

**RIO LINDA/ELVERTA
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

WEDNESDAY, March 23, 2016

7:00 PM

**Rio Linda Depot Visitors' Center
6730 Front Street, Rio Linda, CA 95673**

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Rio Linda CPAC Chair, Hal Morris at (916) 991-2416 or halmorris@comcast.net. The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda/Elverta CPAC area are Leighann Moffitt at (916) 874-5584 or moffittl@saccounty.net and Nick Pascoe at (916) 874-3103 or pascoen@saccounty.net. To contact the County 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-RioLinda-Elverta@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: HAL MORRIS CHAIR
ROY HICKEY VICE-CHAIR

MEMBERS: RANDALL AESCHILIMAN MICHAEL HUIRAS
ZACHARY ARBIOS

REPRESENTATIVES: LEIGHANNE MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
NICK PASCOE - 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.: [PLNP2016-00003](#)

Project Name: GRESSER RESIDENTIAL ACCESSORY DWELLING

Assessor’s Parcel No.: 202-0330-006

Location: The property is located at 8690 El Modena Avenue, on the east side of El Modena Avenue and approximately 3/4 mile north of Elverta Road in the Rio Linda community.
(Supervisor District 4: Roberta MacGlashan)

Owner: Brian Wickert
P.O. Box 2106, Shingle Springs, CA 95682
530-401-3390; brianwickert@sbcglobal.net

Applicant/Phone/Email: Don And Kelli Gresser
541 Silver Sky Court, Rio Linda, CA 95673
916-995-3720; gressordon@gmail.com

Other: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net*

County Project Manager: A **Use Permit** to allow an existing 1,263 square-foot dwelling to be used as a residential accessory dwelling, effective upon the construction of a new primary dwelling. A portion of the existing dwelling will be converted to non-habitable space to conform to the Sacramento County Zoning Code 1,200 square-foot residential accessory dwelling size limit. (SCZC 5.4.5.C)

Request:
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.: PLNR2016-00047

Project Name: Elkhorn Boulevard Rite Aid/Starbucks Early CPAC Workshop

Assessor’s Parcel No.: 214-0063-005/006/007/008/009/010/011

Location: The properties are located on the northeast corner the intersection of Rio Linda Boulevard and Elkhorn Boulevard in the Rio Linda community.

Applicant/Phone/Email: Attention: Wendy Wilson
 PM Design Group
 6930 Destiny Drive #100, Rocklin, CA 95677
 (916) 226-5492; wwilson@pmdginc.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875-5563, vogtt@saccounty.net*

Request: An **Early CPAC Workshop** to discuss a proposed Rite Aid and Drive-Through Starbucks on approximately 2.08 acres in the RD-5 zone with the following entitlements:

1. A General Plan amendment
2. A Community Plan Amendment
3. A Rezone.
4. A Use Permit to allow an amplified noise device within 300 feet of a residential zone.
5. A Design Review to conform to Commercial Development Standards.

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:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS:

- The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County’s regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.
- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

For questions, contact: Kevin Messerschmitt, 916-874-7941; Messerschmitt@sacounty.net

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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
*Outside unincorporated Sacramento County
 Dial 916-875-4311*