



**TUESDAY,  
SEPTEMBER 8, 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 [stevens@accounty.net](mailto:stevens@accounty.net), [gregoryc@accounty.net](mailto:gregoryc@accounty.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
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**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-SDP-SPP-EXP-AHS-0218  
Assessor's Parcel No.: 065-0042-028, -031 and -040 through -044 (por. of -043)

Owners:	Leroy E. Hypse 7297 Gardner Avenue Sacramento, CA 95829	Elvin J. Byrant 7641 Bar Du lane Sacramento, CA 95829
	Ricky W. Massie 1801 Tribute Road Sacramento, CA 95815	George & Margo Tzikas Family Trust 8360 Lake Forest Drive Sacramento, CA 95826
	Vu Bang Dinh & Catherine Hang Phung 312 Forbes Avenue Pittsburgh, PA 15222	Gardner Group 520 Galveston Street W. Sacramento, CA 95691
	Cuc Thi Purser 894 Cabot Lane Foster City, CA 94404	Rhoda Mae Brown Revocable Trust 7383 Gardner Avenue Sacramento, CA 95828
Applicant/Developer	Gerry N. Kamilos, LLC, 11249 Gold Country Boulevard, Suite 190, Gold River, CA 95670	
Engineer:	McKay & Somps, 1552 Eureka Road, Suite 100, Roseville, CA 95661, Attention: Bruce Walters	
<b>Project Name:</b>	<b>GARDNER PARKE REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION AND AFFORDABLE HOUSING PLAN</b>	
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:	<ol style="list-style-type: none"> <li>1. A <b>Rezone</b> of approximately 65.4 acres from AR-5 and AR-10 agricultural-residential to RD-5, RD-7, RD-10 residential and O recreation.</li> <li>2. A <b>Tentative Subdivision</b> Map to divide approximately 65.4 acres into 395 single-family lots, 1 multi-family lot, 1 park lot, and 3 landscape lots.</li> <li>3. A <b>Special Development Permit</b> to reduce the RD-7 zone lot area, lot width and public street requirements.</li> <li>4. A <b>Special Development Permit</b> 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.</li> <li>5. An <b>Exception</b> from the Land Development Ordinance to allow lots less than 95 feet deep.</li> <li>6. An <b>Affordable Housing Plan</b> consisting of dedication of a 5.2 gross-acre site for affordable housing, and payment of an affordability fee.</li> </ol>	
	Investigating Member:	

**COUNCIL RECOMMENDATION:**

Motion by:			Seconded by:	
Vote:	Yes	No	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:

**2. 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, 1552 Eureka Road, Suite 100, Roseville, CA 95661,  
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:				

**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:				

**3. 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 Attention: Mark Weise

**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:**

<b>Motion by:</b>			<b>Seconded by:</b>	
<b>Vote:</b>	Yes	No	Abstain	Absent
<b>Action:</b>				

**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.**

<b>Motion by:</b>			<b>Seconded by:</b>	
<b>Vote:</b>	Yes:	No:	Abstain:	Absent:
<b>Comments:</b>				

**4. 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:				

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