

AGENDA

RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitors Center
6730 Front street
Rio Linda, CA 95673

Wednesday, August 23, 2017

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 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 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-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: Michael Huiras Hal Morris

COUNTY PLANNING REPRESENTATIVES: Chris Pahule Julie Newton

EXA – Excused Absence	U - Unexcused Absence	P – Present
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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the July 26, 2017 minutes.

PLANNING ITEMS FOR REVIEW:

1.		Entitlement(s): SDP, DRS, SPP
Control No.:	PLNP2015-00150 ELVERTA 25	
APN:	202-0080-019/020/058	
Applicant:	Tony Gallas, Inc.	
Owner:	NPA, LLC, A California Liability and ESP 20, LLC, A California Liability Company	
Location:	The project is located at the northeast corner of the intersection of Palladay Road and Elverta Road, approximately 1 mile east of Rio Linda Boulevard in the Rio Linda community.	
Request:	<ol style="list-style-type: none"> 1. A Tentative Subdivision Map for 125 lots on approximately 25 acres in the Elverta Specific Plan area. The project will include 117 RD-7 (Residential) zoned lots, seven landscape corridor lots, and one open space lot. 2. A Special Development Permit to allow an alternative Urban Neighborhood Street Standard with an attached sidewalk (Detail 2-1). 3. A Design Review to comply with Single Family development standards. 	
Final Hearing Body:	Planning Commission	
Investigating Member:		
Lead Planner:	George Dellwo, Project Manager, (916) 875-3711, dellwog@saccounty.net	
 Click here for more information		

COUNCIL RECOMMENDATION:

TIME:

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. During the Appeal hearing, the applicant or appointed representative must be present.

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

Comments:

OTHER BUSINESS:

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 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 1-800-735-2929



**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

MINUTES

RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitors Center
6730 Front street
Rio Linda, CA 95673

Wednesday, July 26, 2017

7:00 PM

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

MEMBERS: Michael Huiras Hal Morris

COUNTY PLANNING REPRESENTATIVES: Chris Pahule Julie Newton

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QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

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CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the June 28, 2017 minutes

— approved 5/5

HRG. DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

CPAC COMMUNITY		
ER RELEASE	Y	N
	<input type="checkbox"/>	<input type="checkbox"/>

July 26, 2017 Date Paradise Road Tattoo Use Permit PROJECT NAME PLNP2017-00121 CONTROL NO.

APPLICANT: Michael Miller A.P.N.: 206-0184-009 ZONING: _____
 ADDRESS: _____ CONTACT PERSON: _____ COM. PLAN: _____
 TELEPHONE: _____ GEN. PLAN: _____

REQUEST: _____

☒ PRIMARY CPAC ☐ ADJACENT CPAC (If Applicable)

HEARING BODY: _____ REVISED APPLICATION: ☐ DATE: _____

Planning Division Project Manager:		RETURN BY: _____ (Date)
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ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

- Meeting date(s) at which proposal discussed: July 26, 2017
- Number of council members present: 5 Quorum: YES ☒ NO ☐
- Is the proposal compatible with the area or neighborhood in which proposed: YES ☒ NO ☐
- Summarize neighborhood response or reaction: all but one comment positive. Respected member of community, long time member of this community - 46 plus people attended in support
- Motion by: Hal Morris Seconded by: Susie Macdonald
- Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐ Date: _____
- Council vote on motion to reflect recommendation Michael Huinas - recused
 YES: 4 NO: _____ ABSTAIN: _____ ABSENT: _____
- Comments/conditions on recommendation: Amended motion last tattoo customers in at 11pm 7 days per week motion: Hal Morris, second: Zach Arrios

Zach Arrios Investigating Member Susie Macdonald Chairperson or Secretary July 26, 2017 Date

FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
 827 - 7th Street, Room 230, Sacramento, CA 95814
 ATTN: CPAC Secretary

ADDITIONAL SPACE

Lisa Guegny - owns building across street - AGREE
no concern about operating hours

Mike Rudy - landlord - AGREE

Donald Cummings - business partner - AGREE

William Manson - father in law - AGREE

Glenn Canon resident of Rickinda - DISAGREE

Charles Moore - on VISIONS task force, wrote letter of
approval - AGREE

John Todd - letter attached

Fwd: RLE Visions endorsement letter

Mike Miller <tatsbymike@yahoo.com>

Tue 7/25/2017 12:47 PM

Inbox

To: My iPad <tiffers0409@hotmail.com>;

Sent from myMail for iOS

----- Forwarded message -----

From: John Todd <johntodd@gmail.com>

To: <tatsbymike@yahoo.com>

Date: Monday, July 24, 2017, 10:27 PM -0700

Subject: RLE Visions endorsement letter

RL/E CPAC Members and Sacramento County representatives,

When the Downtown Rio Linda Special Planning Area was adopted in 2015, part of the stated intent is to guide the revitalization of the M Street Corridor in order to create an attractive and vibrant downtown main street environment which attracts people, activities, and commerce, while maintaining the community's historic "small town" charm.

During the development of the SPA, the Visions organization at no time intended to limit appropriate commercial development along M Street or throughout Rio Linda when it is so sorely needed to bring jobs, tax revenue and life to our community's core.

While Tattoo shops are listed as a "prohibited use" in the ordinance, The Rio Linda/Elverta Visions organization feels that tattoo art has matured and transcended its decades old perception as an undesirable activity, and should no longer be listed with the other prohibited uses. Certainly many, if not most of our cultural icons in sports and the performing arts have some sort of tattoo or other body art. It has inarguably become a mainstream form of art and self-expression.

Therefore, the Rio Linda/Elverta Visions organization **fully endorses a use permit for Mike and Tiffani Miller** which will enable them to open a tattoo shop in a previously vacant storefront in the Village Center area of the SPA, along M Street, in Scenic and beautiful Downtown Rio Linda, California.

Regards,

John Todd, RL/E Visions Co-Chair
On behalf of the entire Rio Linda/Elverta Visions Organization

HRG. DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

CPAC COMMUNITY		
ER RELEASE	Y <input type="checkbox"/>	N <input type="checkbox"/>

July 26, 2017 G Street Tentative Parcel Map PLNP2017-00107
 Date PROJECT NAME CONTROL NO.

APPLICANT: Mnci Davis A.P.N.: 215-0130-013 ZONING: _____
 ADDRESS: _____ CONTACT PERSON: _____ COM. PLAN: _____
 _____ TELEPHONE: _____ GEN. PLAN: _____

REQUEST: 6 acres into 3 lots, reduce set back for
existing building.
Plan: farming co-op



PRIMARY CPAC



ADJACENT CPAC (If Applicable)

HEARING
BODY: _____

REVISED
APPLICATION: ☐ DATE: _____

DATE: _____

Planning Division
Project Manager: _____

RETURN BY: _____

(Date)

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

- Meeting date(s) at which proposal discussed: July 26, 2017
- Number of council members present: 5 Quorum: YES ☒ NO ☐
- Is the proposal compatible with the area or neighborhood in which proposed: YES ☒ NO ☐
- Summarize neighborhood response or reaction: neighbors seem appeased
by concessions being made by presenter. The
rest will be addressed by county. Other
neighbors please with proposal.
- Motion by: Roy Hickry Seconded by: Michael Huinas
- Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐ Date: _____
- Council vote on motion to reflect recommendation
 YES: 5 NO: _____ ABSTAIN: _____ ABSENT: _____
- Comments/conditions on recommendation: _____

Zach Arltos
Investigating Member

Susie Macdonald
Chairperson or Secretary

July 26, 2017
Date

FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE

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ADDITIONAL SPACE

Gloria Cannon - concerned re: height of new construction's heavy equipment. Concerned re: privacy for over one story construction increased traffic (NEIGHBOR) DISAGREE

David Cannon - (NEIGHBOR), increased human density from neighboring properties, concerned that they are going to be rental units, Flooding during rainy season - will be placing a culvert where free flow exists DISAGREE

* See attached note.

Richard Walker - AGREE, concerned about flooding, currently no problem.

Nanci Davis - homes will be one story, 3 bedroom, access not next to Cannons property
- will continue current use

PLNP2017-000107. G Street Tentative Parcel Map.

Issues

Apparent purpose is to provide rental housing for 10 or more intermittent farm/ranch workers. Our block is already overpopulated. The character of the neighborhood is disrupted. Hosted parties on weekends with DJ's and loudspeakers until late nite. Increased vehicle activity. Adding more human pollution is not desirable.

Page 1 of application states Environmental Determination: **EXEMPT**.

Notice of Exemption states:

"Reasons why project is exempt:

The project consists of the division of property in an urbanized area zoned for commercial use into four or fewer parcels. The division conforms to General Plan and Zoning Code policies with no variances or exceptions required and public services are available. Therefore the project is exempt from the provisions of CEQA."

Property is zoned AR2 not zoned for commercial & public sewer service not available.

David Cannon
DAVID CANNON
1331 G ST
Rio Linda

PROG. DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

CPAC COMMUNITY		
ER RELEASE	Y <input type="checkbox"/>	N <input type="checkbox"/>

July 26, 2017 Date N. Street Tentative Parcel Map PROJECT NAME PLNP 2016-00291
206-0771-002 CONTROL NO.

