

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

MINUTES

Tuesday, June 7, 2016

7:00 PM

HERITAGE PEAK CHARTER SCHOOL
8065 ELK GROVE-FLORIN 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. The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or lundgrenj@saccounty.net and Charity Gold at (916) 874-7529 or 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. Please identify the relevant project using the project name, control number or address.

OFFICERS:	TIM MURPHY JAG NAGENDRA SOPHIA TROTTER-GOETZE	<u>CHAIR</u> P <u>VICE-CHAIR</u> P <u>SECRETARY</u> P
MEMBERS:	TAMMY TRUJILLO EXA JOHN COSTA P	MARY DUNCAN P BELINDA BEEKS-MALONE EXA
REPRESENTATIVES:	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 X No

COUNTY REPRESENTATIVE: Yes X 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

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

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, 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: Approval

Motion by: TIM MURPHY

Seconded by: JOHN COSTA

Vote:	Yes 5	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:

- Members of the public are concerned about increased traffic in front of the existing apartments.
- Public comments that the current McDonald’s drive thru currently does not have enough room. People waiting in the drive-thru lane sometimes spill into the street. Additional traffic caused by the carwash will exacerbate this problem.

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

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

County Project Manager: *Emily Hyland, Assistant Planner, 874-6578, 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

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

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, 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: Approval

Motion by: JOHN COSTA		Seconded by: JAG NAGENDRA		
Vote:	Yes 5	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:				

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

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

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, 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: APPROVAL

Motion by: JAG NAGENDRA	Seconded by: MARY DUNCAN
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Vote:	Yes 5	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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

Public response:

Proposed housing and lots should be similar and in keeping with existing homes in the area.

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

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, 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 to table this issue until Aug. 2, 2016 Vineyard CPAC meeting.

Motion by: TIM MURPHY	Seconded by: JAG NAGENDRA
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Vote:	Yes 5	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:

Clarification from county requested on the following issues:

- Is this a duplex or an accessory dwelling?
- Will this dwelling interfere with the neighbor’s drainage ditch?
- What are the required set backs to the property line?
- What are staff’s responses to neighbor Jim Lichtenberg’s concerns?

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

Applicant/Phone/Email: Dave Kalembe
 81 Blue Ravine Road, Folsom, CA 95630
 916-605-0640; dkalemba@taylormorrison.com

Developer: Jay Pawlek
 81 Blue Ravine Road, Folsom, CA 95630
 916-932-0980; 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

County Project Manager: *Leanne Mueller, Associate Planner, 874-6155, muellerl@sacounty.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:

COUNCIL RECOMMENDATION: Approval

Motion by: JOHN COSTA		Seconded by: MARY DUNCAN		
Vote:	Yes 5	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:				

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:**MOTION TO APPROVE MINUTES FROM APRIL 5, 2016 – TIM MURPHY****SECOND – JAG NAGENDRA**
UNANIMOUS APPROVAL**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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