

AGENDA

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Conzelmann Community Center
2201 Cottage Way
Sacramento, CA 95825

Thursday, September 27, 2018

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 contact the Office of Planning and Environmental Review 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: 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

<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:

- 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.: PLNP2018-00156. 3941 Wycombe Drive Garage and Accessory Dwelling Unit

APN: 292-0232-002

Applicant/Owner: Kristine Kelley

Location: The property located at 3941 Wycombe Drive, approximately 600 feet south of Fair Oaks Boulevard, in the Arden-Arcade community.

Request:

1. A Special Development Permit to allow 1,184 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 600 sf on approximately 0.39 acres in the RD-4 zone.
2. A Special Development Permit to allow 665 sf of non-habitable square footage (garage and outdoor kitchen) attached to an ADU to exceed the maximum allowable non-habitable square footage of 592 sf (50 percent of the habitable square footage of the ADU).
3. A Special Development Permit to allow the garage and ADU to exceed the maximum allowable building height/number of stories from 20 feet and single-story to 20.5 feet and 2-story.
4. A Special Development Permit to allow the garage and ADU a reduced required setback distance from the primary dwelling unit from 10 feet to 4.5 feet.

Final Hearing Body: Zoning Administrator

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

Control No.: PLNP2018-00174. La Morena Food Mart Public Convenience And Necessity

APN: 281-0052-020-0000

Applicant/Owner: Miguel Recendez Martinez

Location: A Property Located At 4128 El Camino Avenue, Suite A. Approximately 0.1 mile west from the Eastern Avenue and El Camino intersection in the Arden Arcade Community.

Request: A Request For A Public Convenience And Necessity Letter From The Board Of Supervisors For An Off-Sale Type 20 Beer And Wine Liquor License.

Final Hearing Body: Board of Supervisors

Lead Planner: Ciara Fisher, Assistant Planner, (916) 874-1628, fisherci@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:	TIME:
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Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				
3.				
Control No.:	PLNP2018-00216. CalAm Arden Arcade			
APN:	278-0223-019-0000			
Applicant/Owner:	California American Water			
Location:	A Booster Pump Station To Be Located At 2040 Alta Arden Expressway, Sacramento, In The Arden Arcade Community.			
Request:	<ol style="list-style-type: none"> 1. A Use Permit to allow a booster pump station in the LC, Limited Commercial zone. 2. A Design Review to comply with the Countywide Design Guidelines. 			
Final Hearing Body:	Zoning Administrator			
Lead Planner:	Cindy Schaer, Project Manager, (916) 874-8624, schaerc@saccounty.net			
Click here for more information.				
COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

STAFF UPDATE:

Effective September 4, 2018 Administrative Duties for the Arden Arcade Community Planning Advisory Council will be Stephanie Townsend.

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 Planning and Environmental Review 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 1-800-855-7100.



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Dial 916-875-4311*