

# MINUTES

## ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

Howe Community Center  
2201 Cottage Way  
Sacramento, CA 95825

Thursday, March 22, 2018

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** Brenda Davis (916) 800-2087  
**Arden Arcade CPAC Vice Chair** Thomas Wroten (916) 705-7575

**County of Sacramento, Office of Planning and Environmental Review representatives for the Arden Arcade Area**

**Senior Planner** Wendy Hartman (916) 875-0527 [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)  
**Associate Planner** Kristi Grabow (916) 874-5345 [GrabowK@saccounty.net](mailto:GrabowK@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:** Brenda Davis - P Chair  
Thomas Wroten - P Vice-Chair  
Craig Kramer - P Secretary

**MEMBERS:** Colin Sueyres - P Tina Bonilla - P  
Jennifer Kennedy - P

**COUNTY PLANNING REPRESENTATIVES:** Wendy Hartman - P Kristi Grabow - P

| <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 – **By Chair Davis at 7:00 pm**
- Introduction of members, staff, and County representatives – **Done by Chair Davis**
- Explanation of the Role of the Council – **Done by Chair Davis**
- Operating Rules for the Council – **On motion by Kramer seconded by Sueyres item continued by 5-0 vote**
- Council to consider approval of the **February 22, 2018 minutes** – **Without objection January 25, 2018a d February 22, 2018 minutes approved by unanimous vote**

**PLANNING ITEMS FOR REVIEW:**

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

**Control No.:** PLNP2017-00185 7-Star Market PCN

**APN:** 286-0030-001

**Applicant/Owner:** 7-Star Market

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

**Request:** The Board of Supervisors (Board) hears requests for public convenience/necessity (PCN) applications for liquor licenses within the unincorporated area, prior to issuance of a license by the State Department of Alcoholic Beverage Control (ABC) if the site is located within a Overconcentrated Area and/or a specified high crime reporting district. The applicant, 7-Star Market, requests an Off Sale Full Liquor (Type 21) license at the proposed convenience store at the Southeast corner of Arden Way and Morse Avenue.

**Final Hearing Body:** Board of Supervisors

**Lead Planner:** Manuel Mejia, Senior Planner (916) 874-7934, [mmejia@saccounty.net](mailto:mmejia@saccounty.net)

[Click here for more information.](#)

|                                 |              |             |                            |                        |  |
|---------------------------------|--------------|-------------|----------------------------|------------------------|--|
| <b>COUNCIL RECOMMENDATION:</b>  |              |             |                            | <b>TIME: 7:05-7:45</b> |  |
| Motion by: <b>Kennedy</b>       |              |             | Seconded by: <b>Kramer</b> |                        |  |
| Vote                            | Yes <b>4</b> | No <b>2</b> | Abstain                    | Absent                 |  |
| Action: <b>Recommend Denial</b> |              |             |                            |                        |  |

**2. Entitlement(s): UPP, DRS**

**Control No.:** PLNP2018-00040 Howe Avenue Small Cell Site.

**APN:** 285-0207-024

**Applicant:** New Cingular Wireless PCS, LLC.

**Location:** The property is located at 1234 Howe Avenue, on the southeast corner of Hurley Avenue and Howe Avenue in the Arden Arcade Community.

**Request:** 1. A **Use Permit** to allow a small cell site on an existing 27-foot wooden utility pole, for a maximum height of 30 feet on 1.77 acres in the SC (Shopping Center) zone.  
2. A **Design Review** to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Planning Commission.

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

[Click here for more information.](#)

|                                   |              |             |                             |                      |  |
|-----------------------------------|--------------|-------------|-----------------------------|----------------------|--|
| <b>COUNCIL RECOMMENDATION:</b>    |              |             |                             | <b>TIME:7:467:53</b> |  |
| Motion by: <b>Sueyres</b>         |              |             | Seconded by: <b>Kennedy</b> |                      |  |
| Vote                              | Yes <b>6</b> | No <b>0</b> | Abstain                     | Absent               |  |
| Action: <b>Recommend Approval</b> |              |             |                             |                      |  |

**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:

#### STAFF UPDATE:

- **Welcome New Member- Colin Sueyres**

#### OTHER BUSINESS:

- **California Voter's Choice Act- Alice Jarboe (Sacramento County Elections Office) – Overview given by Planning Staff with General Discussion**
- **Annual CPAC Training and Appreciation Event April 30<sup>th</sup> – Staff reminder of training**

#### PUBLIC COMMENT:

**Item #1 – Overview of request by county staff. Presentation by applicant. Public comment by at least 6 citizens all in opposition to the request. Council questions centered on Sheriff's position, public convenience and necessity and where license was being moving from.**

**Item #2 – Overview of project by county staff. Presentation by applicant. Only public comment related to condition of utility pole. Council questions related to purpose of request with answer being to offset existing load and range was 1/3 of a mile.**

**ADJOURNMENT: 8:03**

*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 1-800-855-7100.*



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