



ACTION SUMMARY
Arden Arcade
Community Planning Advisory Council (CPAC)
Thursday, August 27, 2020 at 7:00 PM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW MEETING

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/ufyfbrgg>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/ufyfbrgg> (Enter Event ID Code: **ufyfbrgg**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **1863790#**)

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members

Brenda Davis – District 3 Appointee (Chairperson)
Thomas Wroten– District 3 Appointee (Vice Chairperson)
Damien Schiff – District 3 Appointee (Secretary)
Tina Bonilla – District 3 Appointee
Craig Kramer – District 3 Appointee
Colin Sueyres – District 3 Appointee
Steve Turner– District 3 Appointee
(Member Bonilla was not present)

County of Sacramento Staff

Wendy Hartman, Principal Planner (916) 875-0527 hartmanw@saccounty.net
Kristi Grabow, Associate Planner (916) 874-5345 grawbowk@saccounty.net
Erik Dallosta, Meeting Clerk (916) 874-8022 townsends@saccounty.net

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. PLNP2019-00355 – Chick-Fil-A Use Permit Amendment

Supervisory District(s): Peters

Assessor Parcel No: 278-0270-033

Applicant/Owner: Chick-Fil-A, Inc./Atkins

Location: 2101 Alta Arden Expressway In The Arden Arcade Community.

Request: Conditional Use Permit Amendment To Convert The Existing Drive-Through From A Single Lane To A Double Lane Drive Through Facility (Prior Use Permit 2004-0743).

Special Development Permit To Allow For The Proposed Drive-Through Lanes To Deviate From The 12 Foot Minimum Width Requirement.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Thursday, August 27, 2020, The Arden Arcade Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (6 Yes, 0 No, 1 Absent).

Lead Planner: Desirae Fox, Assistant Planner
(916) 875-3035, foxde@saccounty.net

7:21 PM CPAC ACTION: Steve Turner/Craig Kramer – Recommended the Planning Commission approve the Conditional Use Permit Amendment, Special Development Permit and Design Review as presented.

AYES: Brenda Davis, Craig Kramer, Damien Schiff, Colin Sueyres, Steve Turner, Thomas Wroten

NOES: None

ABSTAIN: None

ABSENT: Tina Bonilla

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2020-00141 – Onit Coffee Kiosk](#)

Supervisory District(s): Peters

Assessor Parcel No: 266-0182-023

Applicant/Owner: Shadi Khattab/Mahmoud Khattab

Location: 2201 Marconi Avenue Northeast Corner Of The Marconi Avenue And Howe Avenue Intersection In The Arden Arcade Community.

Request: Use Permit To Allow A Drive Through Restaurant Within 75 Feet Of A Residential Zone.

Special Development Permit To Allow Deviations To Landscaping And Spacing Requirements Between Right Of Way And Drive Through Entrance.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Thursday, August 27, 2020, The Arden Arcade Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (4 Yes, 2 No, 1 Absent).

Lead Planner: Meredith Holsworth, Associate Planner
(916) 874-5835, holsworthm@saccounty.net

7:31 PM CPAC ACTION: Damien Schiff/Steve Turner – Recommended the Zoning Administrator approve the Use Permit, Special Development Permit and Design Review as presented. Staff addressed member concerns and confirmed the size of the project compared to the lot size, proximity to the residential zone and traffic back up.

AYES: Brenda Davis, Damien Schiff, Colin Sueyres, Steve Turner

NOES: Craig Kramer, Thomas Wroten

ABSTAIN: None

ABSENT: Tina Bonilla

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2020-00140 – Robertson Avenue Tentative Subdivision Map](#)

Supervisory District(s): Peters

Assessor Parcel No: 269-0021-054

Applicant/Owner: Sam Hales/Stewart Family Trust

Location: 3800 Robertson Avenue In The Arden Arcade Community.

Request: Time Extension Pursuant To Sections 22.20.090 And 22.20.095 Of The Sacramento County Code To Extend By Five Years The Expiration Date Of The Robertson Avenue Tentative Subdivision Map (Control No. PLNP2016-00042) To Divide Approximately 1.3 Acres Of RD-5 (Residential) Zoned Property Into Five Lots In The Arden Arcade Community.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Thursday, August 27, 2020, The Arden Arcade Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (6 Yes, 0 No, 1 Absent).

Lead Planner: Bilegt Baatar, Assistant Planner
(916) 874-7441, baatarb@saccounty.net

7:40 PM CPAC ACTION: Colin Sueyres/Craig Kramer – Recommended the Planning Commission approve the Time Extension as presented.

AYES: Brenda Davis, Craig Kramer, Damien Schiff, Colin Sueyres, Steve Turner, Thomas Wroten

NOES: None

ABSTAIN: None

ABSENT: Tina Bonilla

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

MISCELLANEOUS MATTERS

4. Staff Update

7:40 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that were presented to the Board of Supervisors on August 18, 2020.

5. Council Member Comments

7:52 PM CPAC ACTION: No comments were made.

6. Public Comments

7:52 PM CPAC ACTION: No public comments were made.

Adjourned at 7:53 p.m.

Monthly Meeting Scheduled Every Fourth (4th) Thursday