

# Agenda

**TUESDAY,  
AUGUST 11 & 18, 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 - 65<sup>TH</sup> 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, Carol Gregory, Planner III and Brad Juarros, Planner II. To reach Tricia, Carol or Brad call 874-6141 or E-mail [stevenst@saccounty.net](mailto:stevenst@saccounty.net), [gregoryc@saccounty.net](mailto:gregoryc@saccounty.net), [juarrosb@saccounty.net](mailto:juarrosb@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**

#### **SOUTH SACRAMENTO CPAC**

#### **REPRESENTATIVES:**

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

CURTIS BANKS CHAIRMAN  
MIDGE CHAPIN Vice-Chair  
PHYLLIS EVANS Secretary  
TODD LAMBERT  
BURKE LUCY

DARREN CORDOVA  
DAVID WILLIAMS  
MARY DUNCAN

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:  Yes  
COUNTY REPRESENTATIVE:  Yes

No  
 No

#### **PROJECTS FOR REVIEW**

##### **1. Control No.: 04-GPB-CZB-0096**

Project Proponents: Sacramento County Board of Supervisors, c/o Planning and Community,  
700 H Street, Room 2450, Sacramento, CA 95814

Florin Vineyard Property Owners Group, c/o The Brewer Law Firm, 920 9<sup>th</sup> Street,  
Suite 2050, Sacramento, CA 95814

**Project Name: FLORIN VINEYARD GAP GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, AND PUBLIC FINANCING PLAN**

**Location:** The Florin-Vineyard Gap Community Plan project site consists of approximately 3,766 ± acres, located in both the South Sacramento and Vineyard community planning areas and generally described as follows: south of Elder Creek Road and the Sacramento City limits; west of Bradshaw Road, excluding the North Vineyard Station Specific Plan area; north of Vintage Park Drive, and the developed neighborhoods of Churchill Downs and Vintage Park; and east on the Union Pacific Railroad tracks, and those developed neighborhoods of Tiogawoods, Florin Town and Sunrise Florin.

- Request:**
1. **General Plan Amendment** for the FVGCP area to relocate the Urban Policy Area (UPA) boundary, and to amend the land use designations as identified by the Existing and Proposed General Plan Land Use diagrams, for properties within the FVGCP project area.
  2. Community Plan Amendment to amend the land use designations for properties within the FVGCP as identified by the Existing Zoning/Community Plan Designations diagram to either the proposed CAC Land Use Plan, the proposed PD Land Use Plan Use Plan. Note that there are two land use options – a less intense option proposed by the CAC, and a more intense option proposed by County Planning staff. The approval of either land use option would result in amendments to both the South Sacramento and Vineyard Community Plans.
  3. Adoption of a Public Facilities Financing Plan for the Florin-Vineyard Gap Community Plan project area, which:
    - a) Identifies public facilities and infrastructure improvements required to support the proposed land uses;
    - b) Defines proposed methods for financing required public facilities and infrastructure; and
    - c) Provides a description of infrastructure phasing.

Investigating Member:

**COUNCIL RECOMMENDATION:**

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

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2. **CONTROL NUMBER: 04-RZB-PMR-0139**  
**ASSESSOR'S PARCEL NUMBER: 065-0080-101**

**Owner:** Elk Grove Florin Gerber LLC, 1990 Northern California Boulevard, Suite 615, Walnut Creek, CA 94596

**Applicant:** Steven Belzev, Esq., 1201 K Street, Sacramento, CA 95826

**Owner/Developer:** Taylor Properties, 1792 Tribute Road, Sacramento, CA 95815

**Engineer:** Edward Gillum, 8795 Folsom Boulevard, Suite 201, Sacramento, CA 95826

**Project Name:** **CHAMPION OAKS DEVELOPMENT REZONE AND TENTATIVE PARCEL MAP**

**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 18.4± gross acres from AR-10 agricultural-residential and AR-10(F) agricultural-residential (flood combining) to SC shopping center.
  2. A Tentative Parcel Map to divide approximately 18.4± gross acres into five(5) parcels: Parcel 1 at 12.75± gross acres, Parcel 2 at 0.73± gross acres, Parcel 3 at 0.92± gross acres, Parcel 4 at 1.70± gross acres, and Parcel 5 at 2.34± gross acres.

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Action:

Yes

No

Seconded by:

Abstain

Absent

**3. Control No.: : 04-RZB-0143**

**Assessor's Parcel No.: 065-0042-062**

**Applicant/Owner Developer:** Buzz Oates Construction, 8615 Elder Creek Road, Sacramento, CA 95828, Attention: Alison Doherty

**Owner:** Marvin L. Oates, etal, 8615 Elder Creek Road, Sacramento, CA 95828

**Project Name:** **FLORIN VINEYARD RETAIL CENTER REZONE**

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

- Request:**
1. A **Rezone** of approximately 6.63 acres from A-10 agricultural holding zone to SC shopping center.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Yes

No

Seconded by:

Abstain

Absent

Action:

**4. Control No.: 04-RZB-SDP-UPP-PWP-AHS-0177**

**Assessor's Parcel No.: 121-0010-015, -021, -022, -029 and -030**

**Owner/Developer:** LAJ Construction, Inc., 8603, Marlboro Court, Stockton, CA 95210

**Applicant/ Engineer:** Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, Ca 95608, Attention: Kent Baker

**Project Name:** **LEGENDS MEADOWS** REZONE, TENTATIVE SUBDIVISION MAP, USE PERMIT, PARCEL MAP WAIVER AND AFFORDABLE HOUSING PLAN

**Location:** The property is located on the south side of Gerber Road, approximately 1,350± feet east of Elk-Grove Florin Road, in the Vineyard community.

- Request:**
1. A **Rezone** of 44.37± gross acres from AR-10 and AR-2 Agricultural-Residential to AR-1 Agricultural-Residential (2.88± acres), RD-3 Single-Family Residential (17.4± acres), RD-5 Single-Family Residential (10.42± acres and a 2.42± acres park site), and RD-20 Multi-Family Residential (11.24± acres).
  2. A Tentative Subdivision Map to divide 44.37+ gross acres into 2 agricultural-residential lots in the AR-1 zone, 51 single-family lots in the RD-3 zone, 55 single-family lots in the RD-5 zone, a 2.42± acre park lot (Lot D) in the RD-5 zone, several landscape corridor lots (Lots A, B and C) and wetland corridor lots (Lots E and F) in the RD-3 and RD-5 zones, and a 11.24± acre lot for 224 condominium units in the RD-20 zone.
  3. A **Use Permit** for a 224-unit (RD-20) Multi-Family Condominium project on 11.24 acres.
  4. A **Waiver from the Requirement for a Parcel Map** (tentative and final) for condominiums, as allowed by the County Land Development Ordinance Title 22, Section 22.20.076.
  5. An **Affordable Housing Plan** consisting of on-site construction.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Yes

No

Seconded by:

Abstain

Absent

Action:

**5. Control No.: 04-RZB-SDP-SPP-AHS-0187**

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

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

**Engineer:** MacKay & Soms, 1771 Tribute Road, Sacramento, CA 95815,  
Attention: Bruce Walters

**Project Name:** **GERBER CREEK REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND 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:**
1. A **Rezone** of approximately 30.3 acres from A-10 agricultural holding and A-10(F) agricultural holding (flood combining) to RD-5 residential (12 acres), and RD-7 residential (18.3 acres).
  2. A **Tentative Subdivision Map** to divide 30.3 acres into 215 single-family lots, and 2 landscape corridor lots (Lots A and B).
  3. A **Special Development Permit** to allow:
    - a) A reduction in the RD-7 single-family lot area from 4,000 to 2,500 square feet for interior lots, and from 5,200 to 3,100 square feet for corner lots.
    - b) A reduction in the RD-5 single-family lot area from 5,200 to 5,000 square feet for interior lots, and from 6,200 to 5,800 square feet for corner lots.
    - c) A reduction in the single-family front-yard setback requirements from 20 to 12.5 feet for the habitable portion of the dwelling for certain lots in the RD-5 zone and from 20 to 8 feet for the habitable portion of the dwelling for certain lots in the RD-7 zone.
    - d) A reduction in the single-family side-yard setback requirements from 5 to 3 feet for certain lots in the RD-7 zone.
    - e) A density bonus of 27 extra units based on the Affordable Housing Plan.
  4. An **Exception** from the Land Development Ordinance (Title 22) to allow certain lots of less than 95-foot minimum depth standard, and to allow certain lots to exceed the 3:1 lot depth to width ratio standard.
  5. An **Affordable Housing Plan** consisting of on-site construction of single-family dwellings to be dispersed throughout the project.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**6. Control No.: 04-RZB-PMR-0204**

