANOTHER 7-ELEVEN IN THIS AREA.
4. SUZANNE ZSEAMAN, 2837 MERRYWOOD DRIVE, SACRAMENTO, CA: I CAN'T SEE THAT WE NEED ANOTHER CONVENIENCE STORE IN THE AREA. I CAN'T SEE THE FOOT TRAFFIC THAT WOULD COME TO THIS PARTICULAR 7-ELEVEN. I FREQUENTLY RIDE MY BIKE IN THE AREA, AND I FRANKLY I DON'T SEE THE FOOT TRAFFIC THAT 7-ELEVEN SAYS WILL BE COMING TO THIS STORE.
5. MICHAEL SEAMAN, 2837 MERRYWOOD DRIVE, SACRAMENTO, CA: THIS PROPOSAL IS AUTO-ORIENTED. HOW ARE THE FOLKS IN THE AREA GOING TO BE SERVED? THAT'S BOGUS. NO ONE LIVES AROUND THERE. THERE ARE SEVERAL PLACES TO GRAB A QUICK BITE TO EAT. WE DON'T NEED ANOTHER LICQUOR LICENSE IN THIS AREA. IF 7-ELEVEN DOESN'T WANT TO BE IN A PLACE WHERE PHYSICAL SECURITY GUARDS NEED TO BE PRESENT, THEN 7-ELEVEN DOESN'T WANT TO COME HERE.

**CONTROL PLNR 2015-00092 ARDEN HOWE RETAIL CPACWORKSHOP – REDEVELOPMENT OF HOWE BOUT ARDEN:**

1. WALTER DAUGHTERMAN, 700 E STREET, SACRAMENTO, CA 95814 I REPRESENT THE OWNERS OF THE CHEVRON STATION AT THIS SITE. THEY HAVE A CONCERN ABOUT THE SAFEST ACCESS FOR THE FUEL TANKER TRUCKS TO THE CHEVRON IF THE CURRENT ACCESS TO THE RIGHT OF WAY IS BLOCKED. THE SAME PROBLEM WOULD EXIST FOR CUSTOMERS COMING IN TO REFUEL.
2. MICHAEL SEAMAN, 2837 MERRYWOOD DRIVE, SACRAMENTO, CA.: I AM CONCERNED THAT THIS IS NOT NECESSARILY WHAT'S BEST FOR ARDEN ARCADE. I WOULD LIKE TO SEE THIS DEVELOPER SEEK INPUT FROM CCAN AND ADVOCATES FOR ARDEN ARCADE. THESE GROUPS WOULD LOVE TO WORK WITH THIS DEVELOPER TO MAKE AN EYE-POPPING 'WOW! REDEVELOPMENT THAT WOULD MAKE THE COMMUNITY BETTER THAN IT IS NOW. I WOULD LIKE TO SEE MIXED USE APPROVED FOR THIS REDEVELOPMENT PLAN WHERE RESIDENTIAL HOUSEING COULD EXIST ABOVE THE STORES. THE COMMUNITY WOULD BE WILLING TO SUPPORT THAT IDEA.
3. CARL DOLK, 2124 LORENZO LANE, SACRAMENTO, CA 95864, I AGREE WITH THE COMMNETS MADE BY MICHAEL SEAMAN. I AM CONCERNED ABOUT THE LANDSCAPING. I DON'T WANT TO SEE THE BARE MINIMUM UTILIZED BUT INSTEAD DESIGN LANDSCAPING THAT THAT WOULD ENHANSE ARDEN ARCADE.
4. RUSSEL GREVE: I APPLAUDE THE EFFORTS THIS DEVELOPER IS MAKING TO MAKE THIS AREA BETTER. HOPEFULLYTHE IMPROVEMENTS TO THE HOWE BOUT ARDEN SHOPPING AREA WILLDRIVE FURTHER IMPROVEMENT OF THE LARGER AREA. LOOKING AT HOWE BOUT ARDEN NOW, 52% OF THE STORES APPEAR TO BE VACANT NOW. I AM CONCERNED ABOUT THE LARGE PLANTERS BECAUSE THE HOMELESS PEOPLE TAK UP RESIDENCE IN THER PLANTERS AS WELL AS AT THE GORE POINTS.

**END OF PUBLIC COMMENT**

**APPROVAL OF MINUTES:****ADJOURNMENT:**

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

***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

\* Make part of Carl Dolk's Public Commentary

**\* TESTIMONY OF CARL DOLK  
7-ELEVEN USE PERMIT AND DESIGN REVIEW  
CPAC MEETING  
MAY 28, 2015**

My name is Carl Dolk and I am a resident of Del Paso Manor. I am also a member of the Advocates for Arden Arcade.

We object to the Applicant's request for a Public Convenience Necessity for a Type 20 Liquor License. The Applicant is located in Census Tract 55.06 which according to the 2010 census has a population of 3,066. The ratio that the CA Dept of Alcoholic and Beverage Control use to determine the authorized number Off-Sale Licenses is one for every 1,496 people. You simply divide the population of 3,066 divided by 1,496 which limit the total Off-Sale Licenses (type 20 and 21 combined) to 2.

Currently there are 3 Off-Sale licenses (Exhibit A) and by granting the Applicant's request would then make 4. This is a 100% increase over the ABC authorized allowance. I also believe this Census Tract is considered a high crime area. A community liaison with the Sheriff's Department told me and several residents that alcohol and drugs are factors in at least 85% of crimes.

