

**RIO LINDA/ELVERTA  
COMMUNITY PLANNING  
ADVISORY COUNCIL**

**AGENDA**

Wednesday, April 23, 2014

7:00 PM

Rio Linda Depot Visitors' Center  
6730 Front Street, Rio Linda, CA 95673

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Rio Linda CPAC Chair, Hal Morris at (916) 991-2416 or [halmorris@comcast.net](mailto:halmorris@comcast.net). The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda CPAC area are Jeff Gamel at (916) 874-5835 or [gamelj@saccounty.net](mailto:gamelj@saccounty.net) and Nick Pascoe at (916) 874-3103 or [pascoen@saccounty.net](mailto:pascoen@saccounty.net). To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (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 <http://www.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-RioLinda-Elverta@saccounty.net](mailto:CPAC-RioLinda-Elverta@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	HAL MORRIS ROY HICKEY CHARLEA MOORE	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	RANDALL AESCHILIMAN	JESUS NAVARRO
<b>REPRESENTATIVES:</b>	JEFF GAMEL – COUNTY PLANNING AND ENVIRONMENTAL REVIEW NICK PASCOE - 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.:** PLNP2011-00194  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1166>

**Assessor’s Parcel No.:** 215-0010-061

**Owner:** Sri Guru Ravidass Temple  
 6221 16<sup>th</sup> Street, Rio Linda, CA 95673

**Applicant/Phone/Email:** Ramesh Bangar  
 7756 Megan Ann Way, Antelope, CA 95660  
 916-715-3441

**Project Name:** SRI GURU RAVIDASS TEMPLE USE PERMIT AND DESIGN REVIEW

**County Project Manager:** *Shelby Maples, Planner I, 874-6323; [mapless@saccounty.net](mailto:mapless@saccounty.net)*

**Location:** The property is located at 6221 16<sup>th</sup> Street, on the west side of 16<sup>th</sup> Street approximately 220 feet north of “G” Street, in the Rio Linda community.

- Request:**
1. A **Use Permit** to legalize an existing church and to allow the construction of a new 12,125 square foot prayer hall on approximately 1.4 acres in the AR-2 (*Agricultural-Residential*) zone.
  2. A **Design Review** to comply with the Commercial and Mixed Use Community Design Guidelines.

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.:** PLNP2014-00024  
<http://www.planningdocuments.sacounty.net/details.aspx?projectid=1582>

**Assessor's Parcel No.:** 215-0020-068

**Owner/Applicant:** Bryan Rehorn  
 2160 Bell Avenue, Sacramento, CA 95838  
 916-925-1000; [bryan@autobodyworkshop.com](mailto:bryan@autobodyworkshop.com)

**Project Name:** I STREET ACCESSORY DWELLING

**County Project Manager:** Charity Gold, Assistant Environmental Analyst, 874-7529; [goldc@sacounty.net](mailto:goldc@sacounty.net)

**Location:** The property is located at 1636 I Street, on the south side approximately 280 feet east of 16<sup>th</sup> Street, in the Rio Linda/Elverta community.

**Request:** A **Use Permit** to allow a residential accessory dwelling up to 1,200 square-feet on approximately 1.8 acres in the AR-2 (Agricultural-Residential) zone.

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.: PLNR2014-00065 (WORKSHOP)

Assessor's Parcel No.: 206-0020-009

Owner: Euro Style Management, Attn: Vitaliy Bugniyec  
3612 Madison Avenue, North Highlands, CA 95660

Applicant/Phone/Email: Warren Land Surveying Inc, Attn: Teri Becker or Tom Fassbender  
1117 Winfield Way, Ste. 110, El Dorado Hills, CA 95762  
916 985-1870; [tom@wlsinc.com](mailto:tom@wlsinc.com) or [teri@wlsinc.com](mailto:teri@wlsinc.com)

**Project Name:** 7431 RIO LINDA BOULEVARD TENTATIVE SUBDIVISION MAP

County Project Manager: *Surinder Singh, Senior Planner, 916-874-5462, [singhsu@saccounty.net](mailto:singhsu@saccounty.net)*

Location: The project site fronts on Rio Linda Boulevard and is located east of 2<sup>nd</sup> Street and 620 feet south of U Street, in the Rio Linda-Elverta Community Area

Request: A Tentative Subdivision Map to subdivide 5.02 acres site zoned RD-5 into 21 single family residential lots and one large open space/drainage lot. Additional entitlements may be needed since several of the proposed lots do not conform to the size and width requirements of the Zoning Code.

**Please note that this is a workshop item only. No formal application has been filed with Sacramento County. The applicant would like to solicit preliminary comments and suggestions from the community.**

Note: To obtain copies of the proposed site plan and other project related materials, please contact Surinder Singh, Senior, Senior Planner, Planning and Environmental Review Division at [singhsu@saccounty.net](mailto:singhsu@saccounty.net) or (916) 874-5462.

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***



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**[www.311.SacCounty.net](http://www.311.SacCounty.net) | Dial 3-1-1**

*Outside unincorporated Sacramento County*

*Dial 916-875-4311*