

Minutes

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Arden Dimick Library Community Room
891 Watt Avenue
Sacramento, CA 95864

Thursday, April 27, 2017

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Arden-Arcade.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Arden Arcade CPAC Chair	Everett Littles	(916) 337-8451	
Arden Arcade CPAC Vice Chair	Brenda Davis	(916) 801-7346	
Sacramento County Planning and Environmental Review Division representatives for the Arden Arcade Area			
Senior Planner	Manuel Mejia	(916) 874-7934	mejiam@saccounty.net
Associate Planner	Sheryl Lenzie	(916) 874-7722	lenzies@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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** Chair
Brenda Davis - **P** Vice-Chair
Craig Kramer - **P** Secretary

MEMBERS: Jennifer Kennedy - **P** George Corollo – **P**; Left at 8:25 PM

COUNTY PLANNING REPRESENTATIVES: Manuel Mejia Sheryl Lenzie

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	(Yes)	No
COUNTY PLANNING REPRESENTATIVE:	(Yes)	No

Matters under the jurisdiction of the CPAC that are not posted on the 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: 7:03 PM

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Operating Rules for the Council – **Continued to May 25, 2017 Meeting**
- Council to consider approval of the March 23, 2017 minutes - **APPROVED**

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): ZOB**

Control No.: PLNP2016-00369 Arden Oaks NPA Amendment
APN: Various
 Applicant/ Owner: N/A
 Location: The Arden Oaks neighborhood is located in the Arden Arcade Community.
 Request: A zoning ordinance amendment to amend the Arden Oaks NPA related to side and rear yard setbacks for non-habitable accessory structures.
 Final Hearing Body: Board of Supervisors
 Investigating Member:
 Lead Planner: *Emma McHatten, Planning Technician, (916) 875-4197, mchattene@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME: 7:08 PM**

Motion by: Kramer		Seconded by: Kennedy		
Vote	Yes 4	No 0	Abstain	Absent

Action: **Recommend Approval**

2. **Entitlement(s): UPZ**

Control No.: PLNP2016-00497 Fulton Avenue Hookah Lounge
APN: 285-0084-009
 Applicant/ Owner: Ahmaed Ismaeil
 Location: The project is located at 1547 Fulton Avenue, on the eastern side of Fulton Avenue 90 feet north of the intersection of Fulton Avenue and Madison Way in the Arden Arcade community.
 Request: A Use Permit to allow a 1,500 square-foot hookah lounge use on 1.03 acres in the LC (Light Commercial) zone.
 Final Hearing Body: Zoning Administrator
 Investigating Member:
 Lead Planner: *Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net*

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COUNCIL RECOMMENDATION: **TIME: 7:15 PM**

Motion by: Kennedy		Seconded by: Corollo		
Vote	Yes 4	No 0	Abstain	Absent

Action: **Continued to May 25, 2017 meeting for Sheriff information.**

3.

Entitlement(s): UPP, DRS

Control No.: PLNP2017-00077 Capital Star Crisis Residential Program

APN: 269-0060-031

Applicant/ Owner: Holloway Land Company

Location: The project is located at 3815 Marconi Avenue approximately 2,000 feet east of Watt Avenue in the Arden Arcade community.

- Request:
1. A Use Permit to establish a social rehabilitation center in an existing office building on 0.9 acres in the RD-30 Zoning District.
 2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: Leanne Mueller, Associate Planner, 916 874-6155, muellerl@saccounty.net

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME: 7:27

Motion by: Kennedy

Seconded by: Kramer

Vote	Yes 4	No 0	Abstain	Absent
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Action: Recommend Approval

4.

Entitlement(s): UPZ, SPZ, DRS

Control No.: PLNP2016-00461 Arden Creek Town Center

APN: 281-0331-023, 024, and 025

Applicant: Merlone Geier Partners

Owner: NORR Architects, Inc.

Location: The project is located at northeast corner of the Watt Avenue/Arden Way intersection in the Arden community.

- Request:
1. Use **Permit** to allow a 24-hour drive-up business on APN's 281-0331-024 and 025; to be located less than 300 feet from a residential zone district; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
 2. A Use **Permit** to allow a 24-hour drive-up business on APN's 281-0331-023 and 024; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
 3. A **Special Development Permit** for a business on APN's 281-0331-023 and 024 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.
 4. A **Special Development Permit** for a business on APN' s 281-0331-024 and 025 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.

5. A **Special Development Permit** to deviate from Zoning Code Section 5.2.5.D.2. to allow a six-foot high wooden fence rather than the required six-foot high masonry wall adjacent to a residential zoning district.
6. A **Special Development Permit** to deviate from the height and maximum square footage standards for monument signs located in the Arden Arcade Community Special Sign District.
7. A **Design Review** for two new buildings and three new monument signs; and respective improvements, to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: *Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:			Seconded by:	
Vote	Yes	No	Abstain	Absent
Action: Workshop, No action necessary.				
<p>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. During the Appeal hearing, the applicant or appointed representative must be present.</p>				
Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

PUBLIC COMMENT:

Item #1- Public thanked county for work on amendment and supports approval.

Item #2 – Comment of need for minor use permit and distances to sensitive activities.

Item #3 – Numerous speakers in support of the project.

Item #4 – More then 20 speakers with the vast majority in opposition to approval of the requests. Primary issues centered on traffic, noise and public safety.

ADJOURNMENT: 9:58 PM

Prepared by: Craig Kramer, Council 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, 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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