**Assessor's Parcel No.: 066-0050-009**

**Owner/Developer:** Taylor/Village Sacramento Investments c/o Taylor Properties, 1792 Tribute Road, Sacramento, CA 98515

**Applicant:** Edward R. Gillum, 8795 Folsom Boulevard, Sacramento, Ca 95826, Attention: Cleon Pantell

**Engineer:** McKay & Somps Engineers, 1771 Tribute Road, Sacramento, Ca 95815

**Project Name:** **FLORIN BRADSHAW NE REZONE & TENTATIVE PARCEL MAP**

**Location:** The project site is located on the northeast side of Bradshaw Road and Florin Road in the Vineyard community.

- Request:**
1. A **Rezone** to change 47.4 gross acres from AG-80 to SC.
  2. A **Tentative Parcel Map** to subdivide said 47.4 acre parcel into four (4) lots.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**7. Control No.: 04-RZB-SDP-AHS-0205**

**Assessor's Parcel No.: 121-0070-014**

Owner: Thurman R. Flatt Trust, 10752 Oak Drive, Grass Valley, CA 95949

Applicant/Developer: Anthony Scotch, 1690 Windham Way, El Dorado Hills CA 95782

Engineer: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael CA 95608

**Project Name:** **PORTICO ACRES REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN**

Location: The property is located on the west side of Bradshaw Road, approximately 900 feet north of the Central California Traction Railroad crossing, in the Vineyard Community

Request: 1. A **Rezone** of approximately 9.48 gross acres from AR-10 agricultural-residential to RD-5 residential.

2. A **Tentative Subdivision Map** to divide 9.48± acres into 47 single-family lots.

3. An **Affordable Housing Plan** consisting of payment of fees

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**8.. Control No.: 04-RZB-SDP-AHS-0206**

**Assessor's Parcel No.: 065-0070-006**

Owner/Applicant: Joseph and Tennyette Pettinato, 430 18<sup>th</sup> Street, Sacramento, CA 95814

Engineer: MacKay and Soms, 1771 Tribute Road, Suite E, Sacramento CA 95815  
Attention: Bruce Walters

Developer: Stumbos and Company, 2251 Fair Oaks Boulevard, Suite 300, Sacramento, CA 95825  
Attention: Michael Stumbos

**Project Name:** **LELANI VILLAGE REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN**

Location: The project site is located on the west side of Elk Grove-Florin Road approximately 1,800 feet north of Gerber Road, in the Vineyard Community

- Request: 1. A **Rezone** of 9.8 gross acres from AR-10 agricultural-residential to RD-7 residential.
2. A **Tentative Subdivision Map** to divide 9.8 gross acres into 62 dwelling units.
3. An **Affordable Housing Plan** consisting of the payment of in-lieu and affordability fees.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**9. Control No.: 04-RZB-SDP-SPP-AHS-0207**

**Assessor's Parcel No.:** 064-0020-044; 064-0071-045; 064-0072-003, 009, 015, 026, 031, 032, 034, 035; 064-0080-043, 45, 46.

