

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# Minutes

**ARDEN DIMICK LIBRARY COMMUNITY ROOM  
891 WATT AVENUE  
SACRAMENTO, CA 95864**

Thursday, September 22, 2016

7:00 PM

<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 - P SANDRA DUVENECK - P CRAIG KRAMER – P	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	BRENDA DAVIS - P ROBERT ASTLE - P	JENNIFER KENNEDY - EXA GEORGE CAROLLO - EXA
<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)	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 – 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
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES – Done by Chair Littles

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: [PLNP2016-00116](#)

**Project Name:** Whole Foods Market, Inc.

**Assessor’s Parcel No.:** 282-0264-030

**Location:** The property is located at located at 4315 Arden Way, Sacramento, CA 95864. (District 3: Peters)

**Applicant/Phone/Email:** Ryan Bissett  
 Whole Foods Market California, Inc  
 550 Bowie Street, Austin, TX 78703  
 512-482-7000; [ryan.bissett@wholefoods.com](mailto:ryan.bissett@wholefoods.com)

**Agent:** Dwane Kennedy  
 CITYshapers, Inc  
 101 California Street, Suite 2710, San Francisco, CA 94111  
 415-401-9300; [djkennedy@cityshapers.com](mailto:djkennedy@cityshapers.com)

**County Project Manager:** *Manuel Mejia, 916-874-7934; [mejiam@saccounty.net](mailto: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 upgrade of a Type 20 (Beer and Wine) to a Type 21 (General Liquor) liquor license to Whole Foods Market.

Investigating Member:

**COUNCIL RECOMMENDATION: Approval of Public Convenience and Necessity letter with conditions outlined in Sheriff letter.**

Motion by: Kramer	Seconded by: Duveneck
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Vote:	Yes <b>5</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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: [PLNP2016-00229](#)

**Project Name:** Arden Way Special Development Permit

**Assessor's Parcel No.:** 278-0223-029/031/012

**Location:** The property is located at 2033 Arden Way, approximately 500 feet east of the intersection of Ethan Way and Arden Way in the Arden Arcade community. (District 3: Peters)

**Owner:** Chris Lattanzio  
 940 Calle Negocio #200, San Clemente, CA 92673  
 949-276-4402; [chris@lactoenterprises.com](mailto:chris@lactoenterprises.com)

**Applicant/Phone/Email:** Attention: Jeff Likes  
 ALC Architecture  
 1119 E. State #120, Eagle, ID 83616  
 208-514-2713; [jeff@alcarchitecture.com](mailto:jeff@alcarchitecture.com)

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

**Request:** A Special Development Permit to allow three monument signs to be located within future right-of-way for two parcels along Arden Way. A sign relocation agreement has been recorded with the County to account for future right-of-way changes.

Investigating Member:

**COUNCIL RECOMMENDATION: Approve Special Development Permit**

Motion by: <b>Davis</b>	Seconded by: <b>Duveneck</b>
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Vote:	Yes <b>5</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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

3. Control No.: [PLNP2016-00363](#)

**Project Name:** Cedar Point Recovery Early CPAC Workshop

**Assessor's Parcel No.:** 289-0163-006

**Location:** The property is located at 1099 Stewart Road, on the northwest corner of the intersection of Stewart Road and Fair oaks Boulevard in the Arden Arcade community.

**Applicant/Phone/Email:** Attention: Christine Curtis  
 Cedar Point Recovery  
 8950 Cal Center Drive, Suite 160, Sacramento, CA 95826  
 (916)273 4537; [ChristineC@cedarpointrecovery.com](mailto:ChristineC@cedarpointrecovery.com)

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

**Request:** An Early CPAC Workshop to discuss the expansion an existing residential care facility from 6 beds to 12 beds on approximately 0.46 acres in the RD-2 zone of the Mariemont / Gordon Heights Special Planning Area. The facility offers non-medical alcohol and/or drug abuse recovery treatment. 24/7 staffing is provided and no client vehicles are used. The expansion of the facility would be subject to a Use Permit from the Zoning Administrator.

**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:

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**COUNCIL RECOMMENDATION:**

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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Action: **No action taken as this was an early Workshop**

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**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:**

- **“Fair Oaks Boulevard Completed Street Project (Howe Avenue to Munroe Street) Workshop”**

For information contact:  
 Matthew Darrow, Senior Transportation Engineer  
[darrowm@saccounty.net](mailto:darrowm@saccounty.net)  
 (916) 874-7052

County Department of Transportation gave overview of project and answered questions and heard comments/ input from at least 12 citizens.

**PUBLIC COMMENT:**

- Item #1 – County gave overview of request. Applicant provided overview of request and answered question related to company policy. No public comment.
- Item #2 – County gave overview of request. Applicant was available to answer questions. Question of design raised by Council, applicant said not done yet but will meet county standards. County indicated standard is 12 feet high. Question of being moved raised by Council, applicant said yes if right of way used.
- Item #3 – County gave overview of project. Applicant gave overview of Sprout Healthcare and existing facility. Council asked questions on state versus county authority, how long facility in operation and why need to expand, answers respectively were if 6 bed state authority if 12 county; operating 1 year; getting busier. Public comment was made by no less than 20 citizens. All comments were in opposition centering on neighborhood safety, failure to know facility existed in the first place, excessive cars, failure to conduct criminal history of clients, use of meds given to clients and a commercial business in a residential zone.

**APPROVAL OF MINUTES:**

August 25, 2016 minutes approved without objection

**ADJOURNMENT:****Meeting Adjourned by Chair Littles at 9:28 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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