

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

AGENDA

WEDNESDAY, October 26, 2016

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. The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda/Elverta CPAC area are Leighann Moffitt at (916) 874-5584 or moffittl@saccounty.net and Emily Hyland at (916) 874-6578 or hylande@saccounty.net. To contact the County 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-RioLinda-Elverta@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	HAL MORRIS ROY HICKEY	<u>CHAIR</u> <u>VICE-CHAIR</u>
MEMBERS:	ZACHARY ARBIOS MICHAEL HUIRAS	SUSIE SHIELDS
REPRESENTATIVES:	LEIGHANNE MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW EMILY HYLAND - 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.: [PLNP2016-00112](#)

Project Name: Rio Linda Rite Aid / Starbucks

Assessor’s Parcel No.: 214-0063-005/006/007/008/009/010/011

Location: The properties are located on the northeast corner of the intersection of Rio Linda Boulevard and Elkhorn Boulevard in the Rio Linda community. (District 4: MacGlashan)

Applicant/Phone/Email: Attention: Kirk Smith
Retail Site Specialists
1916 Park Oak Drive, Roseville, CA 95611
916-773-6489; retailsite@comcast.net

Other: Attention: Wendy Wilson
PM Design Group
6390 Density Drive, #100, Rocklin, CA 95677
916-226-5492; wwilson@pmdinc.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net*

- Request:
1. A Use Permit to allow an amplified noise device within 300 feet of a residential zone.
 2. A Rezone and Community Plan Amendment from RD-5 (Residential) to LC (Limited Commercial).
 3. A General Plan Amendment from LDR (Low Density Residential) to COMM/OFF (Commercial and Offices).
 4. A Design Review to conform to Countywide 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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: [PLNP2016-00274](#)

Project Name: Biscos Residential Accessory Dwelling

Assessor's Parcel No.: 206-0130-030

Location: The property is 6900 W 4th Street, approximately 750 feet north of West M Street in the Rio Linda/Elverta community. (District 4: MacGlashan)

Applicant/Phone/Email: Traian Biscos
6900 W 4th Street, Rio Linda, CA 95673
916-505-2575; traianbiscos@sbcglobal.net

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net*

- Request:**
1. A Use Permit to allow a 1,195 square-foot residential accessory dwelling on approximately 2.53 acres in the AR-2 zone.
 2. A Special Development Permit to allow the proposed accessory dwelling to exceed the maximum allowable height of 16 feet for a total of 20 feet, 3 inches.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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:
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Vote:	Yes:	No:	Abstain:	Absent:
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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
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ONLINE, OR ON THE GO!**

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Outside unincorporated Sacramento County
Dial 916-875-4311