

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## AGENDA

Tuesday, June 7, 2016

7:00 PM

**HERITAGE PEAK CHARTER SCHOOL**  
**8065 ELK GROVE-FLOIRIN ROAD, SUITE 160**  
**SACRAMENTO, CA 95829**

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Vineyard CPAC Chair, Tim Murphy at (310) 483-9501 or [timmurphyvcpac@gmail.com](mailto:timmurphyvcpac@gmail.com). The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net) and Charity Gold at (916) 874-7529 or [goldc@saccounty.net](mailto:goldc@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-Vineyard@saccounty.net](mailto:CPAC-Vineyard@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	TIM MURPHY JAG NAGENDRA SOPHIA TROTTER-GOETZE	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	TAMMY TRUJILLO JOHN COSTA	MARY DUNCAN BELINDA BEEKS-MALONE
<b>REPRESENTATIVES:</b>	JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW CHARITY GOLD - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

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

QUORUM DETERMINATION:                      Yes                      No

COUNTY REPRESENTATIVE:                      Yes                      No

**Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: [PLNP2015-00288](#)

**Project Name: KELLY'S CAR WASH USE PERMIT**

**Assessor's Parcel No.: 115-2040-003**

Location: The property is located in the Promenade of Arbor Creek shopping center, approximately 1,000 feet north of the intersection of Calvine Road and Elk Grove Florin Road in the Vineyard community. (Supervisor District 5: Don Nottoli)

Owner: Attention: Don Burton  
 BZB Roseville, LLC  
 1700 Eureka Road, Ste 130, Roseville, CA 95661

Applicant/Phone/Email: Attention: Monty Zorb  
 KZM Carwashes, LLC  
 7808 Kelley Drive, Ste F, Stockton, CA 95209  
 2092985750; [mzorb@sbcglobal.net](mailto:mzorb@sbcglobal.net)

Engineer: Attention: Jeff Sanguinetti  
 A. R. Sanguinetti & Associates  
 1150 W. Robinhood Drive, Ste 1-C, Stockton, CA 95207  
 2094770899; [jmsang@aol.com](mailto:jmsang@aol.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

- Request:
1. A **Use Permit** to allow a 6,360 square-foot automated carwash facility on approximately 1.009 acres in the LC zone.
  2. A **Design Review** to comply with Commercial Development Standards. (SZC 5.5.2.)

Investigating Member:

**COUNCIL RECOMMENDATION:**

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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.**

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

**2. Control No.: [PLNP2016-00008](#)**

**Project Name: GERBER CREEK TIME EXTENSION**  
**(This is an Informational Item Only, No Action Required)**

**Assessor’s Parcel No.: 065-0070-007**

**Location:** The property is located at 7450 Elk Grove Florin Road, approximately 1/2 mile south of Florin Road in the South Sacramento community. (Supervisor District 2: Patrick Kennedy)

**Applicant/Owner** Attention: Jack Liebau  
**Phone/Email:** Liebau Family Partnership  
 665 Canterbury Road, San Marino, CA 91108  
 650-222-8150; [jackliebau@yahoo.com](mailto:jackliebau@yahoo.com)

**Engineer:** Attention: Vance Jones  
 MacKay & Soms  
 1552 Eureka Road, Suite 100, Roseville, CA 95661  
 916-773-1189; [vjones@msce.com](mailto:vjones@msce.com)

**County Project Manager:** *Emily Hyland, Assistant Planner, 874-6578, [hylande@saccounty.net](mailto:hylande@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 2004-0187), to divide approximately 30.3 acres into 186 lots in the RD-4 and RD-7 zones.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to deviate from lot size, width, and setback standards, as well as an affordable housing density bonus of 24 lots.

Investigating Member:

**COUNCIL RECOMMENDATION:**

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.**

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

**3. Control No.: [PLNP2016-00034](#)**

**Project Name: WAEGELL TEMPORARY HARDSHIP HOME**

**Assessor's Parcel No.: 123-0030-002**

**Location:** The property is located at 7700 Eagles Nest Road, approximately 1/2 mile north of Grant Line Road in the Vineyard community.  
(Supervisor District 5: Don Nottoli)

**Owner:** Henri Waegell  
700 Eagles Nest Road, Sacramento, CA 95830  
916-416-7012; [becky@calbotany.com](mailto:becky@calbotany.com)

**Applicant/ Phone/Email:** Neal Hocker  
2750 West Capitol Avenue, West Sacramento, CA 95624  
916-416-2002; [nealhocker@hotmail.com](mailto:nealhocker@hotmail.com)

