

# Agenda

Tuesday,  
SEPTEMBER 1, 2009  
7:00 p.m. – 9:00 p.m.

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

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

<http://www.planning.saccounty.net/cpac/cpac.html>

**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 or E-mail [poultryman@frontiernet.net](mailto:poultryman@frontiernet.net). The County Planning representatives for the Vineyard Area are Tricia Stevens and Mark Michelini. To reach Tricia Stevens or Mark Michelini call 874-6141 or E-mail [stevens@SacCounty.net](mailto:stevens@SacCounty.net) or [Michelini@SacCounty.net](mailto:Michelini@SacCounty.net). County Planning Department clerical support, please call 874-7910.

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

### OFFICERS:

STUART HELFAND                      CHAIRMAN  
TAMMY TRUJILLO                      SECRETARY

### MEMBERS:

SUSAN VERGNE    DAVID WILLIAMS  
JON BENNETT    MARY DUNCAN  
DARREN CORDOVA

### REPRESENTATIVES:

#### COUNTY PLANNING REPRESENTATIVES:

TRICIA STEVENS  
MARK MICHELINI

EXA – EXCUSED ABSENCE  
R – RESIGNED

U - UNEXCUSED ABSENCE  
TE - TERM EXPIRED

P – PRESENT

QUORUM DETERMINATION:     Yes                       No  
COUNTY REPRESENTATIVE:     Yes                       No

### PRESENTATION:

1. **CECILIA CURRY AND STEPHANIE LYSTER**  
**TOPIC: Update of Freeport Regional Water Authority Project**  
Comments:

**PLANNING ITEMS FOR REVIEW:**

**2. Control No.: 2006-CZB-SDB-SPP-AHS-DRS-0726 (South Sacramento Secondary 9/2/09 )**

**Assessor's Parcel No.: 115-0120-015, 023**

**Owner/Applicant:** BZB Roseville, LLC, 8303 Sierra College Boulevard, Roseville, CA 95661  
Attention: Don Burton

**Engineer:** RFE Engineering, 8680 Greenback Lane, Orangevale, CA 95662  
Attention: Bob Eynck

**Architect:** Kuchman Architects, 2203 13<sup>th</sup> Street, Sacramento, CA 95818  
Attention: Bob Kuchman

**Other:** Royce Sanders, USA Properties Fund, Inc., 2440 Professional Drive,  
Suite 100, Roseville, CA 95661

**Other:** Kris Steward, Law Offices of George Phillips, 2306 Garfield Avenue ,  
Carmichael, CA 95608

**Project Name:** **PROMENADE AT ARBOR CREEK COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, DESIGN REVIEW AND AFFORDABLE HOUSING PLAN**

**Location:** The property is located at 8330 and 8294 Elk Grove-Florin Road, on the west side of Elk Grove-Florin Road, approximately 600 feet north of Calvine Road, in the Vineyard community. (Supervisor District 5: Don Nottoli)

- Request:**
1. A **Community Plan Amendment** and corresponding **Rezone** of 13.45 (gross) acres from Agricultural-Residential 10 (AR-10) to Limited Commercial (LC) 6.69 gross acres and to Multiple Family Zone (RD-20) for 6.56 (net) acres.
  2. A **Tentative Subdivision Map** to create a total of twelve (12) lots consisting of ten (10) lots from 6.34 net acres within the Limited Commercial (LC) zone and to create two (2) lots from 6.56 net acres within the Multiple Family Zone (RD-20). In addition, Road A has been designated as Lot A on the Tentative Subdivision Map that is approximately 0.63 acres and will be a portion of the Limited Commercial (LC) portion of the project. Lot B has been designated as an extension of Robbins Road and is approximately 0.27 acres and will be designated as a portion of the Limited Commercial (LC) portion of the project.
  3. An **Affordable Housing Plan** consisting of the construction of onsite 162-unit rental multifamily project. These units will be separated into two different projects, Arbor Creek family apartments of 94 units and Arbor Creek senior apartments of 68 units.
  4. A **Special Development Permit** for an alternative design.
  5. A **Special Development Permit** to permit a density bonus of 32 units in the RD-20 zone.
  6. A **Design Review** to comply with the commercial and mixed use design guidelines and the multifamily design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

Please note: The Vineyard CPAC has the right and will be able to file an appeal to the County of Sacramento Board of Supervisors if the CPAC recommendation is overruled

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

OTHER BUSINESS:

APPROVAL OF MINUTES:

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 Department of Planning and Community Development at (916) 874-7910 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

CPAC Member forwarding minutes to County Planning:

