



Tuesday,
 March 7, 2006
 7:00 p.m. – 9:00 p.m.

VINEYARD AREA COMMUNITY PLANNING
 ADVISORY COUNCIL

SMEDBERG MIDDLE SCHOOL (LIBRARY)
 8239 KINGSBRIDGE DRIVE
 SACRAMENTO, CA 95829

www.saccounty.net/planning/

Note: Applicant or appointed representative should be present. If unable to attend this meeting, please contact the Vineyard Area CPAC Chairman, Stuart Helfand at (H/W) 689-4130, Fax 525-1775, Email poultryman@frontiernet.net The County Planning representatives for the Vineyard Area are Jeff Gamel, Tim Kohaya and Jane Petrie. To reach Jeff, Tim or Jane call 874-6141 or Email gamel@SacCounty.net kohayat@SacCounty.net or petriej@SacCounty.net To contact County clerical support, please call Linda Schotsal at 874-5454 or Email schotsall@SacCounty.net

- > CALL MEETING TO ORDER
- > EXPLANATION OF ROLE OF THE COUNCIL
- > ROLL CALL
- > INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:

MEMBERS:

REPRESENTATIVES:

P	STUART HELFAND	<u>CHAIRMAN</u>		
P	AMY BRADBERRY	<u>VICE-CHAIR</u>		
A	JOE AYALA	<u>SECRETARY</u>		
A	TIA BOATMAN-PATTERSON		A	TAMMY TRUJILLO
P	CRISTY CLEMENS		P	SUNGHI H. PARK
P	ALEXANDER LAIEWSKI			
P	JOHN SWIFT			
	COUNTY PLANNING REPRESENTATIVES:			
P	JEFF GAMEL, TIM KOHAYA, JANE PETRIE			
	EXA – EXCUSED ABSENCE	U - UNEXCUSED ABSENCE	P – PRESENT	
	R – RESIGNED	TE - TERM EXPIRED		
	QUORUM DETERMINATION:	X	Yes	No
	COUNTY REPRESENTATIVE:	X	Yes	No

PRESENTATION:

1. **Tricia Stevens, Principal Planner, County Planning Department**
 Topic: Proposed Changes to the South Sacramento and Vineyard Community Planning Advisory Council Boundaries and Creation of Two New CPAC's in the South Sacramento Community Area

PLANNING ITEMS FOR REVIEW:

2. **Control No.: 05-PAP-SPP-PRP-0846**

Assessor's Parcel No.: 066-0080-013

Owner: Lennar Winncrest LLC, 1075 Creekside Ridge Drive, Roseville, CA 95678.
 Attention: Don Barnett.

Applicant/ Developer: St. Anton Partners, 1801 "I" Street, Suite 202, Sacramento, CA 95814.
Attention: Rachel Green.

Architect: Graber Rasmussen Architecture, 1725 "J" Street, Sacramento, CA 95814.
Attention: Bill Rasmussen.

Project Name: **VINEYARD POINT APARTMENTS DEVELOPMENT PLAN REVIEW, SPECIAL DEVELOPMENT PERMIT, SPECIAL REVIEW OF PARKING, AND DENSITY BONUS**

Location: The property is located on the north side of Gerber Road, 1,350± feet west of Bradshaw Road, in the Vineyard community.

- Request:
1. A **Development Plan Review** to build a 176-unit apartment complex on 8.056± acres in the RD-20 zone. Note: The project site was part of a Rezone, Vesting Tentative Subdivision Map, Tentative Subdivision Map, and Special Development Permit (Vineyard Point) approved by the Board of Supervisors on November 10, 2004 (Control No. 02-RZB-SVB-SDP-SPP-0293; ZMA 5456).
 2. A **Special Development Permit** to deviate from the following Sacramento County Zoning Code multiple family development standards:
 - a. Exceed the maximum 40-foot building height (Section 305-11).
 - b. Reduce the minimum 25-foot landscaped setback for all buildings, parking areas, patios, and swimming pools from the public street right-of-way (Section 305-12).
 - c. Reduce the 25-foot interior yard setback between the proposed one-story garages and abutting agricultural land (Section 305-12.2).
 - d. Reduce the 30 and 40-foot open space area required between two and three-story buildings respectively [Section 305-14 (b) (c)].
 3. A **Special Review of Parking** to reduce the required number of parking spaces from 322 spaces to 275 spaces, pursuant to Sacramento County Zoning Code Section 330-69.
 4. A **Density Bonus** for Lower and very low income households of approximately 41 units (23%) pursuant to Title I, Chapter 10, Article 10, Sections 110-110 through 110-114 of the County Zoning Ordinance.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Bradberry

Seconded by: Clemens

Vote:

Yes 6

No 0

Abstain 0

Absent 3

Action: Recommend Denial.

