

AGENDA

RIO LINDA/ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitor Center
6730 Front Street
Rio Linda, CA 95673

Wednesday, January 22, 2020

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-RioLinda-Elverta.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Rio Linda CPAC Chair Zachary Arbios (916) 718-7304

County of Sacramento, Office of Planning and Environmental Review representatives for the Rio Linda/Elverta Area

Principal Planner Chris Pahule (916) 874-4447 pahulec@saccounty.net
Associate Planner Julie Newton (916) 876-8502 newtonju@saccounty.net

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-RioLinda-Elverta@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Zachary Arbios Chair
Roy Hickey Vice-Chair
Susie Macdonald Secretary

MEMBERS: Hal Morris Kristin McCandless

COUNTY PLANNING REPRESENTATIVES: Chris Pahule Julie Newton

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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2019-00275 – El Modena Tentative Parcel Map

APN: 202-0272-008

Applicant/Owner: Matthew Souza/ Raul Melendez and Evelin Rivas

Location: A property located at 8408 El Modena Avenue, approximately 0.5 miles north of Elverta Road in the Rio Linda/Elverta community.

Request:

1. A **Tentative Parcel Map** to divide 9.72 acres into four parcels in the AR- 2 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

[Click here for more information.](#)

2.

Control No.: PLNP2019-00251 – Ciuruc Accessory Dwelling Unit

APN: 207-0230-017

Applicant/Owner: John Radu/ Joseph Ciuruc

Location: A property located at 1401 I Street, the northeast corner of the 14th Street/I Street intersection, in the Rio Linda/Elverta community.

Request: A **Special Development Permit** from the Zoning Administrator for the following:
Deviate from the 50% maximum for non-habitable square footage attached to an accessory dwelling unit (ADU) to allow a 676 square foot garage attached to a 558 square foot ADU.

Final Hearing Body: Zoning Administrator

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441, baatarb@saccounty.net

[Click here for more information.](#)

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.

STAFF UPDATE:

OTHER BUSINESS:

3. Annual Election of Officers

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 of Sacramento, Office of the Clerk of the Board at (916) 874-5411, 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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