

Please note: NEW LOCATION

# AGENDA

## ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Arden Middle School (Small Gym)  
1640 Watt Avenue  
Sacramento, CA 95864

Thursday, August 24, 2017

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** Everett Littles (916) 337-8451  
**Arden Arcade CPAC Vice Chair** Brenda Davis (916) 801-7346

**County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area Senior Planner** Manuel Mejia (916) 874-7934 [mejiam@saccounty.net](mailto:mejiam@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](mailto:CPAC-ArdenArcade@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Everett Littles Chair  
Brenda Davis Vice-Chair  
Craig Kramer Secretary  
  
**MEMBERS:** Robert Astle George Corollo  
Jennifer Kennedy

**COUNTY PLANNING REPRESENTATIVES:** Manuel Mejia

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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
- Council to consider approval of the June 22, 2017 minutes

**PLANNING ITEMS FOR REVIEW:**

**1.** **Entitlement(s): UPB, DRS**

**Control No.:** PLNP2017-00187 **Seven Star Market**

**APN:** 286-0030-001

**Applicant:** Holloway Land Co, Inc.

**Owner:** Jaswinder Rai & Harjinder Singh

**Location:** The property is located at 3100 Arden Way on the southeast corner of the Morse Avenue and Arden Way intersection in the Arden Arcade community.

**Request:**

1. A Use Permit to convert an existing building into a 24-hour convenience food market on approximately .29 acres in the SC zone.
2. A Design Review to conform to Countywide Design Guidelines.

**Final Hearing Body:** Board of Supervisors

**Investigating Member:**

**Lead Planner:** Meredith Holsworth, Assistant Planner, (916) 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)

[Click here for more information](#)

**COUNCIL RECOMMENDATION:** **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

**Action:**

**2.** **Entitlement(s):**

**Control No.:** PLNP2017-00209

**Applicant:** Sacramento County Department of Transportation

**Location:** The project is located on a portion of Fair Oaks Boulevard between Howe Avenue to Munroe Street and Fulton Avenue between Fair Oaks Boulevard and Sierra Avenue in the Arden Arcade community.

**Request:**

1. A General Plan Amendment to the Transportation Plan to change the designation of Fair Oaks Boulevard from Howe Avenue to Munroe Street from thoroughfare to "Smart Growth Street", and Fulton Avenue from Fair Oaks Boulevard to Munroe Street from Local Street to "Smart Growth Street".
2. Adoption of the Fair Oaks Boulevard complete streets master plan.

**Final Hearing Body:** Board of Supervisors

**Investigating Member:**

**Lead Planner:** John Lundgren, Senior Planner, (916) 874-8043, [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net)

For more information email [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net)

**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:

**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 1-800-735-2929*



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Dial 916-875-4311*

# MINUTES

## ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Arden Dimick Library Community Room  
891 Watt Avenue  
Sacramento, CA 95864

Thursday, June 22, 2017

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** Everett Littles (916) 337-8451  
**Arden Arcade CPAC Vice Chair** Brenda Davis (916) 801-7346

**County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area**  
**Senior Planner** Manuel Mejia (916) 874-7934 [mejiam@saccounty.net](mailto:mejiam@saccounty.net)  
**Associate Planner** Sheryl Lenzie (916) 874-7722 [lenzies@saccounty.net](mailto:lenzies@saccounty.net)

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**OFFICERS:** Everett Littles - **P** Chair  
Brenda Davis - **P** Vice-Chair  
Craig Kramer - **P** Secretary

**MEMBERS:** Jennifer Kennedy - **EXA** George Corollo - **P**  
Tina Bonilla - **P** Thomas Wroten - **P**

**COUNTY PLANNING REPRESENTATIVES:** Manuel Mejia Sheryl Lenzie

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	(Yes)	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	(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 – **Meeting called to order by Chair Littles at 7:01 pm**
- Introduction of members, staff, and County representatives - Introductions made by Chair Littles
- Explanation of the Role of the Council - **Done by Chair Littles**
- Operating Rules for the Council – **On a motion by Kramer seconded by Corollo continues to 7/27/17 by 6-0**
- Council to consider approval of the April 27, 2017 minutes **On motion by Davis seconded by Corollo minutes were approved 6-0**

**PLANNING ITEMS FOR REVIEW:**

1. Entitlement(s): UPZ, SPZ, DRS

**Control No.:** PLNP2016-00046 Arden Creek Town Center

**APN:** 281-0331-023, 024, AND 025

Applicant: NORR Architects, Inc.

Owner: Merlone Geier Partners

Location: The project is located at the northeast corner of the Watt Avenue/Arden Way intersection in the Arden community.

- Request:
1. A **Use Permit** to allow a drive-up business on APN's 281-0331-023 and 024; with reduced landscaping in the SC (Shopping Center) zone.
  2. A **Special Development Permit** to deviate from:
    - A. Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement for "Shops B" and Shops C" buildings.
    - B. Zoning Code Section 5.2.5.D.2. to allow a six-foot high pre-cast fence rather than the required six-foot high masonry wall adjacent to a residential zoning district
    - C. Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 31-foot setback requirement from the public right-of-way for a trash enclosure.
    - D. The Arden Arcade Community Special Sign District height and maximum square footage standards for monument signs.
  3. A **Design Review** for two new buildings and three new monument signs; and respective improvements, to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: *Cindy Schaer, Project Manager, 874-8624, [schaerc@saccounty.net](mailto:schaerc@saccounty.net)*

[Click here for more information](#)

**COUNCIL RECOMMENDATION:** **TIME: 7:25**

Motion by: **Davis** | Seconded by: **Wroten**

Vote	Yes <b>4</b>	No <b>2 (EL, CK)</b>	Abstain	Absent
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**Action: Recommend approval for all requests except Special Development Permit for signs item 2(C) and add condition that north and east walls equal utility and functionality of CMU wall.**

**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:

**OTHER BUSINESS:**

- John Lundgren Senior Planner/Environmental Analyst  
CPAC Presentation on Proposed Clean-up Amendments Safety Element  
**Kate Rose present item for County emphasizing that no new policies were included.**
- Melinda Avey – Human Services Coordinating Council  
**Robert Silva provided purpose of request for input related to safety net services. Several public comments related to no immediate services, senior housing and public safety were provided for inclusion in to report.**

**PUBLIC COMMENT:**

**ITEM #1 – County provided overview of revised request and information on pre-fab wall. Applicant made presentation of request and changes from workshop material. CPAC had several questions on fence, security and hours for drive thru. County provided information on deviation versus variance and wall being a barrier as opposed to sound wall. Public comment for at least 16 citizens was predominately opposed centering on safety, wall and need to comply with zoning code.**

**ADJOURNMENT: 9:08**

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