

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

Minutes

Thursday, June 23, 2016
7:00 PM

**ARCADE LIBRARY
2443 MARCONI AVENUE
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 Duvenceck at 916-730-0044 or 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 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.

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. Please identify the relevant project using the project name, control number or address.

OFFICERS:	EVERETT LITTLES - EXA SANDRA DUVENECK - P CRAIG KRAMER - P	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS - P ROBERT ASTLE – P (7:10)	JENNIFER KENNEDY - P GEORGE CAROLLO - P
REPRESENTATIVES:	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 – **Acting Chair Duvneck called meeting to order at 7:00 pm**
- EXPLANATION OF ROLE OF THE COUNCIL – **Acting Chair Duvneck gave role of Council**
- ROLL CALL – **Roll call done as indicated above**
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES – **By Acting Chair Duvneck**

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00042](#)

Project Name: ROBERTSON AVENUE TENTATIVE SUBDIVISION MAP

Assessor’s Parcel No.: 269-0021-047/037

Location: The property is located on the south side of Robertson Avenue, approximately 1/2 mile east of Watt Avenue in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Owner: Attention: David Syme
 Stewart Family Trust
 165 Haven Hill, Danville, CA 94526
 925-565-4208; david@saratogagroup.net

Applicant/Phone/Email: Attention: Samuel Hales
 Saratoga Development Group, LLC
 373 Elm Avenue, Suite 300, Auburn, CA 95603
 530-863-6334; sam@saratogagroup.net

Engineer: Javed T. Siddiqui, P.E
 JTS Engineering Consultants, Inc.
 1808 J Street, Sacramento, CA 95811
 916-441-6708; javed.siddiqui@jtsengineering.com

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

- Request:
1. A **Tentative Subdivision Map** to divide approximately 1.3 acres into five lots in the RD-5 zone.
 2. A **Design Review** to conform to Single Family Development Standards. (SCZC 5.4.2.B.)

Investigating Member:

COUNCIL RECOMMENDATION: To continue item for one month

Motion by: Davis		Seconded by: Kennedy		
Vote:	Yes 5	No 0	Abstain 1	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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: [PLNP2016-00147](#)

Project Name: **COUNTRY CLUB PLAZA**

Assessor’s Parcel No.: **281-0011-042 and 038**

Location: The property is located at 2310-2428 Watt Avenue, approximately 500 feet south of El Comino Avenue in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Owner: Attention: Ernie Mieger
EDM Realty Corp
170 Pacific Avenue, #42, San Francisco, CA 94111
415-288-0294; emieger@edmrealty.com

Applicant/Phone/Email: Attention: Jennifer Krauter
SKW Architects EDM Realty Corp
622 20th Street, Sacramento, CA 95811
916-930-5900; Jennifer_krauter@skwaia.com

County Project Manager: *Emily Hyland, Associate Planner, 916-874-6578, hylande@saccounty.net*

- Request:**
1. A Special Development Permit to allow for:
 - The development of a Master Sign Program for County Club Plaza, which is located within a special Sign District. Proposed signs will exceed the maximum height standard.
 - Deviations from parking lot landscaping standards.
 - A blanket parking standard of 3.6 stalls per 1,000 square feet (approved General retail parking standard for these parcels per ZMA 5416) for all proposed and future uses.
 2. A **Design Review** to comply with the Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION: Approve Parking and Landscaping components and require all monument signs to be 18 feet maximum.

Motion by: Kennedy	Seconded by: Davis
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Vote:	Yes 4	No 2	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:

3. Control No.: PLNP2016-00132

Project Name: V. LOPEZ RECYCLING

Assessor's Parcel No.: 268-0364-018

Location: The property is located at 3449 El Camino Avenue, at the intersection of El Camino Avenue and Watt Avenue the Arden-Arcade community. (Supervisor District 3: Susan Peters)

Owner: Paramjit Singh
3449 El Camino Avenue, Sacramento CA 95821
916-971-1956

Applicant/Phone/Email: Vidal Lopez
1410 Santa Ana Avenue, Sacramento CA 95838
510-750-9194

County Project Manager: *Jessica Brandt, Senior Planner, 875-2593, brandtj@saccounty.net*

Request: **A Certificate of Nonconforming Use** to continue operations of a Convenience Recycling Center (SZC 3.8.5.D.)

Investigating Member:

COUNCIL RECOMMENDATION: Deny Certificate of Non-compliance.

Motion by: Kramer	Seconded by: Davis
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Vote:	Yes 6	No 0	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: Kramer	Seconded by: Davis
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Vote:	Yes: 6	No: 0	Abstain:	Absent:
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Comments: Council voted to appeal action of Planning Director is Certificate of Non-compliance approved.

OTHER BUSINESS:

PUBLIC COMMENT:

Item #1 – Applicant gave overview of project without materials. Public comment was made by four citizens related to home size(2 story), notices, fences, and trees along with request to continue. Council had questions related to lot size, will applicant subdivide and build, could item be continued. Applicant stated CCRs could place some limitations.

Item #2 – Applicant gave overview of project. Public comment was made by eight citizens related to trees, ADA access, signage, and farmers’ market. Council had questions about signage.

Item #3 – Applicant gave overview of request. Public comment was made by as many as 40 citizens related to safety, effect on other businesses, shopping carts, bigger issues(homelessness and recycling laws), and fear. Council had comments and questions related to recycling, signs and current ordinance.

APPROVAL OF MINUTES:

May 2016 minutes approved without objection.

ADJOURNMENT:

Meeting was adjourned by Acting Chair Duvneck at 9:25 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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