

**ARDEN ARCADE
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Thursday, August 25, 2016
7:00 PM

**ARDEN DIMICK LIBRARY COMMUNITY ROOM
891 WATT AVENUE
SACRAMENTO, CA 95864**

<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 CRAIG KRAMER	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS ROBERT ASTLE	JENNIFER KENNEDY GEORGE CAROLLO
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.: [PLNP2016-00042](#)

Project Name: ROBERTSON AVENUE TENTATIVE SUBDIVISION MAP

Assessor’s Parcel No.: 269-0021-047/037

Location: The property is located on the south side of Robertson Avenue, approximately 1/2 mile east of Watt Avenue in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Owner: Attention: David Syme
 Stewart Family Trust
 165 Haven Hill, Danville, CA 94526
 925-565-4208; david@saratogagroup.net

Applicant/Phone/Email: Attention: Samuel Hales
 Saratoga Development Group, LLC
 373 Elm Avenue, Suite 300, Auburn, CA 95603
 530-863-6334; sam@saratogagroup.net

Engineer: Javed T. Siddiqui, P .E
 JTS Engineering Consultants, Inc.
 1808 J Street, Sacramento, CA 95811
 916-441-6708; javed.siddiqui@jtsengineering.com

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

- Request:**
1. A Tentative Subdivision Map to divide approximately 1.3 acres into five lots in the RD-5 zone.
 2. A Design Review to conform to Single Family Development Standards. (SCZC 5.4.2.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:				

2. Control No.: [PLNP2016-00162](#)

Project Name: Fulton Avenue Office Building Special Development Permit

Assessor’s Parcel No.: 294-0080-006

Location: The property is located at 671 Fulton Avenue approximately 1,000 feet north of Fair Oaks Boulevard in the Arden Arcade community. (District 3: Peters)

Owner: Reggie Zahdi
 1401 Fulton Avenue, Suite C, Sacramento, CA 95825
 916-488-8881; reggie@plantdomaine.com

Applicant/Phone/Email: Jeff Hagen
 P.O. Box 660904, Sacramento, CA 95866
 916-317-3040; jhagen@jahainc.com

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

Request: A **Special Development Permit** to deviate from the 100-foot required rear yard setback for two-story buildings adjacent to residential zones. The proposed two-story office, located on approximately 0.4 acres in the BP zone, will be within 80 feet of an adjacent residential zone. (5.5.2.A.)

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.: [PLNP2016-00072](#)

Project Name: SINGH RECYCLING

Assessor's Parcel No.: 285-0201-029

Location: The property is located on the southeast corner of Hurley Way and Howe Avenue on approximately .4 acres in the Arden-Arcade community. (Supervisor District 3: Susan Peters)

Owner: Deep and Preet LLC
1266 Howe Avenue, Sacramento CA 95825
408-528-5409

Applicant/Phone/Email: Baljit Singh
1266 Howe Avenue, Sacramento CA 95825
916-927-2907; baljitsingh371@yhao.com

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

Request: A Certificate of Nonconforming Use to continue operations of a Convenience Recycling Center (SZC 3.8.5.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:				

OTHER BUSINESS:**Sacramento Transportation Authority – Presentation of Measure B**

Presenters: Jeffrey Spencer – Executive Director, Sacramento Transportation Authority
Michael Penrose – Director, Department of Transportation, County of Sacramento

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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Outside unincorporated Sacramento County
Dial 916-875-4311