

AGENDA

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Smedberg Middle School (Multi-Purpose Room)
8239 Kingsbridge Drive
Sacramento, CA 95829

Tuesday, March 5, 2019

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Vineyard.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Vineyard CPAC Chair John Costa (916) 678-0136

County of Sacramento, Office of Planning and Environmental Review representatives for the Vineyard Area

Senior Planner Joelle Inman (916) 874-7575 inmanj@saccounty.net

Associate Planner Leanne Mueller (916) 874-6155 muellerl@saccounty.net

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-Vineyard@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: John Costa Chair
Bartley Baer Vice-Chair
Sophia Trotter-Goetze Secretary

MEMBERS: Tammy Trujillo Mary Duncan
Bill Thompson Belinda Beeks-Malone
Jofil Borja

COUNTY PLANNING REPRESENTATIVES: Joelle Inman Leanne Mueller

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2018-00353 – Heavy Equipment Parking Yard

APN: 063-0130-013-0000

Applicant/Owner: Buta Singh/Don Walker

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

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

Lead Planner: Emma Patten, Assistant Planner, pattene@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2.

Control No.: PLNP2019-00036 – Gerber Storage and Apartments Early CPAC Workshop

APN: 065-0080-034, -057

Applicant/Owner: Harinder Johl

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.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Jessie Shen, Office of Planning and Environmental Review, at shenj@saccounty.net or 916.875.3711. Please include the Control Number and Project Name in your inquiry.

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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 1-800-855-7100.



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