

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
Associate Planner Sheryl Lenzie (916) 874-7722 lenzies@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. Please identify the relevant project using the project name, control number or address.

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>
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 – **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*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME: 7:25

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

Vote	Yes 4	No 2 (EL, CK)	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.

