



**TUESDAY,
SEPTEMBER 30, 2009
6:30 p.m. – 9:00 p.m.**

FLORIN-VINEYARD GAP COMMUNITY PLAN PROJECT

VINEYARD & SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCILS

**SHERIFF COMMUNITY ROOM
7000 - 65TH STREET, SUITE B,
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 Carol Gregory, Planner III. To reach Tricia or Carol call 874-6141 or E-mail stevensst@saccounty.net, gregoryc@saccounty.net. To contact County Planning Department clerical support, please call 874-7910.

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

VINEYARD CPAC

SOUTH SACRAMENTO CPAC

REPRESENTATIVES:

STUART HELFAND CHAIRMAN
ALEX LAIEWSKI VICE-CHAIR
TAMMY TRUJILLO SECRETARY
SUSAN VERGNE
JON BENNETT

DARREN CORDOVA
DAVID WILLIAMS
MARY DUNCAN

CURTIS BANKS CHAIRMAN
MIDGE CHAPIN VICE-CHAIR
PHYLLIS EVANS SECRETARY
TODD LAMBERT
BURKE LUCY

WALTER RICE
ROBERT GORHAM
SUZANNE LATHROP
DAVID LATHROP

COUNTY PLANNING REPRESENTATIVES:

TRICIA STEVENS, PRINCIPAL PLANNER
CAROL GREGORY, PLANNER III

EXA – EXCUSED ABSENCE
R – RESIGNED

U - UNEXCUSED ABSENCE
TE - TERM EXPIRED

P – PRESENT

QUORUM
DETERMINATION:
COUNTY
REPRESENTATIVE:

☐ Yes
☐ Yes

☐ No
☐ No

PROJECTS FOR REVIEW

1. **Control No.: 04-RZB-PMR-0412**
Assessor's Parcel No.: 065-0080-036
Owner/Applicant: Millers Family Trust, 7475 Elk Grove-Florin Road, Sacramento, CA 95829

Project Name: MILLERS FAMILY TRUST

Location: The project site is located on the southeast corner of Elk Grove-Florin Road and McCoy Avenue, in the Vineyard Community.

- Request:
1. A **Rezone** of 5.2 acres from AR-5 agricultural-residential to AR-2 agricultural-residential.
 2. A **Tentative Parcel Map** to divide a 5.2-acre parcel into two parcels
 3. An **Exception** from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Action:

Yes

No

Seconded by:

Abstain

Absent

Note: The South Sacramento-Vineyard CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

2. Control No.: 04-CZB-PMR-0423

Assessor's Parcel No.: 121-0050-040

Owner/Applicant: Felipe Martin, 9440 Bar Du Lane, Sacramento, CA 95829

Project Name: MARTIN REZONE & TENTATIVE PARCEL MAP

Location: The property is located approximately 330 feet south of Bar Du Lane, approximately 220 feet east of Rogers Road, in the Vineyard Community.

- Request:
1. A **Rezone** of approximately 10 acres from AR-10 to AR-2.
 2. A **Tentative Parcel Map** to divide a 10-acre parcel into 4 parcels.
 3. An **Exception** from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Action:

Yes

No

Seconded by:

Abstain

Absent

Note: The South Sacramento-Vineyard CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Vote:

Comments:

Yes:

No:

Abstain:

Absent:

Seconded by:

3. Control No.: 04-RZB-PMR-0450

Assessor's Parcel No.: 121-0080-024, -044

Applicant/Owner: Maria-Teresa Black, 9570 Rogers Road, Sacramento, CA 95829

Project Name: BLACK REZONE AND TENTATIVE PARCEL MAP

Location: The property is located at 9570 Rogers Road, on the southeast corner of intersection of Rogers Road and Bar Du Lane, in the Vineyard Community.

- Request:**
1. A **Rezone** of 10.0± acres from AR-10 to AR-1.
 2. A **Tentative Parcel Map** to divide 10± acres into three (3) parcels.
 3. An **Exception** from Title 22.24.630(2) (the County Land Development Ordinance) to allow private wells rather than a public water supply

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Yes

No

Seconded by:

Abstain

Absent

Action:

Note: The South Sacramento-Vineyard CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

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

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

Owner/ Applicant: Elk Grove Reserve, 1990 North California Boulevard, Suite 615, Walnut Creek, ca 94596

Engineer: MacKay & Soms Engineers, 1771 Tribute Road, Suite E, Sacramento, Ca 95815, Attention: Bruce Walters

Project Name: **CHAMPION OAKS (AKA CENTEX) REZONE AND TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, TITLE 22 EXCEPTION, AND AFFORDABLE HOUSING PLAN**

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

- Request:
1. A **Rezone** of approximately 42.6± gross acres from AR-10 agricultural residential and AR-10(F) agricultural residential (flood combining) to RD-3 residential (approximately 7.6± gross acres), RD-5 (approximately 14.2± gross acres), RD-7 (approximately 11.9± gross acres), RD-20 (approximately 5.0± gross acres), and O recreation (approximately 3.9± gross acres)
 2. A **Tentative Subdivision Map** to divide approximately 42.6+ gross acres into 207 residential lots.
 3. A **Special Development Permit** to allow a density bonus of approximately 53 units based upon the density averaging provisions allowed in the Affordable Housing Ordinance and dedication of approximately 5.0+ gross acres.

4. A **Special Development Permit** to allow deviations from the Sacramento Zoning Code Residential Use Development Standards (Sections 215-50, 305-02, and 305-2.2) as they related to RD-5 and RD-7 zoning requirements for lot width, lot public street frontage, and required setbacks:
 - a. Reduce the minimum single-family lot area for RD-5 (i.e., 5,200 square feet for interior lots and 6,200 square feet for corner lots) to 3,800 square feet for interior lots and 4,500 square feet for corner lots, and reduce the lot area for RD-7 (i.e., 4,000 square feet for interior lots and 5,200 square feet for corner lots) to 3,200 square feet for interior lots and 4,000 square feet for corner lots.
 - b. Reduce the required lot width for RD-5 and RD-7 from 52 feet and 40 feet, to 35 feet and 29 feet, respectively.
 - c. Reduce the required lot depth for RD-5 and RD-7 from 95 feet to 60 feet and 55 feet, respectively.
 - d. Reduce the minimum 20-foot front yard setback for RD-5 and RD-7 to 15 feet.
 - e. Reduce rear yard setback for RD-5 and RD-7 to a minimum of 15 feet and 7.5 feet, respectively
5. An **Exception** from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth.
6. An **Affordable Housing Plan** consisting of dedication of a 5.0+ acre site zoned RD-20 for future construction of affordable housing.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Yes

No

Seconded by:

Abstain

Absent

Action:

Note: The South Sacramento-Vineyard CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

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