ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL

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

http://www.per.saccounty.net/CPAC/Pages/CPAC-Ardon-Arcade.aspx

Minutes
Thursday, September 22, 2016
7:00 PM

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 Duveneck at 916-730-0044 or skduveneck@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 - P
SANDRA DUVENECK - P
CRAIG KRAMER – P

CHAIR
VICE-CHAIR
SECRETARY

MEMBERS:

BRENDA DAVIS - P
ROBERT ASTLE - P
JENNIFER KENNEDY - EXA
GEORGE CAROLLO - EXA

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 – 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 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

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

   County Project Manager: Manuel Mejia, 916-874-7934; 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.

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<th>Motion by: Kramer</th>
<th>Seconded by: Duveneck</th>
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<tr>
<td>Vote:</td>
<td>Yes 5</td>
<td>No 0</td>
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<td>Action:</td>
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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.

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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*

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

   **County Project Manager:**
   *Thomas Vogt, Assistant Planner, (916) 875-5563, 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

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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**

**County Project Manager:** Thomas Vogt, Assistant Planner, (916) 875 5563, **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** or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

**COUNCIL RECOMMENDATION:**

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<td>Action:</td>
<td><strong>No action taken as this was an early Workshop</strong></td>
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Motion by: [空白]  Seconded by: [空白]

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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
(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.