

# AGENDA

## RIO LINDA/ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitor Center  
6730 Front Street  
Rio Linda, CA 95673

Wednesday, February 27, 2019

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 the 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 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 Kristin McCandless

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

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<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

**PLANNING ITEMS FOR REVIEW:**

**1.**

**Control No.:** PLNP2018-00366 – Onate Accessory Dwelling Unit

**APN:** 214-0092-020

**Applicant/Owner:** Phillip Chang

**Location:** The Property Is Located At 246 Elkhorn Boulevard, Approximately 720 Feet West of Rio Linda Boulevard, In The Rio Linda-Elverta Community.

**Request:**

1. A **Special Development Permit** to allow a 1,200 square foot (sf) detached Accessory Dwelling unit (ADU) which exceeds the 800 sf maximum allowed square feet of habitable space for a detached ADU on 1.52 acres in the AR-2 zone.
2. A **Special Development Permit** to allow a 908 sf garage, which exceeds the allowed 50% of non-habitable square footage, attached to an ADU.

**Final Hearing Body:** Zoning Administrator

**Lead Planner:** Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>		<b>TIME:</b>		
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 1-800-855-7100.*



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 Dial 916-875-4311*