

Minutes

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Smedberg Middle School (Library)
8239 Kingsbridge Drive
Sacramento, CA 95829

Tuesday, March 7, 2017

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 Tim Murphy (310) 483-9501 timmurphyvcpac@gmail.com

Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area

Senior Planner John Lundgren (916) 874-8043 lundgrenj@saccounty.net

Associate Planner Charity Gold (916) 874-7529 goldc@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

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: Tim Murphy **P** Chair
Jag Nagendra **P** Vice-Chair
Sophia Trotter-Goetze **P** Secretary

MEMBERS: Tammy Trujillo **EXC** Mary Duncan **A**
John Costa **A** Belinda Beeks-Malone **EXC**
Bill Thompson **P** Bartley Baer **P**

REPRESENTATIVES: John Lundgren **P** Charity Gold

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	X Yes	No
COUNTY REPRESENTATIVE:	X 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
- Council to consider approval of the February 7, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2017-00027](#) **Entitlement(s):** XVB

Project Name: North Parkland Homes Vesting Subdivision Map Time Extension

Assessor's Parcel No.: 066-0070-051

Location: The project is located on the south side of Florin Road approximately 2,000 feet west of Bradshaw Road in the Vineyard community.

Owner: Randall Grimsman and Laurie Grimsman

County Project Manager: *Charity Gold, Associate Planner, (916) 874 7529, goldc@saccounty.net*

Request: Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for:

- A Vesting Tentative Subdivision Map (Control Number 2002-0357) to divide approximately 29 acres into 124 single-family lots, 20 half-plex lots, a wetland preserve, a park, and two landscape lots in the RD-7 and 0 zones.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit, Use Permit, Exception, and Affordable Housing Plan.

Investigating Member:
Final Hearing Body: Board of Supervisors

COUNCIL RECOMMENDATION: Denial

Motion by: Tim Murphy		Seconded by: Bartley Baer		
Vote	Yes 4	No 1	Abstain 0	Absent 4

Action: Council voted to deny time extension map. Members would like to see this area developed as RD 5.

Comments:

Florin at this location is only a two land road. The increased traffic that would come from an RD 7 development would negatively impact the existing community.

2. Control No.: [PLNP2017-00028](#) **Entitlement(s):** XVB

Project Name: Lynn Estates Time Extension

Assessor's Parcel No.: 066-0080-009

Location: The project is located on the north side of Gerber Road, adjacent to the west side of the Central California Railroad in the North Vineyard Station Specific Plan.

Owner: SI Real Estate

County Project Manager: *Meredith Holsworth, Assistant Planner, (916) 874-5835, holsworthm@saccounty.net*

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0911), to divide approximately 13.87 acres into 30 residential lots in the RD-3 and 0 zones. The substantial compliance map approved June 6, 2014 is the new map of record for this extension.

Investigating Member:
Final Hearing Body: Board of Supervisors

COUNCIL RECOMMENDATION: Approval				
Motion by: Jag Nagendra		Seconded by: Bill Thompson		
Vote	Yes 5	No 0	Abstain 0	Absent 4
Action: Council voted to recommend approval of time extension map.				
Comments:				
Neighbors asked in 2000 when this map was first approved, that the lot sizes be RD 2. This was not granted. The map calls for RD 3 lots. Neighbors are still concerned that the RD 3 lots will not act as a good transition to the large AG lots directly across the street.				
3.	Control No.:	<u>PLNP2016-00277</u>	Entitlement(s): SDP, SPP, DRS	
	Project Name:	Vineyard Creek Tentative Subdivision Map, Special Development, and Design Review		
	Assessor's Parcel No.:	065-0270-004		
	Location:	The project is located on the south side of the future Waterman Road extension approximately 1,700 feet north of Gerber Road in the Vineyard community.		
	Owner:	Lennar Homes of California Sean MacDiarmid		
	County Project Manager:	Wendy W. Hartman, Senior Planner, 875-0527, <u>hartmanwt@saccounty.net</u>		
	Request:	<ol style="list-style-type: none"> 1. A Tentative Subdivision Map (SDP) to divide 6.77± gross acres into 84 single family lots and several common lots for landscape/common areas and alley/parking areas on a site that has a General Plan designation of LDR, Community Plan and Specific Plan designation of MFR 12-22, and a Zoning Designation of RD-20. 2. A Special Development Permit (SPP) to deviate from setbacks, number of required on-site guest parking spaces, use of off-site parking spaces, and open space requirements. 3. A Design Review (DRS) to comply with the Countywide Design Guidelines. 		
	Investigating Member:			
	Final Hearing Body:			

COUNCIL RECOMMENDATION: Continue to April CPAC meeting (April 4, 2017)				
Motion by: Tim Murphy		Seconded by: Jag Nagendra		
Vote	Yes 5	No 0	Abstain 0	Absent 4
Action: Continue item to next regularly scheduled Vineyard CPAC meeting. This will allow CPAC members to talk to neighbors about the project and it will allow members to visit similar existing developments in various phases of the process. Those developments are located at the following addresses:				
Lennar at La Maison at Diamond Creek 1049 Provence Village Dr. Roseville, CA 95747				
Marion Square 2179 Village Green Dr. Roseville, CA 95747				
Montecito Walk 1016 Kirkhill Dr. Roseville, CA 95747				
This will also allow county staff time to prepare a presentation of current affordable housing inventory maps for the CPAC's information.				

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:

Stakeholders would like to see a project like this over an apartment complex if the area has to stay zoned RD 20. Ideally, they would like to see the area rezoned to less than RD 20.

Members feel this needs to be taken to the existing neighborhood to see how they feel about the project, specifically in regards to a project requiring an HOA.

Concern over effect removing this land from the affordable housing inventory will have on the rest of the land set aside for affordable housing.

OTHER BUSINESS:

➤ **Melinda Avey - Human Services Coordinating Council**

Human Services Coordinating Council representatives posed the following questions to the council and community members present. They collected answers and will send the Vineyard CPAC a compilation of our answers as well as answers given 3 years ago for review.

1. What safety net services are the most critical in the community?
 - Lack of sidewalks / pedestrian safety
 - Lack of local dentists & doctors
 - Lack of commercial businesses along streets/ frontage
 - Lack of law enforcement regarding drug distribution particularly in the BarDu and Rogers area.
2. What safety net services have been successful?
 - More frequent police patrols
 - Visit by Supervisor Kennedy
3. What are the gaps in the safety net
 - See answers to #1
4. What more can be done?
 - Utilize web site Nextdoor to contact members of the community directly.

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 Planning and Environmental Review Division 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 1-800-735-2929



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