

**SOUTHEAST AREA
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Thursday, March 26, 2015

7:30 PM

**Hendrickson Hall
12746 Ivie Road, Herald CA 95638**

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Southeast Area CPAC Chairman, Timothy Reinarts, at (916) 568-2800 or reinarts@aol.com. The Sacramento County Planning and Environmental Review Division representatives for the Southeast Area are Mike Winter at (916) 874-5849 or winterm@saccounty.net and Michelle Nagao at (916) 874-7523 or nagaom@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen 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-Southeast@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	TIMOTHY REINARTS BILL TUBBS	<u>CHAIR</u> <u>SECRETARY</u>
MEMBERS:	DANIEL BRUS TINA HOLT	KAREN SWEET CURT SWANSON
REPRESENTATIVES:	MIKE WINTER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MICHELLE NAGAO - 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.: [PLNP2014-00207](#)

Project Name: Habedank Accessory Dwelling Unit

Assessor's Parcel No.: 136-0220-006

Location: The property is located at 10401 Reigl Road, on the south east corner of Walmort Road and Reigl Road in the Southeast community.
(Supervisor District 5: Don Nottoli)

Applicant/Owner

Phone/Email: Jason & Diana Habedank
10401 Reigl Road, Wilton, CA 95693
(916) 709 7925; jhabs78@yahoo.com

County Project

Manager: Thomas Vogt, Planning Consultant, 875-5563, vogtt@saccounty.net

Request: A **Use Permit** to allow an approximately 1200 square foot accessory dwelling unit.

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:

2. Control No.: [PLNP2014-00231](#)

Project Name: **HIRTEL RESIDENTIAL ACCESSORY DWELLING**

Assessor's Parcel No.: **148-0115-077**

Location: The property is located at 13476 Hirtel Lane, at the terminus of Hirtel Lane, approximately 644 feet south of Pringle Avenue, in the Galt community. (Supervisor District 5: Nottoli)

Applicant/Owner: Jack and Jackie Hirtel
 Phone/Email: 13476 Hirtel Lane, Galt, CA 95632
 209-745-4355; hirtel@sbcglobal.net

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

Request: A Use **Permit** to allow a 1,198-square-foot residential accessory dwelling on approximately 2.64 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.: [PLNP2014-00234](#)

Project Name: KOST ROAD RESIDENTIAL ACCESSORY DWELLING USE PERMIT **(Continuing Item from February 26, 2015)**

Assessor’s Parcel No.: 148-0190-039

Location: The property is located at 10019 Kost Road approximately 330 feet east of Sargent Avenue, in the Galt community. (Supervisor District 5: Nottoli)

Owner: Brian and Ann Villanueva
10019 Kost Road, Galt, CA 95632

Applicant/Phone/Email: Ken and Martha Cox
10019 Kost Road, Galt, CA 95632
775-313-1102; khcox1019@yahoo.com

County Project Manager: *Charity Gold, Assistant Environmental Analyst, 874-7529;*
goldc@saccounty.net

- Request:**
1. A **Use Permit** to allow a 1,200-square-foot residential accessory dwelling on approximately 2.03 acres in the AR-2 (Agricultural Residential) zone.
 2. A **Use Permit** to allow an existing 1,600-square-foot incidental agricultural building to exceed the 1,000 square foot maximum (SZC Section 310-12.5).

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:

- Neighborhood Livability Initiative Update – Tammy Derby

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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Outside unincorporated Sacramento County
Dial 916-875-4311