**County Project Manager:** *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

**Request:** A **Use Permit** to allow a Temporary Hardship Mobile Home on approximately 1.59 acres in the AG-160 zone.

Investigating Member:

**COUNCIL RECOMMENDATION:**

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.**

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

4. Control No.: [PLNP2016-00101](#)

**Project Name: PHEASANT ESTATES TIME EXTENSION**

**Assessor’s Parcel No.: 115-0040-080**

Location: The property is located on the south side of Pheasant Down Way, approximately 1,000 feet south of Gerber Road in the Vineyard community. (Supervisor District 2: Patrick Kennedy)

Applicant/Phone/Email: Randy Grimsman  
 Sacramento Land Company, LLC  
 500 N Street, #1405, Sacramento, CA 95814  
 916-719-9478; [randallgrimsman@gmail.com](mailto:randallgrimsman@gmail.com)

Engineers: Michael Robertson  
 Baker Williams Engineering Group  
 6020 Rutland Drive, Suite 19, Carmichael, CA 95608  
 916-331-4336; [miker@bwengineers.com](mailto:miker@bwengineers.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@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 a maximum of three years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2005-0355) to divide approximately 3.78 acres into 19 residential lots in the RD-5 zone.
- Entitlements approved with and pertaining to the above, specifically; an Exception to Title 22 standards for lot depth and an Affordable Housing Plan.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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.**

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

**5. Control No.:** [PLNP2016-00076](#)

**Project Name:** VONG RESIDENTIAL ACCESSORY DWELLING

**Assessor's Parcel No.:** 122-0470-001

**Location:** The property is located at 8200 Daisy Hill Drive, approximately 500 feet south of Wildhawk Drive in the Vineyard community.  
(Supervisor District 2: Patrick Kennedy)

**Owner:** Eric Vong  
8200 Daisy Hill Drive, Sacramento, CA 95829  
916-837-8668

**Applicant/Phone/Email:** Huy Vo  
P.O. Box 163686, Sacramento, CA 95829  
916-752-2022; [hvu@vsacgroup.com](mailto:hvu@vsacgroup.com)

**County Project Manager:** *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

- Request:**
1. A **Use Permit** to allow a 1,175 square-foot attached accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.
  2. A **Special Development Permit** to deviate from setback requirements from primary residences. The proposed residential accessory dwelling unit will be connected to the primary residence. (5.4.5.B.)

Investigating Member:

**COUNCIL RECOMMENDATION:**

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.**

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

6. Control No.: [PLNP2016-00009](#)

**Project Name:** CASELMAN RANCH SPECIAL DEVELOPMENT PERMIT

**Assessor's Parcel No.:** 115-0091-002/003/004/005/006/007

**Location:** The property is located on the north side of Caselman Road, on the northwest corner of Caselman Road and Elk Grove Florin Road in the Vineyard community. (Supervisor District 2: Patrick Kennedy)

**Owner:** Taylor Morrison of California, LLC  
81 Blue Ravine Road, Folsom, CA 95630  
916-605-0640; [dkalemba@sbcglobal.net](mailto:dkalemba@sbcglobal.net)

**Applicant/Phone/Email:** Dave Kalemba  
81 Blue Ravine Road, Folsom, CA 95630  
916-605-0640; [dkalemba@taylormorrison.com](mailto:dkalemba@taylormorrison.com)

**Developer:** Jay Pawlek  
81 Blue Ravine Road, Folsom, CA 95630  
916-932-0980; [jpawlek@taylormorrison.com](mailto:jpawlek@taylormorrison.com)

**Engineer:** Attention: Scott Pedersen  
Morton & Pitalo, Inc.  
75 Iron Point Circle, Suite 120, Folsom, CA 95630  
916-496-8766; [spedersen@mpengr.com](mailto:spedersen@mpengr.com)

**County Project Manager:** *Leanne Mueller, Associate Planner, 874-6155, [muellerl@saccounty.net](mailto:muellerl@saccounty.net)*

- Request:**
1. A Special Development Permit to deviate from the single-family development setback standards for the front yard setbacks on all lots and front, side, and rear setbacks for certain lots. This application also proposes to increase the height of the retaining wall along the western edge of the project from a maximum of two feet to a maximum of five feet in the RD-5 and RD-7 Zoning Districts. (SZC 5.4.2.B, 5.2.5.B.3.)
  2. Design Review to comply with the Sacramento County Residential Development Standards. (SZC 5.4.2.B)

Investigating Member:

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**COUNCIL RECOMMENDATION:**

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

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

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***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 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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