

REVISION II



FLORIN-VINEYARD GAP COMMUNITY PLAN PROJECT

VINEYARD & SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCILS

THURSDAY,
DECEMBER 17, 2009
7:00 p.m. – 9:00 p.m.

FLORIN COMMUNITY HISTORY CENTER
7245 FLETCHER FARM DRIVE
SACRAMENTO, CA 95823

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

The County Planning representatives for the Florin-Vineyard Gap Community Plan Project are Tricia Stevens, Principal Planner, and Surinder Singh, Planner III. To reach Tricia or Surinder call 874-6141 or E-mail stevensl@saccounty.net or singhsu@saccounty.net. To contact County Planning Department clerical support, please call 874-5379.

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

VINEYARD CPAC

P - STUART HELFAND	<u>CHAIRMAN</u>	P - DARREN CORDOVA
	<u>VICE-CHAIR</u>	EXA - DAVID WILLIAMS
P - TAMMY TRUJILLO	<u>SECRETARY</u>	U - MARY DUNCAN
P - SUSAN VERGNE		
P - JON BENNETT		

SOUTH SACRAMENTO
CPAC

P - CURTIS BANKS	<u>CHAIRMAN</u>	P - WALTER RICE
U - MIDGE CHAPIN	<u>VICE-CHAIR</u>	P - ROBERT GORHAM
P - PHYLLIS EVANS	<u>SECRETARY</u>	U - SUZANNE LATHROP
P - TODD LAMBERT		U - DAVID LATHROP
U - BURKE LUCY		

REPRESENTATIVES:

COUNTY PLANNING REPRESENTATIVES:
P - TRICIA STEVENS, PRINCIPAL PLANNER
P - SURINDER SINGH, PLANNER III

EXA - EXCUSED ABSENCE
R - RESIGNED

U - UNEXCUSED ABSENCE
TE - TERM EXPIRED

P - PRESENT

QUORUM DETERMINATION:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
COUNTY REPRESENTATIVE:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

1st

2nd

yes

NO

ABSENT

WAIT TO JAN MEETING

PRELIMINARY BUSINESS:

Recommendation to Approve with the additional verbiage to the proposed school site policy / project condition. See ATTACHED Under chapter 2 - 5

1. School Site Policy/Project Condition Review

Proposed Draft Condition: (Roy)

Prior to approval of a final map for any residential subdivision map in the Florin-Vineyard Gap Community Plan area, the applicant shall obtain written confirmation from the Superintendent of the Elk Grove Unified School District (EGUSD) or his/her designee that school enrollment impacts have been or will be adequately mitigated through the reservation (per California Government Code section 66479 and 66480) of a school site or sites or through other measures. The reserved site or sites must be in a location and configuration acceptable to the EGUSD, consistent with the conceptual school site locations identified on the Florin-Vineyard Gap Community Plan Map and, to the extent practicable, consistent with the School Siting policies set forth in the Florin-Vineyard Community Plan.

Large concern as to where the trigger points will be as to what gets approved and to when the school site has to be found.

PROJECTS FOR REVIEW

Do not want to see eminent domain site down the road after we let them build. School should be reserved first!

2. Control No.: 06-RZB-SDP-SPP-AHS-0709

Assessor's Parcel No.: 065-0080-098, -099, -100 and -102

Applicant: Steven Belzer, Esquire, 2715 K Street, Suite B, Sacramento, CA 95816

Owner: Elk Grove Reserve, 3685 Mount Diablo Boulevard, Suite 251, Lafayette, CA 94549
Attention: Bruce Bedig

Engineer: Edward Gillum, 5347 Battlewood Way, Carmichael, CA 95608

Developer: MacKay & Somps, 1552 Eureka Road, Suite 100, Roseville, CA 95661
Attention: Bruce Walters

Project Name: CHAMPION OAKS REZONE

Location: The property is located on the northeast corner of Elk Grove-Florin Road and Gerber Road, in the Vineyard Community.

Request: A Rezone of approximately 42.6± gross acres from AR-10 (Agricultural-Residential) and AR10 (F) (Agricultural-Residential Flood Combining) zoning to RD-5 (approximately 33.4± gross acres), and RD-20 (approximately 5.0± gross acres) zoning.

Investigating Member:

STUART HELFAND

COUNCIL RECOMMENDATION:

Approve

Motion by: Stuart Helfand. Seconded by: Susan Vierge

Vote: 10

Yes 9 No 1 Abstain — Absent 6

Action:

Approve

3. Control No.: CONTROL NO.: 2004-RZB-SDP-SPP-AHS-0187

Assessor's Parcel No.: 065-0070-007

Applicant/Owner: Jack Liebau, 665 Canterbury Road, San Marin, CA 91108

Engineer: MacKay & Soms, 1552 Eureka Road, Suite 100, Roseville, CA 95661
Attention: Bruce Walters

Project Name: GERBER CREEK REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL
DEVELOPMENT PERMIT, AND AN AFFORDABLE HOUSING PLAN

Location: The project site is located on the west side of Elk Grove-Florin Road, approximately 1,300 feet north of Gerber Road, in the South Sacramento Community.

