

AGENDA

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Swanston Community Center
2350 Northrop Ave
Sacramento, CA 95825

Thursday, January 23, 2020

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 Brenda Davis (916) 800-2087
Arden Arcade CPAC Vice Chair Thomas Wroten (916) 705-7575

County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area

Senior Planner Wendy Hartman (916) 875-0527 hartmanw@saccounty.net
Associate Planner Kristi Grabow (916) 874-5345 GrabowK@saccounty.net

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: Brenda Davis Chair
Thomas Wroten Vice-Chair
Craig Kramer Secretary

MEMBERS: Colin Sueyres Tina Bonilla
Steve Turner Damien Schiff

COUNTY PLANNING REPRESENTATIVES: Wendy Hartman Kristi Grabow

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:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Operating Rules for the Council

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2019-00372 – Saint James Armenian Apostolic Church

APN: 268-0210-014, 015

Applicant/Owner: Saint James Armenian Apostolic Church/ Wester Diocese of the Armenian Church of North America

Location: A property located at 3020 Marconi Avenue and 2830 Lacy Lane on the south side of Marconi Avenue east of Lacy Lane in the Arden Arcade community.

Request:

1. A **Use Permit** for a new church in the RD-3 zoning district with capacity of 100 persons.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net

[Click here for more information.](#)

2.

Control No.: PLNP2019-00339 – Massage Envy [NON-VOTING ITEM]

APN: 282-0264-031-0000

Applicant/Owner: CSG Holdings CA, LLC/ JCH Sacramento LLC; J/V Sacramento LLC; DBH Sacramento LLC

Location: A property located at 4383 Arden Way, 500 feet east of Eastern Avenue in the Arden-Arcade community.

Request: **Request for a Certificate of Nonconforming Use (NCS)** for the continued operation of an existing massage establishment, known as Massage Envy at 4383 Arden Way.

*Pursuant to SZC Section 1.9.3.O, requests for an NCS for existing massage establishments shall be referred to the CPAC and noticed to property owners within a 500-foot radius of the subject property lines. The purpose of the CPAC review is to ensure that continuation of the subject use meets the required findings of SZC Section 1.9.3.E, by providing an opportunity for surrounding property owners to voice concerns regarding any negative impacts from the use, or issues with compatibility. **This item is not subject to a Vote by the CPAC.***

Final Hearing Body: Planning Director

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523, nagaom@saccounty.net

[Click here for more information.](#)

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.

STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

ADJOURNMENT:

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 of Sacramento, Office of the Clerk of the Board at (916) 874-5411, 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 1-800-855-7100.



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