

**COSUMNES
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Wednesday, July 22, 2015

7:00 PM

Wilton Firehouse
9800 Dillard Road, Wilton, CA 95693

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cosumnes CPAC Chair, Frederick Hegge at (916) 539-3372. The Sacramento County Planning and Environmental Review Division representatives for the Cosumnes CPAC area are Surinder Singh at 916-874-5462 or singhsu@saccounty.net or Mark Michelini at (916) 874-5648 or michelini@saccounty.net. To contact the 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-Cosumnes@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	FREDERICK HEGGE JAMES PERHAM JON OLDENBURG	<u>CHAIR</u> <u>VICE CHAIR</u> <u>SECRETARY</u>
MEMBERS:	ROBERT HUNTER DANIEL REID JAMES MOORE	EVAN K. WINN TRICIA LOPEZ JOHN MERCHANT
REPRESENTATIVES:	SURINDER SINGH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MARK MICHELINI - 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.: [PLNP2015-00102](#)

Project Name: CLAY STATION 1200 REMAINDER LOT PARCEL MAP EXTENSION (Continuing Item From June 24, 2015)

Assessor’s Parcel No.: 136-0120-047

Location: The project is located approximately 1.5 miles southeast of the intersection of Dillard Road and Clay Station Road in the Cosumnes community. (Supervisor District 5: Nottoli)

Applicant/Phone/Email: Attention: Cortney Brazil
 JTS Communities, Inc.
 401 Watt A venue, Sacramento, CA 95864
 916-919-4861; Cortney@jtscommunities.com

Engineer: Attention: Chris Russell
 MSA Engineering, Inc.
 1340 Blue Oaks Boulevard, Suite 200, Roseville, CA 95678
 916-788-4456; crussel@msaengineering.com

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

Request: A Parcel Map Extension to extend the existing tentative map (PLNP2007-00431) one additional year. The existing tentative map was approved by the Planning Commission on July 27, 2009 and currently expires in 2016.

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.: [PLNP2015-00103](#)

Project Name: WHITING RESIDENTIAL ACCESSORY DWELLING

Assessor's Parcel No.: 073-0171-001

Location: The project is located at 7001 Meta Court, on the northeast corner of the intersection of Meta Court and Haycock Street in the Cosumnes community. (Supervisor District 5: Nottoli)

Applicant/Owner: Tim and Cathi Whiting
 Phone/Email: 7001 Meta Court, Sloughhouse, CA 95683
 916-717-6201; cathi@whitingcc.com

Builder: Dave Burford
 8475 Burford Lane, Fair Oaks, CA 95628
 916-870-5186; davenburford@gmail.com

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

Request: A **Use Permit** to allow an approximately 1,198 square-foot accessory dwelling unit on 8 acres in the A-5 zone. (SCZC 201-02 (A)(43))

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:				

3. Control No.: [PLNP2015-00094](#)

Project Name: PATTERSON ACCESSORY DWELLING UNIT

Assessor's Parcel No.: 128-0140-012

Location: The project is located at 16280 Pony Brown Road, south of Pony Brown Road and approximately 0.45 mile southeast of the intersection of Pony Brown Road and Ione Road in the Cosumnes community.
(Supervisor District 5: Nottoli)

Applicant/Phone/Email: Attention: John Callison
Callison Construction
9596 De La Rosa Place, Elk Grove, CA 95758
916-704-6690; john@callisonconstruction.com

Owner: John Patterson
PO Box 1195, Sloughouse, CA 95683
916-919-1027; Patterson_74@yahoo.com

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

Request: A **Use Permit** to allow an approximately 1,200 square foot residential accessory dwelling with an approximately 785 square foot attached garage on 40 acres in the AG-80 zone. The residential accessory dwelling will exceed the 16-foot height requirement of the zoning code (305-83.1(f)), at a maximum height of approximately 22 feet.

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:

OTHER BUSINESS:

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



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Dial 916-875-4311