

AGENDA

RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, November 22, 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: 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 **October 25, 2017** minutes

PLANNING ITEMS FOR REVIEW:

1.

Entitlement(s):

Control No.: PLNP2016-00315 Garcia Special Development Permit

APN: 207-0281-004

Applicant: Garcia Special Development Permit

Owner: Gabriel Garcia

Location: The property is located at 1738 U Street, approximately 105 feet west of 18th Street in the Rio Linda community.

Request: A **Special Development Permit** to reduce the required side yard setback from 5 feet to 3 feet for a 552 square foot residential accessory dwelling on approximately 0.41 acres in the RD-3 zone.

Final Hearing Body: Zoning Administrator

Investigating Member:

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874 1628, atilanoc@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

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

Wednesday, October 25, 2017

7:00 PM

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) 8745397.

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 P

Roy Hickey P

Susie Macdonald P

Chair

Vice-Chair

Secretary

MEMBERS:

Hal Morris EXA

COUNTY PLANNING REPRESENTATIVES:

Chris Pahule EXA

Julie Newton P

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 706
- > Introduction of members, staff, and County representatives ✓
- > Explanation of the Role of the Council ✓
- > Council to consider approval of the September 27, 2017 minutes

APPROVED

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[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

@720

Motion by:

Roy Hickey

Seconded by:

Susie MacDonald

Vote Yes

3

No

0

Abstain

0

Absent

1

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:

0

PUBLIC COMMENT:

OTHER BUSINESS: Charlea Moore presented attached memo.

ADJOURNMENT: @725