

**ARDEN ARCADE  
COMMUNITY PLANNING ADVISORY COUNCIL**

# Minutes

Thursday, February 25, 2016  
7:00 PM

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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](mailto:elittles@gmail.com) or Sandra Duvencek at 916-730-0044 or [skduvenc@att.net](mailto:skduvenc@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](mailto:mejiam@saccounty.net) or Meg De Courcy at (916) 874-6332 or [decourcym@saccounty.net](mailto: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](mailto:CPAC-ArdenArcade@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	EVERETT LITTLES <b>P</b> SANDRA DUVECK <b>P(7:05)</b> KAREN CHAMPOUX <b>TE</b>	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	BRENDA DAVIS <b>P</b> ROBERT ASTLE <b>EXA</b>	CRAIG KRAMER <b>P</b> JENNIFER KENNEDY <b>P</b>
<b>REPRESENTATIVES:</b>	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 – **Chair Little Called the meeting to order at 7:00 pm**
- EXPLANATION OF ROLE OF THE COUNCIL **Chair Little gave Role of Council**
- ROLL CALL – **Roll call done as indicated above**
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES **By Chair Little**

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: [PLNP2015-00004](#)

**Project Name: MARILONA CELL TOWER USE PERMIT**

**Assessor's Parcel No.: 269-0060-033**

**Location:** The property is located at 3927 Marconi Avenue on the northeast corner of the intersection of Becerra Way and Marconi Avenue in the Arden Arcade community. (Supervisor District 3: Peters)

**Applicant/Phone/Email:** Attention: Brad Kortick  
Verizon Wireless  
255 Parkshore Drive, Folsom, CA 95630  
916-798-0079; [bkortick@gmail.com](mailto:bkortick@gmail.com)

**Owner:** Arcade Baptist Church of Sacramento  
3927 Marconi Avenue, Sacramento, CA 95821  
916-972-1617

**County Project Manager:** Meredith Plant, Assistant Planner, 874-5835; [plantm@saccounty.net](mailto:plantm@saccounty.net)

**Request:** A **Use Permit** to allow a wireless communication facility on approximately 6.71 acres in the RD-30 (Residential) zone, which is considered a Group I zoning district. The facility will include a proposed lease area with an eight foot concrete block wall with four proposed equipment cabinets, three surge suppressors, and a DC generator. There will be six antennas, 12 remote radio heads (RRH), three proposed surge suppressors and three hybrid cables to an existing building painted to match. The antennas will not project any higher than the existing building height.

**Investigating Member:**

COUNCIL RECOMMENDATION:

Motion by: Duveneck		Seconded by: Kennedy		
Vote:	Yes 5	No 0	Abstain	Absent Astle

Action: Item approved by council.

**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.: [PLNP2015-00230](#)

**Project Name: JONAS AVENUE TENTATIVE PARCEL MAP**

**Assessor’s Parcel No.: 286-0180-009**

Location: The property is located at 1204 Jonas Avenue, on the west side of Jonas Avenue and approximately 500 feet south of the intersection of Hurley Way and Jonas Avenue in the Arden Arcade community.  
(Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Mark Pekarek  
Paramount Development Properties, LLC  
13278 Kibbings Road, San Diego, CA 92130  
209-609-1564; [mark@paramountdp.com](mailto:mark@paramountdp.com)

Engineer: Ryan Vance  
VVH Consulting Engineers  
430 10<sup>th</sup> Street, Modesto, CA 95816  
209-568-4477; [rvance@vvhce.com](mailto:rvance@vvhce.com)

County Project Manager: Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

- Request:
1. A **Tentative Parcel Map** to divide approximately 1.1 acres into four single-family lots in the RD-5 (Low Density Residential) zone.
  2. A **Special Development Permit** to deviate from public street frontage and private road requirements. (SCZC 6.4.6. , 1.9.2.B)
  3. A **Design Review** to comply with Single Family Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Davis		Seconded by: Duveneck		
Vote:	Yes 3	No 2	Abstain	Absent Astle
Action: Item approved by council.				

**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.: [PLNP2015-00271](#)

**Project Name:** GOLDEN STATE WATER STATION

**Assessor’s Parcel No.:** 286-0070-006

**Location:** The project is located at 3141 Trussel Way, on the eastern end of Trussel Way and approximately 500 feet east of Morse Ave in the Arden Arcade Community. (Supervisor District 3: Susan Peters)

**Applicant/Phone/Email:** Dane Sinagra  
 Golden State Water Company  
 3005 Gold Canal Drive, Rancho Cordova, CA 95670  
 916-853-3634; [danesinagra@gswater.com](mailto:danesinagra@gswater.com)

**Owner:** Golden State Water Company  
 630 E. Foothill Boulevard, San Dimas, CA 91773  
 909-394-3600; [danesinagra@gswater.com](mailto:danesinagra@gswater.com)

**County Project Manager:** Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

- Request:**
1. A **Use Permit** to allow a new potable water well, a 500,000 gallon water tank approximately 58 feet in diameter and 32 feet tall, a booster pump station, and a disinfection building on 0.42 acres in the RD-20 (Medium Density Residential) zone. The proposed project will include improvements to County infrastructure along Trussel Way. (SCZC 3.6.6.B.)
  2. A **Design Review** to conform to the Institutional Development Standards. (SCZC 5.8.2.)
  3. A **Special Development Permit** to deviate from landscaping requirements of the Institutional Development Standards. (SCZC 5.8.2)

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Kennedy		Seconded by: Little		
Vote:	Yes 5	No 0	Abstain	Absent Astle

Action: Item approved by council with New cypress trees on North Side and West side and 3 other trees on Trussel Way as discussed by applicant.

**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:

4. Control No.: [PLNP2015-00281](#)

**Project Name: POWELL VARIANCE**  
**(This Item Is Discontinued)**

**Assessor's Parcel No.: 281-0292-006**

Location: The property is located at 3909 Random Lane, on the north side of Random Lane and approximately 500 feet west of Ladino Road in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Attention: Dustin Hormel  
 Premier Pool & Spas  
 11250 Pyrites Way, Rancho Cordova, CA 95670  
 916-852-0223; [dhormel@ppas.com](mailto:dhormel@ppas.com)

Owner: Tim Powell  
 3909 Random Lane, Sacramento, CA 95864  
 916-952-4858; [timbo212002@gmail.com](mailto:timbo212002@gmail.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

Request: A **Variance** to the Board of Supervisors to allow a pool and spa to encroach into the 35-foot rear yard setback required by the Arden Oaks Neighborhood Preservation Area (SCZC 531-10).

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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Action: No action necessary

**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:**

Council voted to appoint Craig Kramer Secretary on a Motion by Everett Little, seconded by Jennifer Kennedy passing with 4 yes and 0 no.

**PUBLIC COMMENT:**

Item 1 – Kramer asked if mounted on outside of building, applicant answered Yes

Public comment thanked Applicant for listening. One customer comment questioned why she and others had not received notice of meeting. County Representative will check on and get back to public.

Item 2- Davis inquired about setbacks; Less than required? Kramer asked about size of existing lots in area. Kennedy asked about existing lots on Michael Lane.

Public comments was made by five citizens with the major issues being the width of Michael Lane; Need for proper drainage; easement concerns; and building design regarding 1 versus 2 story. Applicant stated Michael Lane would need to meet emergency vehicle requirements, building design to be 1 story if possible and that many issues are still unresolved.

Item 3- Davis questioned type of trees, cypress. Kennedy asked about lighting intrusiveness.  
There was no Public comment.

**APPROVAL OF MINUTES:****ADJOURNMENT:**

Meeting was adjourned by Chair Little at 8:02 pm

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

***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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