

# AGENDA

## RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, October 25, 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](mailto:pahulec@saccounty.net)

**Associate Planner** Julie Newton (916) 876-8502 [newtonju@saccounty.net](mailto: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](mailto: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

**COUNTY PLANNING REPRESENTATIVES:** Chris Pahule Julie Newton

<b>EXA – Excused Absence</b>	<b>U - Unexcused Absence</b>	<b>P – Present</b>
<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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the September 27, 2017 minutes

## PLANNING ITEMS FOR REVIEW:

**1.** **Entitlement(s):** UPZ, UPM

**Control No.:** **PLNP2017-00227 Johannes Residential Accessory Dwelling**

**APN:** **207-0170-069**

**Applicant/Owner:** Dennis Johannes

**Location:** The property is located at 6914 Dry Creek Road, approximately 500 feet south of O Street in the Rio Linda / Elverta community.

**Request:**

1. A **Use Permit** to allow an existing 887 square-foot Residential Accessory Dwelling on one acre in the AR-2 zone, to be effective upon the construction of a new home.
2. A **Minor Use Permit** to allow an existing accessory agriculture structure to deviate from the maximum allowable size limit of 2,243 square-feet to a maximum of 3,000 square-feet.

**Final Hearing Body:** Zoning Administrator

**Investigating Member:**

**Lead Planner:** *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@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*



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Outside unincorporated Sacramento County  
Dial 916-875-4311

# MINUTES

## RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

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7:00 PM

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

**MEMBERS:** Michael Huiras *EXA* Hal Morris

**COUNTY PLANNING REPRESENTATIVES:** Chris Pahule *EXA* Julie Newton *P*

<i>EXA</i> – Excused Absence	<i>U</i> - Unexcused Absence	<i>P</i> – Present
<b>QUORUM DETERMINATION:</b>	<i>Yes</i>	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	<i>Yes</i>	No

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### CALL MEETING TO ORDER:

- Call meeting to order 1903
  - Introduction of members, staff, and County representatives 1904
  - Explanation of the Role of the Council 1904
  - Council to consider approval of the August 23, 2017 minutes *Approved by all present.*
- motion: Hal.*  
*2nd: Zach*



## PLANNING ITEMS FOR REVIEW:

1.

Entitlement(s): UPZ

Control No.: PLNP2017-00115 Culp Guest House

APN: 203-0040-049

Applicant: Westley Culp

Location: The property is located at 8224 16th Street, on the east side of 16th street approximately 1,300 feet north of Elverta Rd, in the Rio Linda/Elverta community.

Request: A **Use Permit** to allow a 1,200 square foot residential accessory dwelling on approximately 5 acres in the AR-5 zone.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966, [seonin@saccounty.net](mailto:seonin@saccounty.net)

[Click here for more information](#)

### COUNCIL RECOMMENDATION:

TIME:

Motion by: <u>Hal Morris</u>		Seconded by: <u>Zach Arbores</u> <u>Roy Hickey</u>		
Vote	Yes <u>4</u>	No	Abstain	Absent <u>1</u>

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: