

AGENDA

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

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

Thursday, March 23, 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 Sandra Deveneck (916) 730-0044

Sacramento County Planning and Environmental Review Division representatives for the Arden Arcade Area
Senior Planner Manuel Mejia (916) 874-7934 mejiam@saccounty.net
Associate Planner Sheryl Lenzie (916) 874-7722 lenzies@saccounty.net

To contact the Planning and Environmental Review Division 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: Everett Littles Chair
Sandra Duveneck Vice-Chair
Craig Kramer Secretary

MEMBERS: Brenda Daivs Jennifer Kennedy
Robert Astle George Corollo

COUNTY PLANNING REPRESENTATIVES: Manuel Mejia Sheryl Lenzie

<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
- Council to consider approval of the February 23, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): PMR**

Control No.: **PLNP2017-00032 Valkyrie Way Tentative Parcel Map**

APN: **269-0011-040/044**

Owner: Billy and Renae Howell

Applicant: Genesis Quality Construction, Inc.

Location: The project is located at 3049 Valkyrie Way, located south of Robertson Avenue, approximately 600 feet east of Watt Avenue in the Arden Arcade community.

Request: A **Tentative Parcel Map** to bring two existing and adjacent properties into conformance with the Subdivision Map Act and Sacramento County Development Standards on approximately .27 acres in the RD-5 zone.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: *Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

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

Control No.: **PLNP2017-00036 Rare Recycling**

APN: **285-0040-044**

Applicant/ Owner: Richard Reider

Location: The project is located at 2544 Arden Way, on the south west corner of Fulton Avenue and Arden Way, in the Arden Arcade community.

Request: A NCS to allow an existing convenience recycling center, to continue operating pursuant to Section 3.8.5.D of the SCZC.

Final Hearing Body: Staff

Investigating Member:

Lead Planner: *Desirae Fox, Assistant Planner, (916) 875-3035, Foxde@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3.

Entitlement(s): UPZ Amend

Control No.: PLNP2017-00044 Glenn Hall Park Wireless Facility

APN: 285-0231-005

Owner: Sacramento Machinist Building Corporation

Applicant: Verizon Wireless

Location: The project is located at 967 Venture Court, approximately 375 feet west of Howe Avenue in the Arden Arcade community.

Request: A **Use Permit Amendment** (Original Use Permit 2000-0182) to increase the height of an existing 50-foot monopole by 15 feet and to install 9 new antennas, associated equipment, and a 240 square foot equipment area, for a total of 21 antennas, on approximately 0.7 acres in the GC zone.

Final Hearing Body: Planning Commission

Investigating Member:

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

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

4.

Entitlement(s): UPZ, SPZ, DRS

Control No.: PLNP2016-00461 Arden Creek Town Center

APN: 281-0331-023, 024, and 025

Owner: Merlone Geier Partners

Applicant: NORR Architects, Inc.

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

Request:

1. Use **Permit** to allow a 24-hour drive-up business on APN's 281-0331-024 and 025; to be located less than 300 feet from a residential zone district; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
2. A Use **Permit** to allow a 24-hour drive-up business on APN's 281-0331-023 and 024; with reduced setbacks for the drive-up lanes; and reduced landscaping in the SC (Shopping Center) zone.
3. A **Special Development Permit** for a business on APN's 281-0331-023 and 024 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.
4. A **Special Development Permit** for a business on APN' s 281-0331-024 and 025 to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement.

5. A **Special Development Permit** to deviate from Zoning Code Section 5.2.5.D.2. to allow a six-foot high wooden fence rather than the required six-foot high masonry wall adjacent to a residential zoning district.
6. A **Special Development Permit** to deviate from the height and maximum square footage standards for monument signs located in the Arden Arcade Community Special Sign District.
7. 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*

[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:				

OTHER BUSINESS:

- Melinda Avey – Human Services Coordinating Council
- Elect Secretary

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 Planning and Environmental Review Division 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*

AMENDED Minutes

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

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

Thursday, February 23, 2017
7:00 PM

<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 Sandra Duveneck at 916-730-0044 [\pwnd2\PER-Master\\$13.Clerical\Hearing Body Materials\CPAC Procedures & Templates\ARDEN ARCADE CPAC\skduveneck@att.net](mailto:\pwnd2\PER-Master$13.Clerical\Hearing Body Materials\CPAC Procedures & Templates\ARDEN ARCADE CPAC\skduveneck@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 - EXA SANDRA DUVEINECK - TE CRAIG KRAMER - P	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	BRENDA DAVIS - P ROBERT ASTLE - TE	JENNIFER KENNEDY - P GEORGE CAROLLO - P
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 – **Acting Chair Kramer called meeting to order at 7:00 pm**
- EXPLANATION OF ROLE OF THE COUNCIL – **Acting Chair Kramer gave role of Council**
- ROLL CALL – **Roll call done as indicated above**
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES – **Done by Acting Chair Kramer**

