



# FLORIN-VINEYARD GAP COMMUNITY PLAN PROJECT

## VINEYARD & SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCILS

MONDAY,  
JANUARY 11, 2010  
6:30 p.m. – 9:00 p.m.

**SHERIFF COMMUNITY ROOM  
7000 65TH STREET  
SACRAMENTO, CA 95823**

<http://www.msa2.saccounty.net/planning/Pages/CPAC-Florin-VineyardGap.aspx>

The County Planning representatives for the Florin-Vineyard Gap Community Plan Project are Tricia Stevens, Principal Planner, and Surinder Singh, Senior Planner. To reach Tricia or Surinder call 874-6141 or E-mail [stevens@msa2.saccounty.net](mailto:stevens@msa2.saccounty.net) or [singhsu@msa2.saccounty.net](mailto:singhsu@msa2.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
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VINEYARD CPAC	STUART HELFAND	<u>CHAIRMAN</u>	DARREN CORDOVA
		<u>VICE-CHAIR</u>	DAVID WILLIAMS
	TAMMY TRUJILLO	<u>SECRETARY</u>	MARY DUNCAN
	SUSAN VERGNE		
	JON BENNETT		
SOUTH SACRAMENTO CPAC	CURTIS BANKS	<u>CHAIRMAN</u>	WALTER RICE
	MIDGE CHAPIN	<u>VICE-CHAIR</u>	ROBERT GORHAM
	PHYLLIS EVANS	<u>SECRETARY</u>	SUZANNE LATHROP
	TODD LAMBERT		DAVID LATHROP
	BURKE LUCY		

REPRESENTATIVES:

COUNTY PLANNING REPRESENTATIVES:  
TRICIA STEVENS, PRINCIPAL PLANNER  
SURINDER SINGH, SENIOR PLANNER

EXA – EXCUSED ABSENCE      U - UNEXCUSED ABSENCE      P – PRESENT  
R – RESIGNED                      TE - TERM EXPIRED

QUORUM DETERMINATION:     Yes                       No  
COUNTY REPRESENTATIVE:  Yes                       No

**PRELIMINARY BUSINESS:**

**1. Review Draft Florin Vineyard Gap Community Plan Text**

**CHAPTER 1: INTRODUCTION – NO COMMENTS**

**CHAPTER 2: POLICY PLAN**

- Policy FV-3 regarding use permit waiver for projects with more than 10 duplexes or half-plexes if accompanied with other applications  
**Action:** Clarify policy to allow only duplexes/half-plexes on corner lots
- Discussed Policy FV-32 regarding wood fences and masonry walls.  
**Action:** Require fences to be maintained at property lines
- Requirement for meandering sidewalk per Policy FV-35  
**Action:** Clarify policy to limit meandering sidewalks. County Improvement standards do not support detached meandering sidewalks for arterials and thoroughfares
- Defer Park and Open Space policy discussion to the Jan 19, 2010 meeting
- Industrial Area north of Elder Creek Road  
**Action:** – Add new policy to promote the use of the industrial area north of Elder Creek Road for future employment, office and business uses.
- School Site Policy  
**Action:** Add new policy regarding school site reservation (per language provided to Joint CPACs during the 12/17/2009 meeting)

**CHAPTER 3: LAND USE SUMMARY**

- Section 3.4: Density Averaging  
**Action:** Remove the following statement –“Density Averaging allowed as a matter of right” and require density averaging proposals to be reviewed as part of the rezone application – make zoning consistent with any averaging proposal.
- Section 3.6: Density Bonus - Discussed density bonus program including requirements as set forth in the State provisions  
**Action:** Delete reference to specific percentage density bonus requirements and include new text requiring projects to be consistent with state density bonus program.

**CHAPTER 4: RESIDENTIAL**

- Section 4.3: Development Standards  
**Action:** Re-write Table 4.1 to make it more readable and add new setback discussion for fences  
Note – The CPACs would like to review similar Zoning Code standards

**CHAPTER 5: COMMERCIAL**

- Section 5.5 Commercial/Residential Mixed Uses  
**Action:** Add new text to describe mixed use centers and mixed use overlays

**CHAPTER 6: INDUSTRIAL**

- Section 6.5: Future Use of Industrial Lands Discussed general use of the area north of Elder Creek Road. Keep this for industrial use – industrial/business park uses.  
**Action:** Add text requiring land owner input and participation for any future master planning efforts. Keep the first two sentences in Section 6.5 and delete remaining sentences and paragraphs

**CHAPTER 7: OPEN SPACE**

- Deferred park discussions to the Jan 19, 2010 meeting
  - Section 7.4 School Facilities
- Action:** Include new text to describe school siting policy and land use plan footnote  
**Action:** Renumber section 7.4

**CHAPTER 8: DESIGN GUIDELINES:**

- Fences
- Action:** Include new guidelines for fence placement  
**Action:** Direct staff to initiate discussion on single-family design guidelines when available.

**2. Review Draft “Hybrid” Florin Vineyard Gap Land Use Plan**

**3. Other Business**

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**ADJOURNMENT:**

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*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*

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CPAC Member forwarding minutes to County Planning:

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:

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