Request: A **Rezone** of approximately 30.3 gross acres from A-10, and A-10 (F), to RD-4 (15.4 acres), RD-5 (11.9 acres), and O (3.0 acres). A **Tentative Subdivision Map** to divide the 30.3 acres into 160 residential lots (10 half-plex, 150 single family), one park lot and one landscape lot. A **Special Development Permit** to: a) vary lot area, lot width, and setbacks in the RD-4 and RD-5 zones. b) Allow a density bonus of approximately 39 units based upon the Affordable Housing Ordinance. An **Affordable Housing Plan** consisting of on-site construction of single-family dwellings dispersed throughout the project.

17% Density Bonus includes 24^{units} per Bruce - they will target low income - Not anything lower than that.

Investigating Member: Stuart Helfand

COUNCIL RECOMMENDATION:

Motion by: Susan Vergne Seconded by: Curtis Banks

Vote: Yes 10 No — Abstain — Absent 6

Action: Approve the revised, revised project

24 density bonus
State law says only 15

4. CONTROL NUMBER: 04-RZB-SDP-SPP-EXP-AHS-0218

ASSESSOR'S PARCEL NUMBER: 065-0042-028, -031, -041, -042, portion of -043, and -044

Applicant/Developer: Gerry N. Kamilos, LLC, 11249 Gold Country Boulevard, Suite 190, Gold River, CA 95670, Attention: Rick Kerr

Engineer: MacKay & Soms, 1552 Eureka Road, Suite 100, Roseville, CA 95661
Attention: Bruce Walters

Project Name: GARDNER PARKE REZONE, TENTATIVE SUBDIVISION MAP, AND AN AFFORDABLE HOUSING PLAN

Location: The property is located on the east side of Gardner Avenue and on the west side of Elk Grove-Florin Road, approximately 500 feet south of Florin Road, in the South Sacramento community.

Request: A **Rezone** of approximately 65.4 acres from AR-5 and AR-10 Agricultural-Residential to RD-5, RD-7, and RD-10 Residential and O Recreation. A **Tentative Subdivision Map** to divide approximately 65.4 acres into 387 single-family lots, 1 park lot and 4 landscape lots. A **Special Development Permit** to vary lot area, lot width, and setbacks in the RD-7 and RD-10 zones. An **Affordable Housing Plan** consisting of off-site affordable units.

Investigating Member: STUART HELFAND

COUNCIL RECOMMENDATION:

Motion by: Tammy Trujillo

Seconded by: Robert Gorham

Vote: 10 Yes 10 No — Abstain — Absent 6

Action:

Approve with condition that they build a concrete fence for properties that back to the park.

5. Control No.: 04-RZB-SDP-AHS-0234

Assessor's Parcel No.: 065-0160-011

Applicant/Owner: MHL Investments, Incorporated, c/o D. C. MacDonald, 40 Arguido Court, Hillsborough, CA 94010

Engineer: Rose's Engineering, 8565 Bader Road, Elk Grove, CA 95624, Attention: Bob Lilly

Project Name: GARDNER COUNTRY ESTATES

Location: The property is located on the west side of Gardner Avenue, approximately 3,000 feet south of Florin Road, in the South Sacramento community. The property is also located on the south side of Charlemagne Drive, a private street.

Request: A **Rezone** of 5± acres from AR-5 to RD-5 and LC (Limited Commercial). A **Tentative Subdivision Map** to divide approximately 5 acres into 19 single family lots, 3 duplex lots, and 4 commercial lots. An **Affordable Housing Plan** consisting of on-site construction of low income for sale housing.

Investigating Member: Stuart Helfand

COUNCIL RECOMMENDATION: Approve with condition below

Motion by: Robert Gorham

Seconded by: Stuart Helfand

Vote: 10 Yes 8 No Abstain 2 Absent 6

condition to have commercial zoning as Live/work Zoning.

10-14 homes be single story.

★ Approve with the following -
lots 10-14 be single story, that the North & West sides have masonry wall, and make the commercial zoning being Live/Work Zoning.

Action:

OTHER BUSINESS:

6. Review List/Status of Remaining Projects:

7. General Report Backs

- a) Project Status map
- b) Affordable Housing

8. Other Business

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:

Link to the Florin-Vineyard Gap Project Website

<http://www.planning.sacounty.net/florin/index.html>

Link to the Draft Florin-Vineyard Gap Draft Land Use Plan

<http://www.planning.sacounty.net/florin/pdf/CAC-w-Details.pdf>

Link to the Draft Environmental Impact Report for the Florin-Vineyard Gap Project:

<http://www.dara.sacounty.net/PublicNotices/SQLView/ProjectDetails/tabid/71/Default.aspx?ProjectID=32642>

Adjournment:

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