

VINEYARD AREA COMMUNITY PLANNING
ADVISORY COUNCIL

Minutes

Tuesday, December 2, 2014
7:00 PM

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

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

Note: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

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 Steve Prosser at (916) 874-6578 or prossers@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call Glenda Basina at (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 <http://www.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 **P** CHAIR
JAG NAGENDRA **P** VICE-CHAIR
SOPHIA TROTTER-GOETZE **P** SECRETARY

MEMBERS: TAMMY TRUJILLO **P** DAVID LOPEZ **E**
MARY DUNCAN **P** ROBERT SMITH **P**

REPRESENTATIVES: JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
STEVE PROSSER - 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 (John Lundgren)

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.: PLNP2014-00090**

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1646>

Project Name: VINTAGE PARK GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, AND TENTATIVE SUBDIVISION MAP

Hearing Body: COUNTY PLANNING COMMISSION - BOARD OF SUPERVISORS

Assessor's Parcel No.: 121-0110-056

Location: The property is located on the south side of Vintage Park Drive, approximately 2,100 feet west of Bradshaw Road in the Vineyard community.

Owner: Roman Catholic Bishop of Sacramento, Attn: Tom McNamara
2110 Broadway, Sacramento, CA 95818
916-733-0277; tmcnamara@scd.org

Applicant/Phone/Email: Steve Chamberlain
301 University Avenue, Suite 100, Sacramento, CA 95825
916-563-3006; steve.chamberlain@colliers.com

Engineer: Baker Williams Engineering Group, Attn: Kent Baker
6020 Ruthland Drive #19, Carmichael, CA 95608
916-331-4336; kbaker@bwengineers.com

County Project Manager: *Charity Gold, Asst. Environmental Analyst, 874-7529; goldc@saccounty.net*

- Request:
- 1) A **General Plan Amendment** to change 17.89 gross acres from Medium Density Residential (MDR) to Low Density Residential (LDR).
 - 2) A **Community Plan Amendment and Rezone** to rezone approximately 17.89 gross acres from RD-20 (Multiple-Family Residential) to RD-5 (Single-Family Residential).
 - 3) A **Tentative Subdivision Map** to create eighty-one (81) single-family lots in the RD-5 (Single-Family Residential) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion that this be approved with the condition that Sacramento low-income inventory surplus not drop to less than 100 units.

Motion by: Tammy		Seconded by: Mary		
Vote:	Yes 5	No 1	Abstain	Absent

Action:

Motion approved 5 to 1. One dissenting member would like to see this project approved as presented, without conditions.

- Project description presented Sacramento County staff member J. Lundgren. Detailed information was shared regarding the impact of this project in relation to Sacramento’s current affordable housing allocation of 330 surplus units.
- If application is approved, it would remove 220 multi-family units from Sacramento County’s current balance of 330 surplus units.
- Kent Baker presented the project on behalf of the property owner. Mr. Baker noted that this land has been zoned RD 20 for many years (he believes 20+) and has never been developed because it is not an area conducive to multi-family units. The location is surrounded on three sides by RD5 housing, is not on a main transportation corridor, and is not close to services.

PUBLIC COMMENT

17 neighboring residents attended this CPAC meeting. All were either in favor of this proposal or in favor of leaving the land vacant. None were in favor of leaving the property zoned RD 20.

Comments:

- I am concerned that cramming 81 units into this area (RD 5) is too tight. Traffic in Churchill Downs is like a parking lot already. This will potentially add another 150 cars to the neighborhood. Across the street from this development is a development of approximately the same amount of land that has only 21 units. 21 units would be a better fit for a property of this size.
- I have lived in this area for 11 years. This property has always been owned by the church. What has happened to the church building on this property? Reply by Steve Chamberlain representative of the Roman Catholic Bishop of Sacramento: This land was originally purchased from the developer Elliot with the intent of building a church. Over the years since the purchase of this parcel, the needs of the church have shifted south. Land was acquired on Bradshaw near Sheldon and a church was built there. The property before the CPAC tonight is now a remnant property for the church.
- Traffic in this area is a parking lot, especially on Bothwell and Vintage Park. This needs to be addressed if even more homes are coming in.
- I have lived on Burroughs Court for 5 years. We bought because of the open space. We would love to see the area stay open property, but since it is private property I would prefer that the applicant build single family homes as proposed rather than multi-family homes.
- I live on Ossman Ct. I bought the house with the promise that this land would only ever be developed as a church.
- Traffic needs to be looked at closely. Bothwell should not be made a through street or parents will drop off and pick up their children from that street trying to avoid having to drive all the way to Smedburg or Sheldon High.
- Pedestrian traffic to Sheldon / Smedburg needs to be considered.
- Access for children in the new area should be made so they can walk to Sheldon / Smedburg. Existing walking trails might be expanded to meet this need.
- I live on Ossman Ct. I would like to see this land developed as RD 5 instead of RD 20.
- Request for clarification on what infill means. J. Lundgren explained the term.
- Will the new homes under this application be of similar value to existing homes? Reply by K. Baker: We are asking for RD 5 zoning instead of something smaller so that the homes will be similar in value to existing homes.
- Lighting on Bothwell is poor and needs to be improved. We have a community mailbox that has been broken into three times.

APPROVAL OF MINUTES:

There were no minutes to approve due to the November CPAC meeting not having any issues before it requesting approval. The November meeting only had an informational agenda item.

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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