

# Delta Citizens Municipal Advisory Council

P.O. Box 189, Walnut Grove, CA 95690, Phone 916-776-1161

## Meeting Minutes

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Date: February 14, 2018  
Call To Order: 7:37 PM  
Adjourned: 9:20 PM  
Location: Jean Harvie Community Center, 14273 River Road, Walnut Grove, CA 95690  
Prepared By: Amelia Wareham, Secretary

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### I. Call To Order

#### 1. Roll Call

Present: Gil Labrie, Chairman  
Michael Steinbacher, Vice-Chair  
Amelia Wareham, Secretary  
John Baranek  
Bradford Pappalardo

Excused: Stan Eddy, Michael Morris, William Schauer, Sally Shanks, Topper van Loben Sels

Absent: None.

Quorum Present: No (5 attendees).

#### 2. Introductions:

County Representative(s)

Present: Surinder Singh, County Planning & Environmental Review

Guest Speakers: Bill Ziebron, Program Manager, South Sacramento Habitat Conservation Plan.

Public Attendees: None.

#### 3. Role of Council -- Chairman acknowledged that attendees understood the role of DCMAC.

#### 4. Approval of Meeting Minutes from November 8, 2017.

Motion: To approve Minutes as written. Motion by: John Baranek, Motion 2<sup>nd</sup>: Bradford Pappalardo. Vote: Ayes = 5. Noes = 0. Abstains = 0. Result: Motion carried.

  
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Gil Labrie, Chairman

  
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Date

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### II. Planning Items For Review

#### 1. Item: 03-0637 South Sacramento Habitat Conservation Plan

Discussion:

Speaker presented updates on the progress of the South Sacramento Habitat Conservation Plan.

Brad Pappalardo asked why this program is advantageous for the Delta? Answer was that much of the Delta is not affected. Only the north Delta west of Interstate 5 is included in the Plan. Much of that area is lightly impacted since the North County Conservation Plan already covers much of it.

Gil Labrie voiced concerns that the greater Delta area has been excluded from the Plan. The speaker indicated that the decision on the boundary line for the Plan was set long before he began working on the project over four years ago.

Motion: To approve the matter presented.

While the Council lacked sufficient attendance for a vote, no one voiced any opposition to the Plan.

#### 2. Item: PLNP2017-00213 Amendments to the Zoning Code-Accessory Dwelling Units

**APN: Countywide**

The workshop reviewed options to amend the Zoning Code for Accessory Dwelling to enable the County to be in compliance with new State regulations.

Only four Council members participated in the review. They were generally split in half over matters. Half the Council saw the revisions as more government regulations and opposed nearly everything. Half of the Council agreed with the proposed modifications to the Code in an effort to manage the impact of the State law, while they did not necessarily agree with the State law.

The Council raised related concern about multiple families currently occupying single-family dwellings throughout Sacramento County. Council members strongly suggested that the County enforce the single-family dwelling code currently in place and eliminate multiple families in single-family residences.

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There was a consensus of opinion that the proposed Code modifications would be hard to enforce.

Council raised the following concerns:

- Vehicles – There's no proposal for addressing additional vehicles in neighborhoods and requirements for parking.
- Design Review – Gil Labrie suggested including a requirement that proposed structures be reviewed by neighborhood Home Owners' Associations and/or CC&Rs, as part of the permit process, to help ensure that accessory dwellings are consistent with neighborhood designs.

Council also thought that having an architectural design review by the County could be an option, although potentially adds to costs.

- Owner-Occupancy – the Council was divided over this matter. Half felt the owner should be allowed to rent to whomever he/she chooses. Half of the Council believed that immediate family should occupy the accessory dwelling.
- Deeding the Property – Council supported the need to tie the accessory dwelling permits to the property deed.
- Height of Accessory Dwelling – Again, split half and half. Half said build anything desired. Half said dwellings should be consistent with primary dwelling on property.
- Cabanas as Dwellings – Half of the Council supported them as dwelling. Half supported the notion of a Guest House, but not a long-term residency.
- Accessory Structures – General opinion was that it will be difficult to prevent an owner from turning a structure into a dwelling.

### III. Discussion Items

Next regular meeting is March 14, 2018 unless notified otherwise.

### IV. Attachments – None.