PLANNING ITEMS FOR REVIEW:

1. **Control No.:** [PLNP2016-00454](#)
- Project Name:** Pinewood Place Time Extension
- Assessor’s Parcel No.:** 266-0261-008/266-0261-009/266-0253-001
- Location:** The project is located at 2000 Helena Avenue, on the northern end of Cleo Avenue in the Arden Arcade community.
- Owner:** Gragg Commercial Real Estate Solutions
131 Egloff Circle
Folsom, CA 95630
Attn: Eric Gragg
- Applicant/Phone/Email:** Task Engineering, Inc.
4940 Tommar Drive
Fair Oaks, CA 95628
Attn: Terry Rose
(916) 878-8004
terry@tasklanservices.com
- County Project Manager:** *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@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 five (5) years for a Tentative Subdivision Map (Control Number 2004-0560) to divide 1.70 acres into 19 lots in the BP zone.
- Investigating Member:**

COUNCIL RECOMMENDATION: Continue to March 23, 2017 meeting.

Motion by: Carollo		Seconded by: Kennedy		
Vote:	Yes 4	No 0	Abstain	Absent 1

Action: **Item continued to March 23, 2017 as applicant not present at tie item called.**

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:

PLANNING ITEMS FOR REVIEW:

2. Control No.: [PLNP2016-00456](#)

Project Name: Arden Way Tentative Parcel Map

Assessor's Parcel No.: 278-0223-012/029/031

Location: The project is located east of Ethan way in the Arden Arcade community.

Owner: Las Chicas, LLC.
940 Calle Negocio Suite 200
San Clemente, CA 92673
Attn: Chris Lattanzio

Applicant/Phone/Email: PSomas
1075 Creekside Ridge Drive, #200
Roseville, CA 95678
(916) 788-4840
Attn: Adam Foster
afooser@psomas.com

County Project Manager: *Meredith Holsworth, Assistant Planner, (916) 874-5835,*
holsworthm@sacounty.net

- Request: 1. A **Tentative Parcel Map** to divide a total of 2.71 acres into three parcels in the LC zone.
2. A **Design Review** to conform to Countywide Design Guidelines.

Investigating Member:

Motion by: Kennedy	Seconded by: Carollo
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Vote:	Yes 4	No 0	Abstain	Absent 1
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Action: **Recommend Approval**

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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

PLANNING ITEMS FOR REVIEW:

3. Control No.: [PLNP2017-00037](#)

Project Name: Capital Star Residential Care Facility Early CPAC Workshop

Assessor's Parcel No.: 269-0060-031

Location: The project is located at 3815 Marconi Avenue, approximately 1/2 mile east of Watt Avenue in the Arden Arcade community.

Owner: Las Chicas, LLC.
940 Calle Negocio Suite 200
San Clemente, CA 92673
Attn: Chris Lattanzio

Owner/ Applicant: Capital Star Crisis Residential Program and Counseling
1501 Hughes Way, Suite 150
Long Beach, CA 90810
Attn: Kent Dunlap
(310) 221 6336 x125
kdunlap@starsinc.com

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

Request: An Early CPAC Workshop to discuss a proposed 15-bed Crisis Residential Program and Counseling Center at 3815 Marconi Avenue on approximately 0.91 acres in the RD-30 zone. Residents ages 18-29 will stay for an average 15 days, up to a maximum of 30 days, and will be served by approximately 25 staff. Counseling services are allowed in the RD-30 zone, and a Use Permit will be necessary for the residential care facility.

Investigating Member:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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Action: **No action taken as this was an early workshop.**

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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS:

Distribution System Pipe Realignment and Meter Installation Project – Helen Rocha, Associate Civil Engineer
Sara Rogers, Engineering Consultant
County Water Agency gave overview of project and answered questions from the public.

PUBLIC COMMENT:

Item #2 - No Public Comment.

Item #3 – Applicant gave overview of project. Public comment made by at least 12 citizens. Comments centered on concerns of siting an additional facility on Marconi Ave near other facilities. There was some opposition as well as some support for the program. Council asked questions related to fencing, number of clients, clients being served and security.

APPROVAL OF MINUTES:**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:
Craig Kramer, Secretary

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