APPLICANT: Wong, Assoc. A.P.N.: 206-0771-002 ZONING: _____
 ADDRESS: _____ CONTACT PERSON: _____ COM. PLAN: _____
 TELEPHONE: _____ GEN. PLAN: _____

REQUEST: Divide 1.25 acres into four parcels - meets
current RD-10 requirements. Just parcel split

☒ PRIMARY CPAC ☐ ADJACENT CPAC (If Applicable)

HEARING BODY: _____ REVISED APPLICATION: ☐ DATE: _____

Planning Division Project Manager:	RETURN BY: _____ (Date)
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ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

- Meeting date(s) at which proposal discussed: July 26, 2017
- Number of council members present: 5 Quorum: YES ☒ NO ☐
- Is the proposal compatible with the area or neighborhood in which proposed: YES ☒ NO ☐
- Summarize neighborhood response or reaction: overwhelmingly opposed -
owner not in attendance, representative here
- Motion by: Michael Huiras Seconded by: Roy Hickey
- Council recommendation: APPROVAL ☐ DENIAL ☐ CONTINUE ☐ Date: _____
- Council vote on motion to reflect recommendation: YES: 4 NO: _____ ABSTAIN: 1 ABSENT: _____
Hal Morris abstain (lack of info)
- Comments/conditions on recommendation: Design review, street width at time of
construction

Michael Huiras Investigating Member Susie Macdonald Chairperson or Secretary July 26, 2017 Date

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ADDITIONAL SPACE

They will build road to county satisfaction
huge elevation difference

Currently - no plans, no drainage studies

Mike Bowler - DISAGREE

Rhonda Bowler - DISAGREE

Road is unfinished

Two story - privacy issue

No parking, park in front of current residents

Currently commercial vehicles

Flooding - river in the winter

Dubie LeBeau - DISAGREE

paving the road provides a straightway to
the liquor store

which way will the driveways face?

construction crews will block current residents

concerned about increased traffic

Michael LeBeau - DISAGREE

no storm drains, flooding

why owner here? of property not here?

Charlea Moore - subdivision map conditions

should apply but they aren't required

DISAGREE

HRG. DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

CPAC COMMUNITY		
ER RELEASE	Y <input type="checkbox"/>	N <input type="checkbox"/>

July 26, 2017 Date Club Bil Aqua Map Extensions PROJECT NAME PLNP2017-00123 CONTROL NO.

APPLICANT: Pacific Properties A.P.N.: 24-0160-083 ZONING: _____
 ADDRESS: _____ CONTACT PERSON: _____ COM. PLAN: _____
 TELEPHONE: _____ GEN. PLAN: _____

REQUEST: _____

☒ PRIMARY CPAC ☐ ADJACENT CPAC (If Applicable)

HEARING BODY: _____ REVISED APPLICATION: ☐ DATE: _____

Planning Division Project Manager:	RETURN BY: _____ (Date)
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- Meeting date(s) at which proposal discussed: July 26, 2017
- Number of council members present: 5 Quorum: YES ☒ NO ☐
- Is the proposal compatible with the area or neighborhood in which proposed: YES ☒ NO ☐
- Summarize neighborhood response or reaction: no one attended, from either side - just an extension, already approved by county.
- Motion by: Susie Macdonald Seconded by: Roy Hickup
- Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐ Date: _____
- Council vote on motion to reflect recommendation
 YES: 5 NO: _____ ABSTAIN: _____ ABSENT: _____
- Comments/conditions on recommendation: _____

Susie Macdonald
Investigating Member

Nach Arbores
Chairperson or Secretary

July 26, 2017
Date

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 ATTN: CPAC Secretary

1

HRG. DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

CPAC COMMUNITY		
ER RELEASE	Y <input type="checkbox"/>	N <input type="checkbox"/>

July 26, 2017 Ditto Aid Store #6788 PLNP2017-00020
 Date PROJECT NAME CONTROL NO.

APPLICANT: Thrift Payless clnc A.P.N.: 214-0063-007 ZONING: _____
 ADDRESS: _____ CONTACT PERSON: _____ COM. PLAN: _____
 _____ TELEPHONE: _____ GEN. PLAN: _____

REQUEST: Liquor license - type 21, full
no

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- Is the proposal compatible with the area or neighborhood in which proposed: YES ☒ NO ☐
- Summarize neighborhood response or reaction: per sheriff's no singles, no sales after 10 pm, 750ml minimum. Product protection devices, ID all
- Motion by: Appl Morris Seconded by: Roy Hickey
- Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐ Date: _____
- Council vote on motion to reflect recommendation
 YES: 5 NO: _____ ABSTAIN: _____ ABSENT: _____
- Comments/conditions on recommendation: _____

Roy Hickey Susie Macdonald July 26, 2017
 Investigating Member Chairperson or Secretary Date

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ADDITIONAL SPACE

Public comment

National night out 6-8 pm

Tuesday Aug 1st, 2017 @ Library