The only way Sacramento County can grant the Applicant a license is to issue a PCN. One only needs to look beyond Census Tract 55.06 as there are 7 additional Off-Sale Liquor establishments within 1.3 miles of the Applicant. The nearest establishment is only 348 feet.

With the abundance of nearby choices, it already is convenient to buy liquor and there is no necessity for an additional license.

Last year CPAC voted to deny Winco a type 20 license. We ask you to do the same tonight.

Thank you.



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### License Query System - Map Query

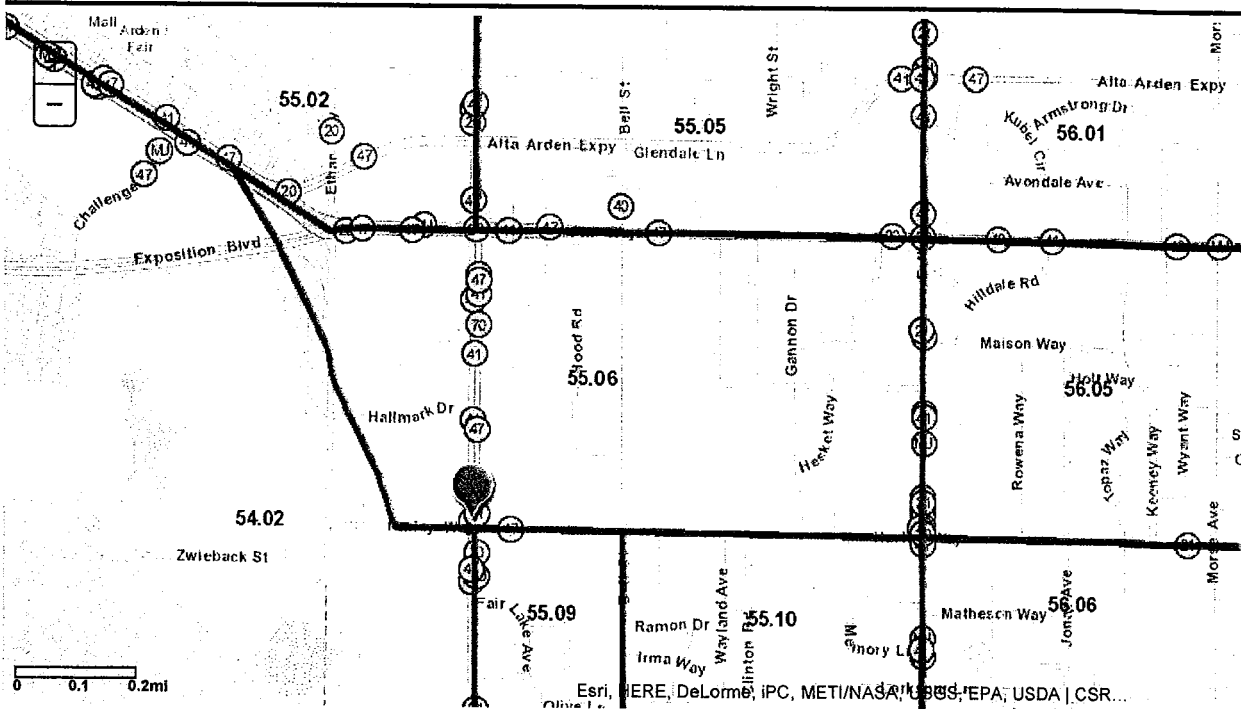
#### Search for a specific

License Number:

#### Or, locate a general area by entering:

Premises Address:

Census Tract:  City:



Licenses on the map display the license type that is currently issued for it. In the event there is more than one license type issued, the code MU is displayed.

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**EXHIBIT A**  
**LIQUOR ESTABLISHMENTS IN CENSUS TRACT 55.06**

<b>MILES FROM APPLICANT</b>	<b>OFF SALE ESTABLISHMENT</b>	<b>LICENSE TYPE</b>	<b>ADDRESS</b>
1.20	21st AMENDMENT LIQUOR	21	1555 FULTON AVE
0.80	CAL EXPO CHEVRON	20	2000 ARDEN WY
1.00	7 ELEVEN STORE	20	2544 ARDEN WY

**EXHIBIT B**  
**MILEAGE BETWEEN APPLICANT AND NEARBY LIQUOR LICENSEES**  
**1301 HOWE AVE**

<b>MILES FROM APPLICANT</b>	<b>OFF SALE ESTABLISHMENT</b>	<b>CENSUS TRACT</b>	<b>LICENSE TYPE</b>	<b>ADDRESS</b>
1.30	FLYER'S	56.05	20	2600 ARDEN WY
1.00	WALGREENS	55.05	20	2201 ARDEN WY
0.90	ARTEGAS FOOD CENTER	56.05	21	1340 FULTON AVE
0.80	ARCO AM/PM	55.02	20	1949 ARDEN WY
0.80	KING'S WINE & LIQUOR	56.05	21	1328 FULTON AVE
0.80	QUICK STOP MARKET	55.10	20	1295 FULTON AVE
348 FEET	HOWE & HURLEY FOOD MART	55.09	20	1266 HOWE AVE