

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

THURSDAY, APRIL 28, 2016
7:00 PM

**ARCADE LIBRARY
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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 DUVENECK KAREN CHAMPOUX	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS ROBERT ASTLE	CRAIG KRAMER 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

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.: [PLNP2016-00118](#)

Project Name: MEYER POOL VARIANCE

Assessor’s Parcel No.: 281-0242-002

Location: The property is located at 2050 Rockwood Drive, approximately 250 feet east of Maple Glen Road in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Chris Meyer
 2050 Rockwood Drive, Sacramento, CA 95864
 916-342-1044; cmeyer@lindbrotherssacramento.com

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

Request: A **Variance** to the Board of Supervisors to allow a pool to be eight feet from the rear property boundary within the required 35-foot rear yard setback in the Arden Oaks Neighborhood Preservation Area (NPA). (SCZ 531-II(d))

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:				

3. Control No.: [PLNP2016-00052](#)

Project Name: PORTOFINO SPECIAL DEVELOPMENT PERMIT

Assessor’s Parcel No.: 285-0340-001-028

Location: The properties are located between Bell Street and Hood Road approximately 675 feet south of Arden Way in the Arden Arcade community. (Supervisor District 3: Peters)

Applicant/Phone/Email: Attn: Mat Eland
 Pacific Housing, Inc.
 2115 J Street, Suite 201, Sacramento, CA 95816
 916-638-5200; meland@pacifichousing.org

Architect: Jeffery Demure and Associates
 Attn: Sean Richardson
 5905 Granite Lake Dr., Granite Bay, CA 95746
 916-783-3700; srichardson@jdaarch.com

County Project Manager: *Leanne Mueller, Associate Planner, 916-874-6155, muellerl@saccounty.net*

- Request:
1. A Special Development Permit to deviate from the multi-family development standards for an approved Tentative Subdivision Map and Special Development Permit (2004-0097) to allow detached small lot product on 28 lots in the RD-20 zone.
 2. Design Review to comply with the Sacramento County Multi-Family Development Standards. (SCZC 5.4.3.B)

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:				

4. Control No.: [PLNP2016-00122](#)

Project Name: La Sierra Drive Wireless Facility Early CPAC Workshop

Assessor's Parcel No.: 292-0040-023

Location: The property is located on the south side of La Sierra Drive, directly west of the Arden Park Recreation and Park District in the Arden Arcade community.

Applicant/Phone/Email: Attention: Moises Aceves
 EBI Consulting
 1464 34th Street, Oakland, CA 94608
 (415) 894-0406; maceves@ebiconsulting.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net*

Request: An **Early CPAC Workshop** to discuss the proposed replacement of an existing lattice structure wireless facility with a new 55' collocated monopole.

One design will include two ten-foot "whip" antennas extending from the top of the monopole for a total height of 65 feet.

The second design will include a 24-foot "omniwhip" antenna extending from the top of the monopole for a total height of 79 feet.

The "whip" and "omniwhip" antennas will be owned and operated by SMUD and will be considered a collocation on the monopole.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

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:**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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