

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

THURSDAY, May 26, 2016
7:00 PM

**ARCADE LIBRARY
2443 MARCONI AVENUE
SACRAMENTO, CA 95821**

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

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 Duvenceck at 916-730-0044 or skduvencck@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 SANDRA DUVECK CRAIG KRAMER	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS ROBERT ASTLE	JENNIFER KENNEDY
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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00066](#)

Project Name: HOWE BOUT ARDEN (HBA) MASTER SIGN PROGRAM
(Item Continued from April 28, 2016)

Assessor's Parcel No.: 285-0050-016 and -017; 285-0010-018, -020, and -021

Location: The property is located at 1590 Ethan Way, 1600 Ethan Way, 2030 Arden Way, 2100 Arden Way, and 1537 Howe Avenue, encompassing approximately 28 acres of the area directly south of Arden Way, west of Howe Avenue and east of Ethan Way, in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Owner: Attention: Bill Vierra
SyWest Development
Arden Way LLC
150 Pelican Way, San Rafael, CA 94901
415-448-8383; bill_vierra@sywest.com

Applicant/Phone/Email: Attention: Robert Atkinson
SyWest Development
150 Pelican Way, San Rafael, CA 94901
415-448-8397; robert_atkinson@sywest.com

Other: Attention: Chuck Shaw
SyWest Development
150 Pelican Way, San Rafael, CA 94901
916-804-2882; chuck_shaw@sywest.com

County Project Manager: *Jessica Brandt, Associate Planner, 916-875-2593; brandtj@saccounty.net*

- Request:**
1. A **Special Development Permit** to allow a Master Sign Program for a commercial development known as 'Howe Bout Arden' (HBA), encompassing approximately 28 acres south of Arden Way, west of Howe Avenue, and east of Ethan Way in the Arden Arcade Special Sign District, in the LC zone (SCZC 5. 10.1.R). The Master Sign Program will consist of:
 - a. A Project Identity and Directional Signage package delineating size, placement, materials, colors, and typography of monument and wayfaring signage. Eight (8) monument signs are proposed, ranging from 7-feet, 11-inches to 37-feet, 5-inches in height.

- b. Signage Design Criteria and Master Sign Program (Program) for tenant building signage. The Program will delineate type, design parameters, placement, and maximum square footage allowances for each tenant space.

2. A **Design Review** to comply with the Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

2. Control No.: [PLNP2016-00083](#)

Project Name: HURLEY WAY TIME EXTENSION

Assessor’s Parcel No.: 286-0151-049/050/051

Location: The property is located on the north side of Hurley Way, approximately 250 feet east of Morse Avenue in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Attention: David Mogavero
 Hurley Way Partners LLC
 2012 K Street, Sacramento, CA 95811
 916-443-1033; dmogavero@mogaveroarchitects.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogft@saccounty.net*

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of three years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2005-0239) to divide approximately 1.67 acres into 31 residential lots in the RD-20 zone.
- Entitlements approved with and pertaining to the above, specifically; an Exception to Title 22 standards for lot depth, a Special Review of Parking, an Affordable Housing Plan, and a Special Development Permit to increase the maximum number of lots from 29 to 31, to allow the project to be served by private drives; to reduce minimum lot size, and to reduce front, side, and rear yard setbacks.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

OTHER BUSINESS:

- Review February – April Meeting Minutes – Arden Arcade CPAC

PUBLIC COMMENT:**APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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



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Dial 916-875-4311