

AMENDED AGENDA

ARDEN ARCADE COMMUNITY PLANNING ADVISORY COUNCIL

DEPARTMENT OF HUMAN ASSISTANCE
2700 FULTON AVENUE
SACRAMENTO, CA 95821

Wednesday, December 16, 2015
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) 337-8452 or elittles@gmail.com or Sandra Duveneck at 916-730-0044 or skduveneck@att.net. To contact the Sacramento County Planning and Environmental Review Division representatives for the AA CPAC area, please call Tricia Stevens at (916) 874-2926 or stevenst@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
KAREN CHAMPOUX

CHAIR
VICE-CHAIR
SECRETARY

MEMBERS:

BRENDA DAVIS
ROBERT ASTLE

CRAIG KRAMER
JENNIFER KENNEDY

REPRESENTATIVES:

TRICIA STEVENS - 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.: [PLNP2015-00214](#)

Project Name: PENSKE RENTAL USE PERMIT

Assessor's Parcel No.: 278-0172-059

Location: The property is located at 2000 Howe Avenue, on the southeast corner of Cottage Way and Howe Avenue in the Arden Arcade community.
(Supervisor District 3: Susan Peters)

Owner: Attention: Beverly Metz
The Home Depot, USA
3800 W Chapman Ave, 5th Floor, Orange, CA 92868
714-940-3569; Beverly_metz@homedepot.com

Applicant/Phone/Email: Attention: Scott Mommer
Scott A. Mommer Consulting
4694 W Jacquelyn Avenue, Fresno, CA 93722
559-276-2790, X-112; smommer@scottmommer.com

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

Request: A Use Permit to allow a Penske truck rental at an existing Home Depot on Howe Avenue. Trucks will be delivered to the store on an 'as-needed' basis and will not be stored at the location except for pick up and drop off. A maximum of five trucks will be allowed to be waiting at the location at any one time, for a maximum of 48 hours. (SCZC 3.9.3.S.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.: [PLNP2015-00210](#)

Project Name: ESTATES DRIVE TENTATIVE PARCEL MAP

Assessor’s Parcel No.: 292-0150-011

Location: The property is located at 707 Estates Drive, on the north side of Estates Drive, approximately 500 feet south of the intersection of Estates Drive and Fair Oaks Boulevard in the Arden Arcade community.
(Supervisor District 3: Susan Peters)

Applicant/Phone/Email: Jeff Williamson
205 23rd Street, Sacramento, CA 95816
916-825-4551; jeff@d7roofing.com

Engineer: Attention: Andi Panagopoulos
Cunningham Engineering Corporation
2120 20th Street, Suite 3, Sacramento, CA 95818
916-455-2026; Andi@cecwest.com

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

- Request:**
1. A **Tentative Parcel Map** to divide approximately 1.86 acres into two lots in the RD-4 zone.
 2. A **Design Review** to comply with Single Family Design Guidelines.

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.: [PLNP2015-00221](#)

Project Name: EL CAMINO WIRELESS FACILITY USE PERMIT

Assessor's Parcel No.: 268-0280-056

Location: The property is located at 2709 El Camino Avenue, on the north side of El Camino Avenue and approximately 500 feet east of the intersection of El Camino Avenue and Fulton Avenue in the Arden Arcade community. (Supervisor District 3: Susan Peters)

Owner: Attention: David Richter
Sam Gordon Family, LP
2709 El Camino Avenue, Sacramento, CA 95821

Applicant/Phone/Email: Attention: Matthew Moore
Sacramento Valley Limited Partnership d/b/a Verizon
Wireless c/o/ Complete Wireless Consulting
2009 V Street, Sacramento, CA 95818
916-247-3047; mmoore@completewireless.net

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

Request: A Use **Permit** to allow a 55-foot monopole to replace an existing light pole on approximately 3.68 acres in the Fulton Avenue SPA. The wireless facility includes a 35-foot by 40-foot lease area, a 6-foot high chain link fence with barbed wire at the least area perimeter, and a 30kw standby diesel and associated equipment. The 55-foot tall monopole includes three antenna sectors with two antennas per sector, 12 RRH units with four units per sector, and two raycap surge protectors.

Investigating Member:

COUNCIL RECOMMENDATION:

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

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Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

4. Control No.: [PLNP2015-00274](#)

Project Name: COUNTRY CLUB CINEMA 13 USE PERMIT AND DESIGN REVIEW

Assessor's Parcel No.: 281-0011-042

Location: The property is located at 2310 Watt Avenue, approximately 515 feet south of El Camino Avenue in the Arden Arcade community.
(Supervisor District 3: Susan Peters)

Owner: Attention: James Howard Attention: Ernie Mieger
Country Club Plaza Investors, LLC
170 Pacific Avenue, #42, San Francisco, CA 94111
415-288-0294; emieger@edmrealty.com

Applicant/Phone/Email: Attention: James Howard
Sacramento Country Club Cinema, LLC
P.O. Box 750595, Petaluma, CA 94975
707-762-0990 ext. 325, james.howard@cinemawest.com

Architect: Attention: Rob Henry
The Henry Architects, Inc.
1249 N.E. 152nd Street, Shoreline, WA 98155
206-784-6964; r.henryarchitects@gmail.com

County Project Manager: *Jessica Brandt, Associate Planner, 875-2593; brandtj@saccounty.net*

- Request:**
1. A **Use Permit** to convert 48,850± square feet of existing retail (a portion of Country Club Plaza) into a motion picture theater, in the SC (Shopping Center) zone. The project will be phased, with the first phase allowing a maximum of 1,332 seats utilizing current site improvements. The developer has indicated that the second phase would include an increase in seat count to a maximum of 1,395 seats; however, this would require a Special Development Permit to address the project's compliance with the Commercial Development Standards. The Special Development Permit will occur under separate application.
 2. A **Design Review** to comply with the Sacramento County Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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:				

5. Control No.: [PLNP2015-00203](#)

Project Name: TOTAL FINE WINES AND SPRITS

Assessor's Parcel No.: 278-0223-027

Location: The property is located at 2121 Arden Way, on the north side of Arden Way, approximately 300 feet west of Howe Avenue, in the Arden-Arcade Community.

Agent: Attention: Jeanette Carvajal
 Alcoholic Beverage Consulting Services
 26023 Jefferson Avenue, Suite D, Murrieta, CA 92563
 951-225-4249; Jeanette@calabc.com

Applicant/Phone/Email: California Fine Wine & Spirits, LLC
 2121 Arden Way
 Sacramento, CA 95825
 916-921-5328

County Project Manager: Manuel Mejia, Senior Planner, (916)874-7934, mejiam@saccounty.net

Request: A request to determine whether Public Convenience and Necessity for an on-site tasting room for beer and wine would be served by issuance of a Type 42 liquor license to California Fine Wine & Spirits, Located At 2121 Arden Way, Sacramento, CA 95823

Investigating Member:

COUNCIL RECOMMENDATION:

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

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Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

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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