

AGENDA

Wednesday, November 26, 2014

7:00 PM

RIO LINDA/ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

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 Nick Pascoe at (916) 874-3103 or pascoen@saccounty.net. To contact the County Planning and Environmental Review Division CPAC Secretary, please call Glenda Basina at 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. Please identify the relevant project using the project name, control number or address.

OFFICERS:	HAL MORRIS ROY HICKEY CHARLEA MOORE	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	RANDALL AESCHILIMAN	MICHAEL HUIRAS
REPRESENTATIVES:	LEIGHANN MOFFITT - 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.: PLNP2014-00132
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1715>

Project Name: LILAC LANE COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND EXCEPTION

Hearing Body: PLANNING COMMISSION - COUNTY BOARD OF SUPERVISORS

Assessor's Parcel No.: 214-0061-040

Location: The property is located at 415 Lilac Lane on the northeast side of the Lilac Lane and Rio Lind Boulevard intersection, in the Rio Linda community.

Owners: Dan and Willa Kairn
 9265 Orangevale Avenue, Orangevale, CA 95662

Rich and Bette Mastro
 4359 Newland Heights Drive, Rocklin, CA 95765

Applicant/Phone/Email: AuClair Consulting, Attention: Steve AuClair
 301 Natoma Street, #103, Folsom, CA 95630
 916-353-0500; sauclair@auclairinc.com

County Project Manager: Shelby Maples, Planner, 916-874-6323; mapless@saccounty.net

- Request:**
- 1) A **Community Plan Amendment and Rezone** to change the land use designation of approximately 2.84 gross acres from RD-5 (Single-Family Residential) to RD-7 (Single-Family Residential).
 - 2) A **Tentative Subdivision Map** to create twenty (20) single-family lots in the RD-7 (Single-Family Residential) zone.
 - 3) An **Exception** from County Land Development Ordinance Title 22, Section 22.110.070(d) to allow a residential lot depth less than 95 feet for lots 10, 11, 12, 13, 14, 18, 19, and 20.
 - 4) An **Abandonment** of a four-foot right-of-way along Lilac Lane.

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:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

2. Control No.: PLNP2007-00540
<http://www.planningdocuments.sacounty.net/details.aspx?projectid=1532>

Project Name: CENTURY PALMS/BROTHERS PROPERTY DEVELOPMENT
 MIXED-RETAIL-OFFICE-INDUSTRIAL PROJECT

Assessor’s Parcel No.: 206-0210-019, 206-0210-038

Location: The property is located at the southwest corner of Rio Linda Boulevard and M Street in the Rio Linda community.

Applicant/Owner: Brothers Development, Attn:John Brothers
 2340 Gold River Rd., Rancho Cordova, CA 95670
 916-709-1101; brotherselec@aol.com

Architect: E.M. Kado Associates
 1661 Garden Highway, Sacramento, CA 95833
 916-921-1661; mail@emkarch.com

County Project Manager: Christine Kudija, Planner, (916)874-6155; kudijac@sacounty.net

- Request:**
- 1) **A Community Zoning Amendment** to re-zone portions of Parcel Nos. 206-0210-019 and 206-0210-038 from Mobilehome Park (RM-1) to General Commercial (GC);
 - 2) **A Use Permit** to allow portions of the buildings near residential zones to exceed 24 feet in height; and
 - 3) **Design Review.**

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:

- Discussion regarding park facilities in the Elverta Specific Plan including park amounts, locations and funding.

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



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