

# ACTION SUMMARY

**TUESDAY,  
AUGUST 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, and Carol Gregory, Planner III. To reach Tricia or Carol call 874-6141 or E-mail [stevensst@saccounty.net](mailto:stevensst@saccounty.net), [gregoryc@saccounty.net](mailto:gregoryc@saccounty.net). To contact County Planning Department clerical support, please call 874-7910.

- CALL MEETING TO ORDER: 6:45 P.M.
- EXPLANATION OF ROLE OF THE COUNCIL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
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#### VINEYARD CPAC

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

#### SOUTH SACRAMENTO CPAC

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

#### REPRESENTATIVES:

**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

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

Assessor's Parcel No.: 064-0071-045; 064-0072-003, 009, 015, 026, 064-0080-043

Owners:	Stockton & 65 <sup>th</sup> Street LP 7700 College Town Drive, Suite 201 Sacramento, CA 95826  Village Capital Group, LLC 7700 College Town Drive, Suite 250 Sacramento, CA 95826  Ruth Sargent 1932 Harlan Drive El Dorado Hills, CA 95762	Shiloh Baptist Church 3565 9 <sup>th</sup> Avenue Sacramento, CA 95817  Vincent Lera 1101 Broadway Sacramento, CA 95818
Applicant/Developer:	Village Capitol Group, LLC, 7700 College Town Drive, Suite 250, Sacramento, CA 95826, Attention: John Sinadinos	
Engineer:	MacKay & Somps, 1552 Eureka Road, Suite 100, Roseville, CA 95661 Attention: Bruce Walters	
<b>Project Name:</b>	<b>FLORIN VINEYARDS REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT AND AFFORDABLE HOUSING PLAN</b>	
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:	<ol style="list-style-type: none"> <li>1. A <b>Rezone</b> 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.</li> <li>2. A <b>Tentative Subdivision Map</b> 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.</li> <li>3. A <b>Special Development Permit</b> to allow deviations from the lot size and width standard applicable to lots created in the RD-4, RD-5, and RD-7 zones.</li> <li>4. A <b>Special Development Permit</b> 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.</li> <li>5. An <b>Exception</b> 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.</li> <li>6. An <b>Affordable Housing Plan</b> consisting of the dedication of a 9.5 net acre site zoned RD-20 for affordable housing and payment of an affordability fee.</li> </ol>	
	Investigating Member: Stuart Helfand	
	<b>COUNCIL RECOMMENDATION:</b> Provisional Approval	
Motion by:	Bob Gorham	Seconded by: Todd Lambert
Vote:	Yes 14	No 1 (Jon Bennett) Abstain 0 Absent 1

Action: Council members recommended approval with Tammy & Curtis's recommendation for the removal of RD 20 on the west corner and make it BP, and keep north east RD-20 where proposed.

Council Concerns:

Curtis Banks clarify and get SHRA to give us a plan of what they are going to do. Recommend road improvements on east side of Gardner. Recommend clarification and Von Behren approval of new access to property.

Tammy Trujillo, recommended removal of RD-20 on west corner and make it BP, keep RD-20 where proposed. Bob motioned with Tammy and Curtis.

**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 7304 Hedge Avenue Sacramento, CA 95829	Maraventano Family Revocable Trust 7334 Hedge Avenue Sacramento, CA 95829
	Ponciano P. & Josefina A. Nilo 730 Skylake Way Sacramento, CA 95831	Reza Moftaker & Catherine MacMillian P.O. Box 1888946 Sacramento, CA 95818
	EGF Holdings, LLC. 9601 Journey Court Granite Bay, CA 95746	Roger S. & Lynn C. Swanson 840 El Chorro Way Sacramento, CA 95814
	Edwin S. & Alice Y Kubo 10 Sail Court Sacramento, CA 9583	Donna Marie Westherman 7328 Hedge Avenue Sacramento, CA 95829
	Vern & Shirley Jansen 7411 Elk Grove Florin Road Sacramento, CA 95829	

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

**Engineer:** McKay & Soms, 1552 Eureka Road, Suite 100, Roseville, CA 95661, 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

- Request:
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 (± 5.4 acres), RD-15 residential 8.0± 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 – 8.0 gross acres, and Lot 11 – 5.4 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.
  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: Stuart Helfand

COUNCIL RECOMMENDATION: Denial

Motion by: Robert Gorham

Seconded by: Susan Lathrop

Vote: Yes 15

No 0

Abstain 0

Absent 1

Action: Council member voted to deny the applicant request.

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