

ACTION SUMMARY
VINEYARD CPAC
Smedberg Middle School Library
8239 Kingsbridge Drive
Sacramento, CA 95829

TUESDAY

MARCH 5, 2019

7:07 PM

MEMBERS: JOHN COSTA(CHAIR), BARTLEY BAER(VICE-CHAIR),
SOPHIA TROTTER-GOETZE(SECRETARY), TAMMY TRUJILLO, BILL THOMPSON, MARY
DUNCAN, BELINDA BEEKS-MALONE, JOFIL BORJA
(John Costa, Bartley Baer, Belinda Beeks-Malone, and Jofil Borja Were Absent)

1. [PLNP2018-00353 – Heavy Equipment Parking Yard](#)

APPLICANT: Buta Singh/Don Walker

ASSESSOR'S PARCEL NO: 063-0130-013-0000

LOCATION: Located at 6350 Bradshaw Road at the corner of Bradshaw Road and Elder Creek Road in the Vineyard Community.

CPAC RECOMMENDATION: On Tuesday March 5, 2019, The Vineyard Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project (4 Yes, 0 No, 4 Absent).

REQUEST:

1. A **Use Permit** to allow the storage and leasing of heavy equipment and a service yard on approximately 7.25 acres in the Industrial Reserve (IR) zoning district.
2. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 8:06 PM

CPAC ACTION: Recommended Approval In Absence Of Quorum With A Recommendation For An 8 Foot Fence Facing The Street.

AYES: Sophia Trotter-Goetze, Tammy Trujillo, Bill Thompson, Mary Duncan

NOES: None

ABSTAIN: None

ABSENT: John Costa, Bartley Baer, Belinda Beeks-Malone, Jofil Borja

RECUSAL: None

END TIME: 8:25 PM

WORKSHOPS

2. [PLNP2019-00036 – Gerber Storage and Apartments Early CPAC Workshop](#)

APPLICANT: Harinder Johl

ASSESSOR'S PARCEL NO: 065-0080-034, -057

LOCATION: Located on the north side of Gerber Road between Cork Tree Lane and Passalis Lane, approximately 0.4 mile east of Elk Grove Florin Road, in the North Vineyard Station Specific Plan area within the greater Vineyard community.

REQUEST: An **Early CPAC Workshop** to discuss the development of medium density residential and self-storage uses on 19 acres in the RD-20 (Multiple Family Residential 20), O (Recreation), and AR-10 (Agricultural-Residential 10) zoning districts with Flood (F) Combining overlay.

The proposed apartment development consists of 156 apartment units in six three-story structures and uncovered parking areas on 7.3 acres in the western portion of the project site. Approximately 200,000 square feet of mini-storage with associated covered or screened recreational vehicle (RV) parking is proposed on 9.7 acres in the eastern portion of the project site. The northern two acres on the eastern portion of the project site, in the vicinity of Gerber Creek, would not be developed.

Anticipated entitlements: General Plan Amendment, Rezone, Specific Plan Amendment, Boundary Line Adjustment, Use Permit, Design Review, and Special Development Permit (as needed for deviations from applicable development standards).

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with the Office of Planning and Environmental Review. The applicant would like to solicit preliminary comments and suggestions from the community.

START TIME: 7:10 PM

END TIME: 8:05 PM

ADJOURNMENT: 8:20 PM