|         |   |  |
|---------|---|--|
| Owners: | Ben Sakakihara Trust<br>6731 Gardner Avenue<br>Sacramento, CA 95828                                 | Irene Georgia Sephos Living Trust<br>17204 S. Austin Road<br>Manteca, CA 95336                   |
|         | Park Place Incorporated<br>8891 Florin Road<br>Sacramento, CA 95828                                 | Shiloh Baptist Church<br>3565 9 <sup>th</sup> Avenue<br>Sacramento, CA 95817                     |
|         | Felisofia G. Natvidad Trust<br>6901 Gardner Avenue<br>Sacramento, CA 95828                          | Mary Lou Rodger & John B<br>6841 Gardner Avenue<br>Sacramento, CA 95828                          |
|         | Stockton & 65 <sup>th</sup> Street LP<br>7700 College Town Drive, Suite 201<br>Sacramento, CA 95826 | Andrew S. Sephos<br>Tony Marie Raymus and Company<br>6824 Gardner Avenue<br>Sacramento, CA 95828 |
|         | John L. & B. Jean Smith<br>7040 Brandy Road<br>Sacramento, CA 95829                                 | Rex G & Jeannie A. Sparks<br>8765 Florin Road<br>Sacramento, CA 95829                            |
|         | Manuel A/Mary Jane Moitoso<br>6968 Brandy Road<br>Sacramento, CA 95829                              | Village Capital Group, LLC<br>7700 College Town Drive, Suite 250<br>Sacramento, CA 95826         |
|         | Vincent Lera<br>1101 Broadway<br>Sacramento, CA 95818   | Ruth Sargent<br>1932 Harlan Drive<br>El Dorado Hills, CA 95762                                   |



Applicant/Developer: Village Capitol Group, LLC, 7700 College Town Drive, Suite 250, Sacramento, CA 95826, Attention: John Sinadinos

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

**Project Name:** **FLORIN VINEYARDS REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT AND AFFORDABLE HOUSING PLAN**

Location: The property is located at the northeast corner of Florin Road and Gardner Avenue, and also on both sides of South Watt Avenue, approximately 1,300 feet north of Florin Road, in the Vineyard community planning area.

- Request:
1. A **Rezone** of approximately 101.6 gross acres from A-10 (Agricultural) and IR (Industrial Reserve) to RD-2 (26.7 acres) RD-4 (16.8 acres), RD-5 (28.2 acres), RD-7 (12.9), RD-20 (9.5 acres), and O (7.5 acres) for a park site.
  2. A **Tentative Subdivision Map** to divide approximately 101.6 gross acres into 372 single-family residential lots, one (1) multiple-family affordable residential lot, one (1) church size lot, one (1) park site lot, and two (2) landscape corridor lots.
  3. A **Special Development Permit** to allow deviations from the lot size and width standard applicable to lots created in the RD-4, RD-5, and RD-7 zones.
  4. A **Special Development Permit** to allow an affordable housing density bonus of 84 single family lots as permitted by the Affordable Housing Ordinance to off-set those units lost to affordable housing.
  5. An **Exception** to Title 22 to allow lots less than 95 feet deep and to allow the depth of the lots to exceed three times its width.
  6. An **Affordable Housing Plan** consisting of the dedication of a 9.5 net acre site zoned RD-20 for affordable housing and payment of an affordability fee.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote:

Action:

Yes

No

Seconded by:

Abstain

Absent

**10 Control No.: 04-RZB-SDP-SPP-UPP-ABE-AHS-0208**

**Assessor's Parcel No.:** 065-0051-009, -016 -030, -031, -032, -045, -046, and -047;  
065-0080-001

|         |   |  |
|---------|---|--|
| Owners: | Phuong Van Dam<br>7304 Hedge Avenue<br>Sacramento, CA 95829                       | Maraventano Family Revocable Trust<br>17334 Hedge Avenue<br>Sacramento, CA 95829     |
|         | Han Sang Kyi & Seon Soon<br>5709 Vanden Road<br>Vacaville, CA 95687               | Reza Moftaker & Catherine MacMillian<br>P.O. Box 1888946<br>Sacramento, CA 95819     |
|         | Ponciano P. & Josefina A. Nilo<br>730 Skylake Way<br>Sacramento, CA 65864         | Roger S. & Lynn C. Swanson<br>840 El Chorro Way<br>Sacramento, CA 95829              |
|         | EGF Holdings, LLC.<br>9601 Journey Court<br>Granite Bay, CA 95746                 | Donna Marie Westherman<br>7328 Hedge Avenue<br>Sacramento, CA 95829                  |
|         | Edwin S. & Alice Y Kubo<br>10 Sail Court<br>Sacramento, CA 95831                  | Mike & Anna Buljan<br>7351 Hedge Avenue<br>Sacramento, CA 95829                      |
|         | Luis Damaso & Teresa Evelyn Gonzalez<br>7305 Hedge Avenue<br>Sacramento, CA 95829 | Steve & Patricia Buljan Revocable Trust<br>7325 Hedge Avenue<br>Sacramento, CA 95829 |

**Applicant/ Developer:** LK Dev One, LLC, 5722 Elligton Court, Granite Bay 95746. Attention: Daniel Lee

**Engineer:** McKay & Soms, 1771 Tribute Road, Sacramento CA 95815,  
Attention: Bruce Walters

**Project Name:** **VILLAGES AT ELDER CREEK** ESTATES REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, USE PERMIT, EXCEPTION, ABANDONMENT, AND AFFORDABLE HOUSING PLAN

**Location:** The property is located on the west side of Hedge Avenue, approximately 1,400 feet south of Florin Road, in the Vineyard community planning area

1. A **Rezone** of approximately ±91.3 acres from AR-10 agricultural-residential, AR-10 (F) agricultural-residential flood combining, and AR-2 agricultural-residential, to RD-20 residential (±13.4 acres), RD-7 residential (±35.6 acres), RD-5 residential (±32.8 acres), RD-4 residential (±1.2 acres) and O recreation (±8.3 acres).
2. A **Tentative Subdivision Map** to divide approximately 91.3 gross acres into 518 single-family residential lots, 2 multiple-family lots, 2 park lots, 1 open space lot, 4 common area lots, 3 landscape corridor lots, and 1 water quality treatment lot.

- 3. A **Large Lot Tentative Subdivision Map** to divide ±91.3 gross acres into 11 large lots as follows: Lot 1 – 7.6 gross acres, Lot 2 – 6.1 gross acres, Lot 3 – 9.1 gross acres, Lot 4 – 13.1 gross acres, Lot 5 – 6.5 gross acres, Lot 6 – 9.1 gross acres, Lot 7 – 16.4 gross acres, Lot 8 – 8.8 gross acres, Lot 9 – 1.2 gross acres, Lot 10 – 7.4 gross acres, and Lot 11 – 6.0 gross acres.
  - 4. A **Special Development Permit** to reduce the RD-5 and RD-7 zone lot area, lot width, public street frontage, and front, side, and rear setback requirements.
  - 5. A **Special Development Permit** to allow an affordable housing density bonus of 30 dwelling units in the RD-5 zone, and 72 dwelling units in the RD-7 zone.
  - 6. A **Use Permit** to allow 36 halfplex lots within the proposed RD-7 zone of the project.
- Request:
- 7. An **Exception** from Title 22 of the Sacramento County Land Development Ordinance to allow lots of less than 95 feet in depth.
  - 8. An **Abandonment** of easements as shown on the Tentative Subdivision Map.
  - 9. An **Affordable Housing Plan** consisting of on-site dedication of land and payment of an affordability fee.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

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**11. Control No.: 04-RZB-PMR-AHS-0209**  
**Assessor's Parcel No.: 121-0010-051**

Owner: George Badella, 7556 St. Luke S. Way, Sacramento, CA 95823

Applicant/Developer: Petrovich Development Company, 5046 Sunrise Boulevard, Fair Oaks, Ca 95628

Legal Representative: Law Office of George Phillips, 2306 Garfield Avenue, Fair Oaks CA 95608

**Project Name: VINEYARD MARKET SQUARE REZONE, TENTATIVE PARCEL MAP, AND AFFORDABLE HOUSING PLAN**

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

- Request:
1. A **Rezone** of approximately 37 acres from AR-10 agricultural-residential to SC shopping center (27 acres) and RD-20 residential (10 acres).
  2. A **Tentative Parcel Map** to divide approximately 37+ gross acres into 7 parcels.
  3. An **Affordable Housing Plan** consisting of on-site construction of affordable multi-family dwelling units.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**12. Control No.: 04-RZB-SDP-AHS-0217**

**Assessor's Parcel No.: 121-0040-003, 016, 019 and 020**

Owner: Dakuzaku Family Revocable Trust, 9282 Gerber Road, Sacramento, CA 95829

Applicant/Developer: Reynan & Bardis Land Investments, LLC, 10630 Mather Boulevard, Mather, CA 95635, Attention: Forrest Grimes

Engineer: MacKay & Soms, 1771 Tribute Road, Suite E., Sacramento, CA 95816 Attention: Bruce Walters

**Project Name: DAKUZAKU REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN**

Location: The property is located on the southwest corner of Gerber Road and Admiral Lane, in the Vineyard Community.

- Request:
1. A **Rezone** of 38.7 gross acres from the AR-10 to RD-5 Residential (31.5+ gross acres) and O open space (7.2+ gross acres) zones.
  2. A Tentative Subdivision Map to divide 38.7+ gross acres into 99 single-family lots, with the addition of a remainder lot (4.1+ acres), park site (5.1+ acres), open space (1.3+ acres), a landscape lot (0.7+ acres), and several open space corridors.
  3. An Affordable Housing Plan consisting of payment of in-lieu and affordability fees.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**13. Control No.: 04-RZB-SDP-SPP-EXP-AHS-0218**

**Assessor's Parcel No.: 065-0042-028, -031 and -040 through -044 (por. of -043)**

|                |  |  |
|----------------|--|--|
| <b>Owners:</b> | Leroy E. Hypse<br>7297 Gardner Avenue<br>Sacramento, CA 95829                    | Elvin J. Byrant<br>7641 Bar Du lane<br>Sacramento, CA 95829                          |
|                | Ricky w. Massie<br>1801 Tribute Road<br>Sacramento, CA 95815                     | George & Margo Tzikas Family Trust<br>8360 Lake Forest Drive<br>Sacramento, CA 95826 |
|                | Vu Bang Dinh & Catherine Hang Phung<br>312 Forbes Avenue<br>Pittsburgh, PA 15222 | Gardner Group<br>520 Galveston Street<br>W. Sacramento, CA 95691                     |
|                | Cuc Thi Purser<br>894 Cabot Lane<br>Foster City, CA 94404                        | Rhoda Mae Brown Revocable Trust<br>7383 Gardner Avenue<br>Sacramento, CA 95828       |

**Applicant/Developer:** Gerry N. Kamilos, LLC, 11249 Gold country Boulevard, Suite 190, Gold River, CA 95670

**Engineer:** McKay & Soms, 1771 Tribute Road, Suite E, Sacramento, CA 95815, Attention: Bruce Walters

**Project Name:** **GARDNER PARKE REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION AND 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:
1. A **Rezone** of approximately 65.4 acres from AR-5 and AR-10 agricultural-residential to RD-5, RD-7, RD-10 residential and O recreation.
  2. A **Tentative Subdivision** Map to divide approximately 65.4 acres into 395 single-family lots, 1 multi-family lot, 1 park lot, and 3 landscape lots.
  3. A **Special Development Permit** to reduce the RD-7 zone lot area, lot width and public street requirements.
  4. A **Special Development Permit** to allow a density bonus of 32 units in the RD-5 zone and 42 units in the RD-7 zone for a total of 74 density bonus units.
  5. An **Exception** from the Land Development Ordinance to allow lots less than 95 feet deep.
  6. An **Affordable Housing Plan** consisting of dedication of a 5.2 gross-acre site for affordable housing, and payment of an affordability fee.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**14. Control No.: 04-RZB-SDP-SPP-AHS-0219**

**Assessor's Parcel No.: 064-0080-009, 010**

Owner/Applicant: Shehadeh Family Trust, 6841 Woodchase Drive, Granite Bay, CA 95746

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

**Project Name: SHEHADEH RANCH REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND AFFORDABLE HOUSING PLAN**

Location: The property is located on the north side of Florin Road, approximately 1,000 feet east of Hedge Avenue, in the Vineyard community planning area.

Request: 1. A **Rezone** of approximately 50.3 acres from IR Industrial Reserve and IR (F) Industrial Reserve Flood Combining to RD-5 Residential (12.3 acres), RD-7 Residential (22 acres), and O Park/Recreation (16 acres).

2. A **Tentative Subdivision Map** to divide 50.3 acres into 253 single-family lots, one park site lot (Lot A), 2 open space/wetland lots (Lots B and C), one detention basin lot (Lot D), and a landscaped corridor lot (Lot E).
3. A **Special Development Permit** to allow:
  - a. A density bonus of 8 lots in the RD-5 zone and 37 lots in the RD-7 zone, for a total of 45 density bonus single-family lots.
  - b. To reduce the RD-7 lot area, lot width and depth, and setback standards.
4. An **Exception** from the Land Development Ordinance (Title 22) to allow lots of less than 95-foot minimum depth standard.
5. An **Affordable Housing Plan** consisting of off-site land dedication (i.e., partnering with another land owner that has an existing RD-20 zoned site that will be dedicated for affordable housing), and the payment of affordable fees.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**15.**

**Control No.: 04-RZB-PMR-ABE-0226**

**Assessor's Parcel No.: 121-0060-022**

Owner: Davis Family Trust, 6480 Southland Park Drive, Sacramento 95831

Applicant: Edward R. Gillum, 8795 Folsom Boulevard, Suite 201, Sacramento, CA 95826

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

Developer: Taylor Properties, 1792 Tribute Road, Suite 270, Sacramento, CA 95815  
Attention: Cleon Pantell

**Project Name:** TAYLOR PROPERTIES AT GERBER AND BRADSHAW ROADS REZONE, TENTATIVE PARCEL MAP, AND ABANDONMENT/RELOCATION OF DRAINAGE EASEMENTS

Location: The property is located on the southwest corner of Gerber and Bradshaw Roads, in the Vineyard Community.

- Request:
1. A **Rezone** of approximately 20± acres from AR-10 agricultural-residential and AR-10(F) agricultural residential flood combining to SC shopping center.
  2. A **Tentative Parcel Map** to divide 20+ acres into 6 parcels.
  3. **Abandonment** and Relocation of existing drainage easement

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**16. Control No.: 04-RZB-SDP-AHS-0233**

Assessor's Parcel No.: **115-0091-002, 003, 004, 005, 006 and 007**

Owner/ Applicant Caselman Properties LP, a California Limited Partnership, P.O. Box 2590, Sacramento, CA 95812, Attention: Johan Otto

Owner: Satvros and Eleni Vathis, c/o George Tzikas, 2386 Fair Oaks Boulevard, Sacramento, CA 95864

Owner: Francisco and Erlinda Marasigan, c/o Alexander Hamilton, Esq., Benjamin, Weill, & Mazer, 235 Montgomery Street, Suite 760, San Francisco, CA 94104

Owner: Michael and Patti Ruggiero, 177 Kenny Court, Santa Cruz, CA 95065

Engineer: Morton and Pitalo, 1788 Tribute Road, Suite 200, Sacramento, CA 95814

Developer: Carson Development Company, P.O. Box 25902, Sacramento, CA 95812

**Project Name: CASELMAN RANCH REZONE, TENTATIVE SUBDIVISION MAP AND AFFORDABLE HOUSING PLAN**

Location: The property is located at the northwest corner of Caselman Road and Elk Grove-Florin Road, in the South Sacramento community.

- Request:
1. A **Rezone** of a total of 50± acres from A-10 agricultural-residential to RD-5 (30± acres) and to RD-7 (20± acres) residential
  2. A **Tentative Subdivision Map** to divide the 50+ acres into 281 single-family lots.
  3. An **Affordable Housing Plan** consisting of on-site construction of affordable lots distributed throughout the project.

Investigating Member:



COUNCIL RECOMMENDATION:

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Vote: Yes No Abstain Absent  
Action:

**17. Control No.: 04-RZB-SDP-AHS-0234**

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

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

Applicant/Engineer: Rose's Engineering, 9152 Elk Grove Boulevard, Elk Grove, CA 95624

**Project Name: GARDNER COUNTRY ESTATES REZONE, TENTATIVE SUBDIVISION MAP AND AFFORDABLE HOUSING PLAN**

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:
1. A **Rezone** of approximately 5 acres from AR-5 agricultural-residential to RD-5 residential.
  2. A **Tentative Subdivision Map** to divide approximately 5 acres into 23 single-family lots and 3 duplex lots.
  3. A **Density** Bonus of 4 units in the RD-5 zone.
  4. An **Affordable Housing Plan** consisting of on-site construction of low income, for-sale affordable housing.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Vote: Yes No Abstain Absent  
Action:

**18. Control No.: 04-RZB-SDP-AHS-0241**

**Assessor's Parcel No.: 064-0071-051**

Applicant/Owner: Kevin Phan, 3168 Knights Bridge Road, San Jose, CA 95132

Engineer: Amrbar Engineering Services, 10682 Pebble Place, Cupertino, CA 95014

**Project Name: PHAN COURT REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN**

Location: The property is located on the northwest corner of Florin Road and Gardner Avenue, in the South Sacramento Community.

- Request:
1. A **Rezone** of approximately 5 gross acres from RM-1 mobilehome park residential to RD-10 residential.
  2. A **Tentative Subdivision Map** to divide approximately 5 gross acres into 33 single-family lots.
  3. An Affordable Housing Plan consisting of payment of fees.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**19. Control No.: 04-RZB-SDP-AHS-0247**

**Assessor's Parcel No.: 121-0010-002 and -020**

Owner: George Gasnakis, 7456 Reese Road, Sacramento, CA 95828

Owner: Vijay Kumar, 7711 Elk Grove-Florin Road, Sacramento, CA 95828

Applicant: CC Group Incorporated/California Consultants, 3325 Longview Drive, Suite 311, Sacramento, CA 95821, Attention: Carlos Polanco

**Project Name: GASNAKIS AND KUMAR REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN**

Location: The property is located on the east side of Elk Grove-Florin Road, opposite Tiogawoods Way, in the Vineyard Community. The address is 7711 and 7729 Elk Grove-Florin Road.

- Request: 1. A **Rezone** of approximately 13.58 acres from AR-5 agricultural-residential to RD-3 residential.
2. A **Tentative Subdivision Map** to divide the 13.58 acres into 41 single-family lots.
3. An **Affordable Housing Plan** consisting of payment of fees.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**20. 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

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**21. 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.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**22. Control No.: 04-RZB-AHS-0449**

**Assessor's Parcel No.: 065-0070-028**

Owner: Stanley Hung, 2304 Arden Way, Sacramento, CA 95825

Applicant: Wen Tung Hung, 7415 Gardner Avenue, Sacramento, CA 95828

Other: Steven Hung, 7415 Gardner Avenue, Sacramento, CA 95828

**Project Name: 7415 Gardner Avenue Rezone and Affordable Housing Plan**

Location: The project site is located on the east side of Gardner Avenue, approximately 1000 feet south of Florin Road in the South Sacramento Community.

- Request: 1. A **Rezone** of 4.5 gross acres from AR-5 agricultural-residential to RD-5 residential.  
2. An **Affordable Housing Plan** consisting of the payment of fees.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |

Action:

**23. 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.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Vote: Yes

No

Seconded by:

Abstain

Absent

Action:

**24. Control No.: 04-RZB-SDP-AHS-0457**

**Assessor's Parcel No.:** 065-0080-046 and -047

**Applicant/Owner:** Isaac Magana, 8955 McCoy Avenue, Sacramento, CA 95829

**Project Name:** RANCHO SIESTA REZONE, TENTATIVE SUBDIVISION MAP AND AFFORDABLE HOUSING PLAN

**Location:** The property is located on the north side of McCoy Avenue, approximately 500 feet east of Elk Grove-Florin Road, in the Vineyard community.

- Request:
1. A **Rezone** of approximately 8.3 gross acres from AR-2 and AR-5 agricultural-residential to RD-7 residential.
  2. A **Tentative Subdivision Map** to divide the property into 54 single-family lots.
  3. An **Affordable Housing Plan** consisting of the payment of fees.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |     |    |              |        |
|------------|-----|----|--------------|--------|
| Motion by: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

**25. 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.

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.

- Request: 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: |     |    | Seconded by: |        |
| Vote:      | Yes | No | Abstain      | Absent |
| Action:    |     |    |              |        |

Link to the Florin-Vineyard Gap Project Website  
<http://www.planning.saccounty.net/florin/index.html>

Link to the Draft Florin-Vineyard Gap Draft Land Use Plan  
<http://www.planning.saccounty.net/florin/pdf/CAC-w-Details.pdf>

Link to the Draft Environmental Impact Report for the Florin-Vineyard Gap Project:  
<http://www.dera.saccounty.net/PublicNotices/SQLView/ProjectDetails/tabid/71/Default.aspx?ProjectID=32642>

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