



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.sacounty.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 . 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 stevnst@SacCounty.net or 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:	P	STUART HELFAND	<u>CHAIRMAN</u>
	P	TAMMY TRUJILLO	<u>SECRETARY</u>
MEMBERS:	P	SUSAN VERGNE	P DAVID WILLIAMS
	P	JON BENNETT	P MARY DUNCAN
REPRESENTATIVES:	EXA	DARREN CORDOVA	

COUNTY PLANNING REPRESENTATIVES:
 TRICIA STEVENS
 MARK MICHELINI

EXA – EXCUSED ABSENCE **U** - UNEXCUSED ABSENCE **P** – PRESENT
R – RESIGNED **TE** - TERM EXPIRED

QUORUM DETERMINATION: Yes No
 COUNTY REPRESENTATIVE: Yes No

PRESENTATION:

1. **CECILIA CURRY AND STEPHANIE LYSTER**
TOPIC: Update of Freepport Regional Water Authority Project
 Comments: Not Available- No Update

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

OwnerApplicant:: 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 13th 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: **Stewart Helfand**

COUNCIL RECOMMENDATION: **APPROVED**

Motion by: **Burke**

Seconded by: **Walter**

Vote: 4 – 1 – 1

Yes 4

No 1 (Williams)

Abstain 1 (. Bennett) Absent 1

Action: Neighbors Concerns:

Traffic impacts because of "all the housing units". The applicant address this issue by stating a traffic study was completed for the project. The project will install a "full signal light" at the intersection of Elk Grove Florin Road and Robbins Road West.

CPAC Concerns/Comments

Lighting along the access drive to the senior units, One member express concern that there is too much low income housing already in the neighborhood (including the city of Elk Grove) although he liked this project he felt that there was already many multifamily developments in the neighborhood. One member has concerns about the day care center and their security measures in keeping the kids safe from sexual predators.

Council members recommended approval of the applicant's request as submitted.

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: