

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# Minutes

Thursday, August 25, 2016  
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 Littles at (916) 337-8451 or [elittles@gmail.com](mailto:elittles@gmail.com) or Sandra Duvenceck at 916-730-0044 or [skduvencck@att.net](mailto: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](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>EXA</b> SANDRA DUVECK - <b>P</b> CRAIG KRAMER - <b>P</b>	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	BRENDA DAVIS - <b>P</b> ROBERT ASTLE - <b>P</b>	JENNIFER KENNEDY - <b>P</b> GEORGE CAROLLO - <b>P</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:	<b>(Yes)</b>	No
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 – **Acting Chair Duveneck called meeting to order at 7:01 pm**
- EXPLANATION OF ROLE OF THE COUNCIL – **Acting Chair Duveneck gave role of Council**
- ROLL CALL – **Roll call done as indicated above**
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES – **Done by Acting Chair Duveneck**

**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](mailto: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](mailto: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](mailto:javed.siddiqui@jtsengineering.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 916- 875-5563, [vogtt@saccounty.net](mailto: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:

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**COUNCIL RECOMMENDATION:** Approval of Tentative Subdivision Map with caveat of single story homes

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Motion by: **Astle**

Seconded by: **Davis**

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Vote:	Yes <b>5</b>	No <b>1</b>	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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

**2. Control No.: [PLNP2016-00162](#)**

**Project Name: Fulton Avenue Office Building Special Development Permit**

**Assessor’s Parcel No.: 294-0080-006**

**Location:** The property is located at 671 Fulton Avenue approximately 1,000 feet north of Fair Oaks Boulevard in the Arden Arcade community.  
(District 3: Peters)

**Owner:** Reggie Zahdi  
1401 Fulton Avenue, Suite C, Sacramento, CA 95825  
916-488-8881; [reggie@plantomaine.com](mailto:reggie@plantomaine.com)

**Applicant/Phone/Email:** Jeff Hagen  
P.O. Box 660904, Sacramento, CA 95866  
916-317-3040; [jhagen@jahainc.com](mailto:jhagen@jahainc.com)

**County Project Manager:** *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogt@saccounty.net](mailto:vogt@saccounty.net)*

**Request:** A **Special Development Permit** to deviate from the 100-foot required rear yard setback for two-story buildings adjacent to residential zones. The proposed two-story office, located on approximately 0.4 acres in the BP zone, will be within 80 feet of an adjacent residential zone. (5.5.2.A.)

Investigating Member:

**COUNCIL RECOMMENDATION: Approval of Special Development Permit**

Motion by: <b>Davis</b>	Seconded by: <b>Kennedy</b>
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Vote:	Yes <b>6</b>	No <b>0</b>	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:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:

**3. Control No.: [PLNP2016-00072](#)**

**Project Name: SINGH RECYCLING**

**Assessor's Parcel No.: 285-0201-029**

Location: The property is located on the southeast corner of Hurley Way and Howe Avenue on approximately .4 acres in the Arden-Arcade community. (Supervisor District 3: Susan Peters)

Owner: Deep and Preet LLC  
1266 Howe Avenue, Sacramento CA 95825  
408-528-5409

Applicant/Phone/Email: Baljit Singh  
1266 Howe Avenue, Sacramento CA 95825  
916-927-2907; [baljitsingh371@yhao.com](mailto:baljitsingh371@yhao.com)

County Project Manager: *Jessica Brandt, Senior Planner, 916-875-2593, [brandtj@sacounty.net](mailto:brandtj@sacounty.net)*

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

Investigating Member:

**COUNCIL RECOMMENDATION: Denial of Certificate of Nonconforming Use**

Motion by: <b>Kramer</b>		Seconded by: <b>Duveneck</b>		
Vote:	Yes <b>6</b>	No <b>0</b>	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: <b>Kramer</b>		Seconded by: <b>Kennedy</b>		
Vote:	Yes: <b>6</b>	No: <b>0</b>	Abstain:	Absent:

Comments: **Council appeals any action taken to approve the above Certificate of Nonconforming Use**

**OTHER BUSINESS:**

**Sacramento Transportation Authority – Presentation of Measure B**

Presenters: Jeffrey Spencer – Executive Director, Sacramento Transportation Authority

Michael Penrose – Director, Department of Transportation, County of Sacramento

**Michael Penrose presented overview of Measure B on the November ballot.**

**PUBLIC COMMENT:**

**Item #1 – Applicant gave overview of project. Public comment was made by at least six citizens with the majority opposed to the item. Comments centered around setbacks and height of homes to be build. Council had questions related to county ordinance on height limitations, was developer open to 4 versus 5 lots and fencing.**

**Item #2 – Applicant gave overview of project. Public comment was made by at least five citizens with the majority supporting the item provided any drainage issues are addressed, fencing not be masonry and parking area be gated away from the street.**

**Item #3 – Applicant was not present. Public comment was made by at least thirteen citizens with the vast majority opposed to the item. Comments centered on the issues caused by limited space and type of clientele using the facility.**

**Other business – Sacramento County Department of Transportation presented information on Measure B. Public comment was made by at least three citizens all of which indicated they opposed the Measure primarily due to its overlap with Measure A, environmental issues and vagueness.**

**APPROVAL OF MINUTES:**

**June 23, 2016 minutes approved without objection**

**ADJOURNMENT:**

**Meeting adjourned by Acting Chair Duveneck at 9:25 pm**

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

**Craig Kramer, Secretary**

*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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