Motion to not deviate on special permits, parking, setback, building heights, open space, and meet all County requirements. We would like to see it come back as County standards. Would not like to have 3 story buildings. Want to keep parking at 322 spaces. Council does not want 9 feet between buildings. Council has concerns about the setbacks being reduced. Council does not know what fire department says about buildings being 9 feet close. Community concerned about parking!

3. **Control No.: 05-CZB-SDP-AHS-0082**

Assessor's Parcel No.: 121-0130-002, 003, 021, and 022

Owner: Jay Passow, 8975 Calvine Road, Sacramento, CA 95829.

Owner: Lynn and Leslie Davies, 12690 Arabian Lane, Galt, CA 95632.

Owner: Arthur Lee, 2187 Powell Place, Chandler, AZ 85249.

Owner: Daniel and Elizabeth Chestang, 1020 Lynette Court, Linden, CA 95236.

Applicant: Ryland Homes, 2400 Del Paso Road, Suite 250, Sacramento, CA 95834.
Attention: Vianey Contreras.

Engineer: Wood Rogers, 3301 C Street, Building 100 B, Sacramento, CA 95816.
Attention: Sean Moss.

Project Name: SIENNA COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AFFORDABLE HOUSING PLAN, AND LOT DEPTH EXCEPTION

Location: The property is located on the south side of Robbins Road and the north side of Calvine Road, approximately 600 feet east of Elk Grove-Florin Road, in the Vineyard community.

- Request:
1. A **Community Plan Amendment** for approximately 10.2 net acres from RD-5 residential to RD-7 residential.
 2. A **Rezone** of same 10.2 net acres from AR-2 agricultural-residential to RD-7 residential.
 3. A **Tentative Subdivision Map** to divide the 10.2± net acres into 71 single-family lots.
 4. An **Exception** from the minimum 95-foot lot depth standard found in the Land Development Ordinance to allow lots to be as little as 80 feet deep.
 5. An **Affordable Housing Plan** consisting of payment of in lieu and affordable fees.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Laiewski

Seconded by: Clemens

Vote: Yes 6 No 0 Abstain 0 Absent 3

Action: Recommend Denial.

Community and Council concerned about RD-7 when neighborhood surrounding is D-5. Community concerned about Robbins Road and the widening of Robbins Road too small and narrow to handle all of these cars.

Neighborhood Response: Do not want RD-7; worried about traffic.

Alex motion to keep at RD-5. Deny amendments as requested. Clemens seconded.

4. **Control No.: 02-RZB-SDP-SPP-EXR-AHS-0357**

Assessor's Parcel No.: 066-0070- 051

Owner/ Applicant: Parkland Homes, Inc., 2281 Lava Ridge Court, Suite 300, Roseville, CA 95661.
Attn: Greg Roberti.

Engineer: Mackay & Soms, 1771 Tribute Road, Suite E, Sacramento, CA 95815.
Attention: Ben French or Bruce Walters.

Project Name: **MORVAI PROPERTY-NORTH PARKLAND HOMES (FORMERLY LANDS OF MORVAI) REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION AND AFFORDABLE HOUSING PLAN**

Location: The property is located on the south side of Florin Road approximately ½ mile west of Bradshaw Road, in the North Vineyard Station Specific Plan Area of the Vineyard community

- Request:**
1. A **Rezone** of approximately 30 acres from AG-20 agricultural to RD-7 residential and "O" Recreation.
 2. A **Tentative Subdivision Map** to divide the approximately 30 acres into 103 single-family lots, an affordable housing lot, a park site lot, two landscape corridor lots and one wetland preserve lot.
 3. A **Special Development Permit** to deviate from the following Specific Plan RD-7 zone development standards:
 - a. Reduce minimum lot area (3,800 for interior lots, 4,500 for corner lots) to approximately 3,000 for interior lots and 3,500 for corner lots;
 - b. Reduce minimum 15-foot front yard setback for living areas to approximately 12.5 feet.
 - c. Allow a density bonus of seven lots pursuant to the Affordable Housing Ordinance/Plan.
 4. **Exception** from the Land Development Ordinance, Title 22, to allow lots less than 95 feet deep.
 5. An **Affordable Housing Plan** consisting of the on-site dedication of land.
 - 6.
- Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Swift

Seconded by: Bradberry

Vote: Yes 6 No 0 Abstain 0 Absent 3

Action: Recommend Approval. Neighborhood Response: Concerned about creek and drainage.

5. **Control No.: 04-RZB-SVB-SPP-AHS-0869**

Assessor's Parcel No.: 066-0070-050

Owner: Michael D. and Bobbette D. Morvai, 6145 Fair Oaks Boulevard, Carmichael, CA 95608.

Applicant/ Developer: Parkland Homes, Inc., 2281 Lava Ridge Court, Suite 300, Roseville, CA 95661.
Attn: Greg Roberti.

Engineer: MacKay & Soms, 1771 Tribute Road, Suite E, Sacramento, CA 95815.
Attn: Ben French or Bruce Walters.

Project Name: **MORVAI SOUTH (WEST PORTION-PARKLAND) REZONE, VESTING TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND AN AFFORDABLE HOUSING PLAN**

Location: The property is located approximately 1,100 feet south of Florin Road and approximately 2,600 feet west of Bradshaw Road, in the Vineyard community

- Request:**
1. A **Rezone** of approximately 13.4 gross acres from AG-20 agricultural to RD-5 residential (maximum 5 units per acre).
 2. A **Vesting Tentative Subdivision Map** to create 75 single-family lots and one landscape corridor parcel.
 3. A **Special Development Permit** to a) reduce the minimum lot area, minimum lot width, and front yard setbacks; and b) allow a density bonus of eight (8) units based upon the provision of a 4-acre affordable housing site and 7.6-acre wetland preserve to be located immediately to the north on the Morvai Property North site (Control Number 020357).
 4. An **Exception** from the 95-foot minimum lot depth standard of the Land Development Ordinance (Title 22).
 5. An **Affordable Housing Plan** consisting of the on-site dedication of land.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Swift

Seconded by: Bradberry

Vote: Yes 6 No 0 Abstain 0 Absent 3

Action: Recommend Approval. Neighborhood Response: Concerned about creek and drainage.

6. **Control No.: 05-CZB-SVB-SPP-AHS-0497**

Assessor's Parcel No.: 122-0170-011

Owner: Pioneer Enterprises, 2277 Fair Oaks Boulevard, Suite 295, Sacramento, CA 95825.

Applicant: Richmond American Homes, 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670. Attn: Karen Massey.

Engineer: MacKay & Soms, 1771 Tribute Road, Suite E, Sacramento, CA 95815.
Attn: Ben French.

Project Name: **GRAMMERCY PARK COMPREHENSIVE PLAN AMENDMENT (VINEYARD SPRINGS), VESTING TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT AND AFFORDABLE HOUSING PLAN**

Location: The property is located at the northeast corner of Bradshaw and Calvine Roads, in the Vineyard community.

- Request:**
1. An **Amendment to the Vineyard Springs Comprehensive Plan** from RD-1 to 3 residential to RD-7 to 10 residential for approximately 8.9 gross acres.
 2. A **Rezone** from AR-2 agricultural-residential to RD-10 residential for same approximately 8.9 gross acres.
 3. A **Vesting Tentative Subdivision Map** to subdivide the 8.9-acre site into 85 single-family lots and three (3) landscape corridor lots.
 4. A **Special Development Permit** to reduce lot area, lot width, public street frontage, lot depth, front yard setbacks, interior side yard setbacks, rear yard setbacks, building separation , and side street yard setbacks as set forth in the Vineyard Springs Comprehensive Plan.
 5. An **Affordable Housing Plan** consisting of in-lieu and affordability fees.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Laiewski

Seconded by: Swift

Vote: Yes 5 No 1 Abstain 0 Absent 3

Action: Recommend Denial. Motion by Alex to disapprove RD-7 – 10; Seconded by John

Neighborhood Response: Want RD 1 – 3; not RD 7 – 10.

Comments:

Mr. Davis: RD 1 -3 is okay; not RD-7 – 10. RD-7 – 10 does not fit in with community surrounding.

Vineyard Council member, Alex Laiewski: Under Vineyard Comprehensive Plan, RD 1- 3, concerned about traffic.

Community concerned about drainage, creeks, water problems and Traffic.

Community and some Council members concerned about RD 7 – 10.

OTHER BUSINESS:

APPROVAL OF MINUTES:

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Request for interpreting services, assistive listening devices, or other considerations should be made through the County Planning Department at (916) 874-5454 or 874-7647 (TTY), no later than five working days prior to the meeting.

CPAC Member forwarding minutes to County Planning: