

**COUNTY OF SACRAMENTO
CALIFORNIA**

ZONING ADMINISTRATOR REPORT

For the Agenda of:
April 5, 2017

To: Zoning Administrator

From: Department Of Community Development

Subject: PLNP2016-00426. Lloyd Special Development Permit and Design Review. A Special Development Permit to reduce the required front yard setback from 20 feet to 16 feet, 6 inches for a new covered front porch and a Design Review on approximately 0.14 acres in the RD-5 zone for a property located at 8536 Daimler Way, approximately 500 feet west of Vintage Park Drive in the Vineyard community. Applicant: Winston Lloyd. APN.: 115-0680-045. Environmental Determination: Exempt

Supervisory
District(s): Kennedy

Contact: Shelby Maples, Associate Planner, (916)874-6323, mapless@saccounty.net

Details of Request:

1. A Special Development Permit to reduce the required front yard setback from 20 feet to 16 feet, 6 inches for a new covered front porch on approximately 0.14 acres in the RD-5 (Residential) zone.
2. A Design Review to comply with the Sacramento County Design Guidelines.

Applicant/Owner:

Winston Lloyd
8536 Daimler Way
Sacramento, CA 95828

Summary of Key Points:

- The project proposes a covered patio consistent with the style of the existing house.
- The patio, proposed at 16 feet, 6 inches from the right-of-way, deviates from the required 20 foot front yard setback.
- The Design Review Administrator reviewed the design and determined that the project is consistent with the County Design Guidelines.
- The Vineyard Community Planning Advisory Council (CPAC) met on January 3, 2017 and recommended Approval (5 Yes – 0 No, 4 Absent) of the proposed project.

PLNP2016-00426. Lloyd Special Development Permit and Design Review. A Special Development Permit And A Design Review On Approximately 0.14 Acres In The RD-5 Zone For A Property Located At 8536 Daimler Way In The Vineyard Community. Applicant: Winston Lloyd. APN.: 115-0680-045. Environmental Determination: Exempt

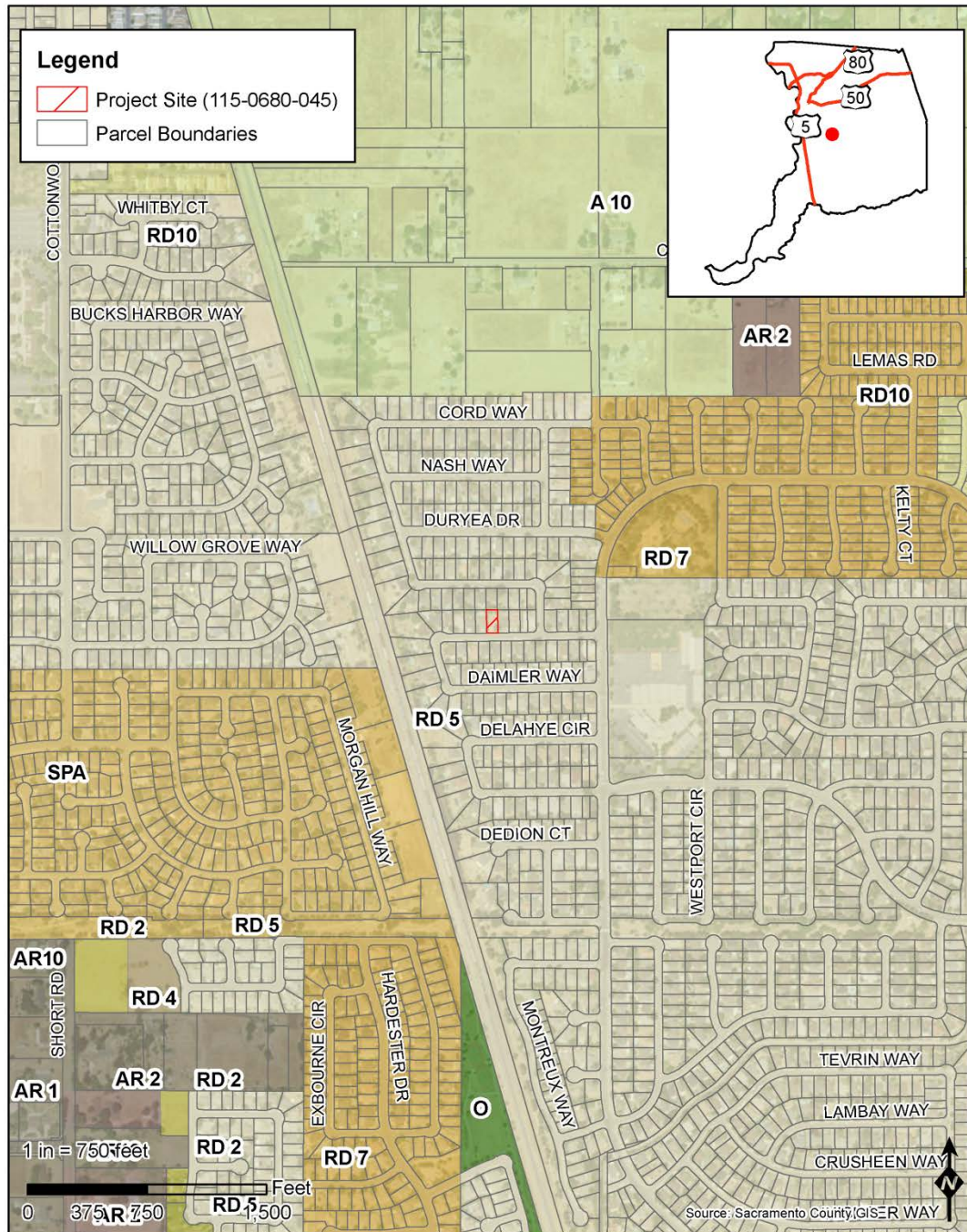
Recommendation:

1. Recognize the exempt status of the request under Section 15301 of the California Environmental Quality Act (CEQA).
2. Approve the **Special Development Permit** as requested, subject to the findings and the conditions listed in Attachment 2 of this report.
3. Approve the Design Review as requested, subject to the findings and conditions in Attachment 2 of this report.
4. Mitigation Monitoring and Reporting Program: None.

PLNP2016-00426. Lloyd Special Development Permit and Design Review. A Special Development Permit And A Design Review On Approximately 0.14 Acres In The RD-5 Zone For A Property Located At 8536 Daimler Way In The Vineyard Community. Applicant: Winston Lloyd. APN.: 115-0680-045. Environmental Determination: Exempt

Maps

Vicinity Map



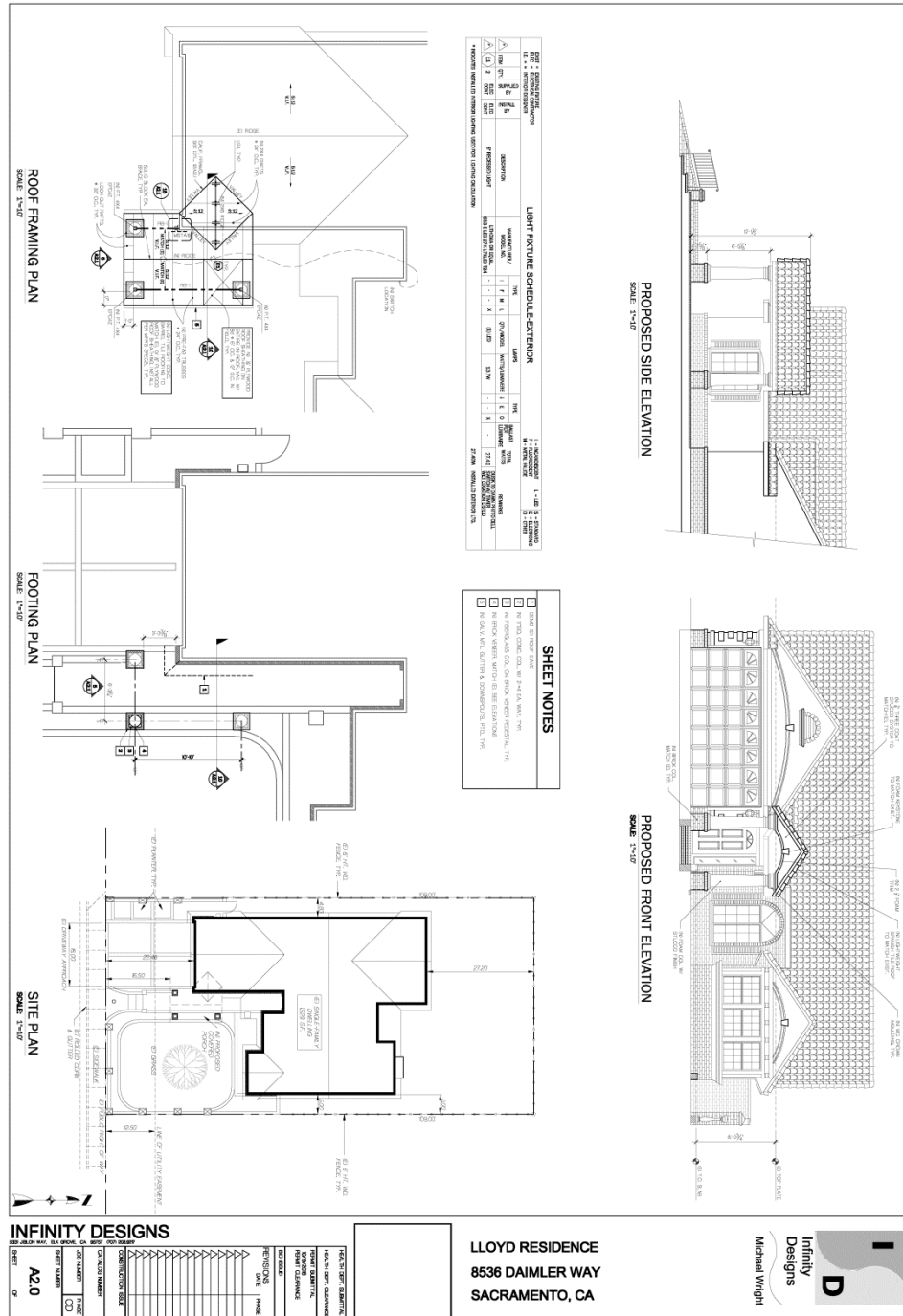
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Aerial Imagery, 2014



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Elevations and Site Plan



PLNP2016-00426. Lloyd Special Development Permit and Design Review. A Special Development Permit And A Design Review On Approximately 0.14 Acres In The RD-5 Zone For A Property Located At 8536 Daimler Way In The Vineyard Community. Applicant: Winston Lloyd. APN.: 115-0680-045. Environmental Determination: Exempt

Parcel History

On June 9, 1983, the Board of Supervisors approved a Community Plan Amendment and Rezone, Tentative Subdivision Map, Special Development Permit, and Use Permit for the Vintage Park and Vintage Park Village project ("Vintage Park Unit 4", Control No. 19820742 and 19820743), which created the subject parcel. Additional control numbers 1984613, 1984614, 19850099, and 19850100 are associated with the parcel. The home on the subject property was constructed in 1987.

Project Description

The project proposal includes the construction of a new covered patio onto an existing house at 8536 Daimler Way in the Vineyard community. The proposed patio cover is approximately eight feet, six inches wide and 13 feet deep. The elevations show that the structure will be 12 feet, one and a half inches tall. The patio cover will be an extension of the existing roofline past the edge of the garage, and will end approximately 16 feet, six inches from the edge of the right-of-way. No encroachment into the existing driveway or any easements is proposed.

General Plan And Community Plan Consistency

General Plan Consistency

This parcel has a General Plan designation of Low Density Residential. The proposed project includes the construction of a small addition to an existing single family house. The project is consistent with the Sacramento County General Plan in that no conflicts have been identified.

Community Plan Consistency

The subject property is located in the Vineyard community, which designates the parcel as RD-5 (Residential). The existing house and the proposed covered patio do not conflict with this designation. The project is consistent with the Vineyard Community Plan in that no conflicts have been identified.

Zoning Code Use And Development Standard Consistency

Zoning Code Use Regulations

The Sacramento County Zoning Code identifies RD-5 as a residential zone allowing up to five dwelling units per acre. The single-family home developed on the subject property is a permitted use in the RD-5 zone. As the covered patio will be attached to the primary structure, it is subject to the same setbacks as the primary structure as described in the development standards in Table 5.7 of the Zoning Code.

According to Section 5.4.2.A, deviations from the development standards may be permitted with the approval of a Special Development Permit to the Zoning Administrator.

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Zoning Code Development Standards

The proposed project is subject to the single-family development standards as outlined in the Sacramento County Zoning Code. Table I reflects the proposed project's compliance with the required standards:

Table I
RD-5 (Residential) Zoning Code Development Standards

	Zoning Code Section	Requirement	Proposed
General Standards			
Maximum Height	5.4.2.B (Table 5.7)	30 feet	Complies: approximately 12 feet
Setbacks			
Front Yard	5.4.2.B (Table 5.7)	20 feet without PUPF/ 24 feet with PUPF	Does not comply: approximately 16.5 feet. *Special Development Permit Required*

Special Development Permit

The purpose of a Special Development Permit is to provide a means of greater creativity and flexibility in design than is provided under the strict application of the zoning district development standards, while at the same time providing adequate protection of the environment and of the health, safety, and comfort of the residents of the development and the County. Section 6.4.6.H of the Zoning Code includes general findings for the Special Development, including the creation of a desirable environment within the project boundaries, adequate provision for necessary infrastructure and utilities, and compatibility with existing and proposed land uses in the area.

The project has been reviewed by the neighborhood, the County Design Review Administrator, and Planning and Environmental Review staff, and no detrimental impacts to the health, safety, or general welfare of the community or environment have been identified. The project will not impede easements or other development standards such as minimum parking requirements for the subject property. No neighbors have raised concerns of potential conflicts. As a result, PER staff supports the requested Special Development Permit.

Design Guidelines Consistency

According to Chapter 2 of the Sacramento County Design Guidelines, which provides guidance for designing single-family residences, architectural features and detailing should "be proportional to the scale of the home, as well as to other homes of a similar architectural style in the surroundings" (Section 2.3.4, Architectural Styles). The Design Review Administrator reviewed the proposed elevations and stated that the design of the covered entry element is consistent with the design of the existing residence. Therefore, the proposed project is consistent with the intent of the County Design Guidelines for single-family homes.

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Land Use And Neighborhood Compatibility

Land Use Compatibility

The proposed project is a minor extension of an existing home into the required 20-foot front yard setback. The subject property is surrounded by similar single-family homes to the north, south, east, and west. The proposed patio cover will not impede the driveway or required parking areas. No issues with land use compatibility have been identified.

Environmental Determination

The project has received a Categorical Exemption under Section 15301, Existing Facilities, under the California Environmental Quality Act (CEQA). As the project consists of a minor expansion of an existing single-family residence, it is exempt from the provisions of CEQA.

Public Outreach, Community Response And Community Planning Advisory Council (CPAC) Review

Community Response

Sacramento County distributes notices of public hearing to all property owners within a 500 foot radius of the subject property or the nearest 30 neighbors, whichever is greater. No public comments were received on the proposed project.

Community Planning Advisory Council (CPAC) Review

The proposed project was reviewed by the Vineyard CPAC on January 3, 2017. The CPAC was supportive of the proposed deviation, and complimented the homeowner on the curb appeal of the home. No neighbors spoke on the item, and the CPAC recommended Approval (5 Yes – 0 No, 4 Absent) of the project.

Project Analysis

The proposal is consistent with relevant County plans and ordinances, including the Sacramento County Zoning Code. The project as proposed is compatible with the existing home. No concerns have been raised by the community, and the Vineyard Community Planning Advisory Council recommended approval of the project. The Design Review Administrator has indicated that the project is consistent with the County Design Guidelines. For these reasons, staff recommends approval of this proposal, with findings and conditions as listed in Attachment 2 of this report.

Attachments

- ATT 1 - Vicinity Map
- ATT 2 - Findings and Conditions
- ATT 3 - Draft Special Development Permit
- ATT 4 - Elevation and Site Plan
- ATT 5 - Elevation Sections

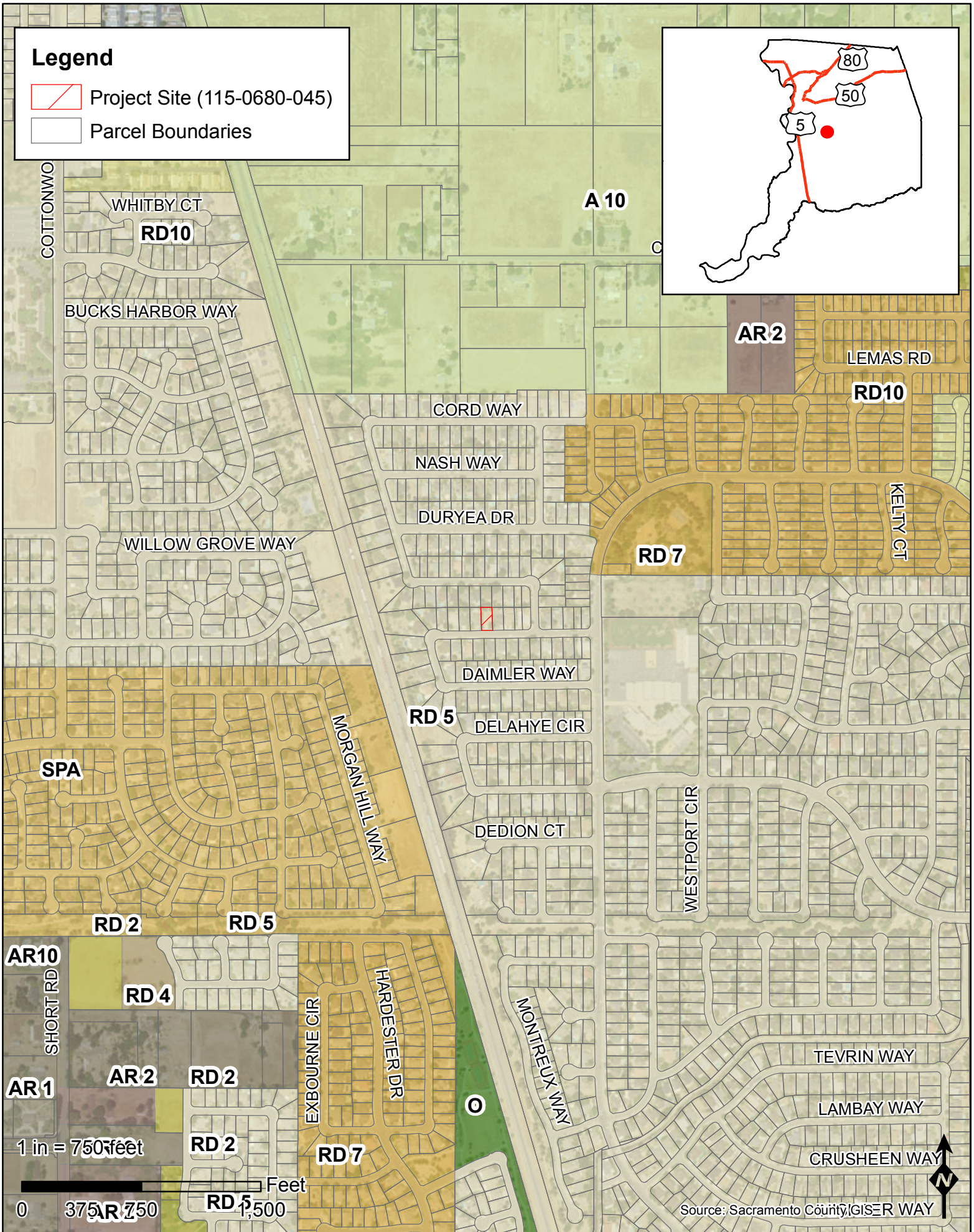
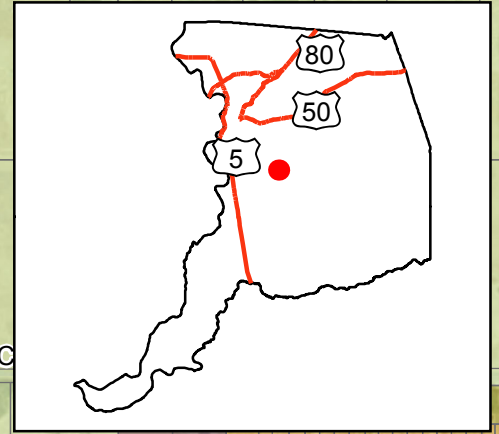
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ATT 6 - Vineyard CPAC Meeting Minutes, January 3, 2017

ENV DOC - Exemption

Legend

-  Project Site (115-0680-045)
-  Parcel Boundaries



1 in = 750 feet



Source: Sacramento County GIS



ATTACHMENT 2
Conditions of Approval and Findings
Control Number PLNP2016-00426
Lloyd Special Development Permit and Design Review

PROJECT FINDINGS

The entitlement that the finding is for is denoted at the end of the finding as an abbreviation (i.e. **SPZ**).

1. Staff has identified no effects from the proposed project which would result in a significant detrimental impact on adjoining or neighboring properties if the approved conditions are carried forward.
2. The requests are consistent with County General Plan Policies in that no conflicts have been identified.
3. The request is consistent with the Vineyard Community Plan in that no conflicts have been identified.
4. The design of the project is supported by the Design Review Administrator.
5. Staff has identified no effects from the requested Special Development Permit which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted. Staff has determined that:
 - a. The proposed development will carry out the intent of the General Plan and any applicable community plan;
 - b. the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
 - c. the proposed development is compatible with existing and proposed land uses in the surrounding area;
 - d. the proposed development is justified by the project design or by the substantial energy savings proposed;
 - e. there is adequate assurance that all necessary infrastructure will be installed at the scheduled times;
 - f. and the existing or proposed utility services are adequate for the uses and density proposed;
 - g. the proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County. **SPZ**

CONDITION AND RESPONSIBLE AGENCY

The conditions are formatted with the Responsible Agency as headings. The timing or implementation of the condition is at the beginning of the condition in ALL CAPITAL LETTERS. The entitlement that the condition is for is denoted at the end of the condition as an abbreviation (i.e. SDP) or if the condition is for all entitlements then it will be indicated by “**All**”.

Sacramento County Department of Planning and Environmental Review (PER)

1. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. Any required subsequent procedural actions shall take

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2016-00426

place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. **SPZ**

2. The final development plans shall be in substantial compliance with Attachment 4 (Elevation and Site Plan), and Attachment 5 (Elevation Sections). **SPZ**

Acronyms and Abbreviations

<i>Hearing Bodies and Advisory Committees</i>	
ZA	Zoning Administrator
<i>Entitlements</i>	
SPZ	Special Development Permit - ZA

THE FOLLOWING IS A COMPLETE SET OF CONDITIONS, INCLUDING APPLICABLE AMENDMENTS,
APPROVED BY THE ZONING ADMINISTRATOR ON (date).

SPECIAL DEVELOPMENT PERMIT

Sacramento County
Department of Community Development
Planning & Environmental Review Division
827 Seventh Street
Sacramento, California 95814

Hearing DATE, 2016

Control No.: PLNP2016-00426
Assessor's Parcel No.: 115-0680-045
Zoning: RD-5 (Residential)
Property Location: The property is located at 8536 Daimler Way, in the Vineyard community.

APPLICANT/OWNER:

Winston Lloyd
8535 Daimler Way
Sacramento, CA 95828

ACTION: ON DAY DATE, 2016 THE ZONING ADMINISTRATOR APPROVED A SPECIAL DEVELOPMENT PERMIT WITH CONDITIONS TO ALLOW THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS:

Allow a reduced front yard setback of 16 feet, 6 inches for a covered patio. The proposed patio would deviate from the Sacramento County Zoning Code standard requiring a minimum 20 foot front yard setback for single-family residences in the RD-5 zone.

ATTACHMENTS THAT DEMONSTRATE ALTERNATIVE DEVELOPMENT STANDARDS:

- A. Elevation and Site Plan (Attachment 4)
- B. Elevation Sections (Attachment 5)

ENVIRONMENTAL DETERMINATION: The Zoning Administrator recognized the EXEMPT status of the request under Section 15301 (Existing Facilities).

CONDITIONS:

1. **(FINAL CONDITIONS TO BE ADDED AFTER THE HEARINGS ARE COMPLETE – SEE ATTACHMENT 2 FOR DRAFT CONDITONS PRIOR TO THE HEARING.)**

FINDINGS:

1. **(FINAL FINDINGS TO BE ADDED AFTER THE HEARINGS ARE COMPLETE – SEE EXHIBIT A FOR DRAFT FINDINGS PRIOR TO THE HEARING)**

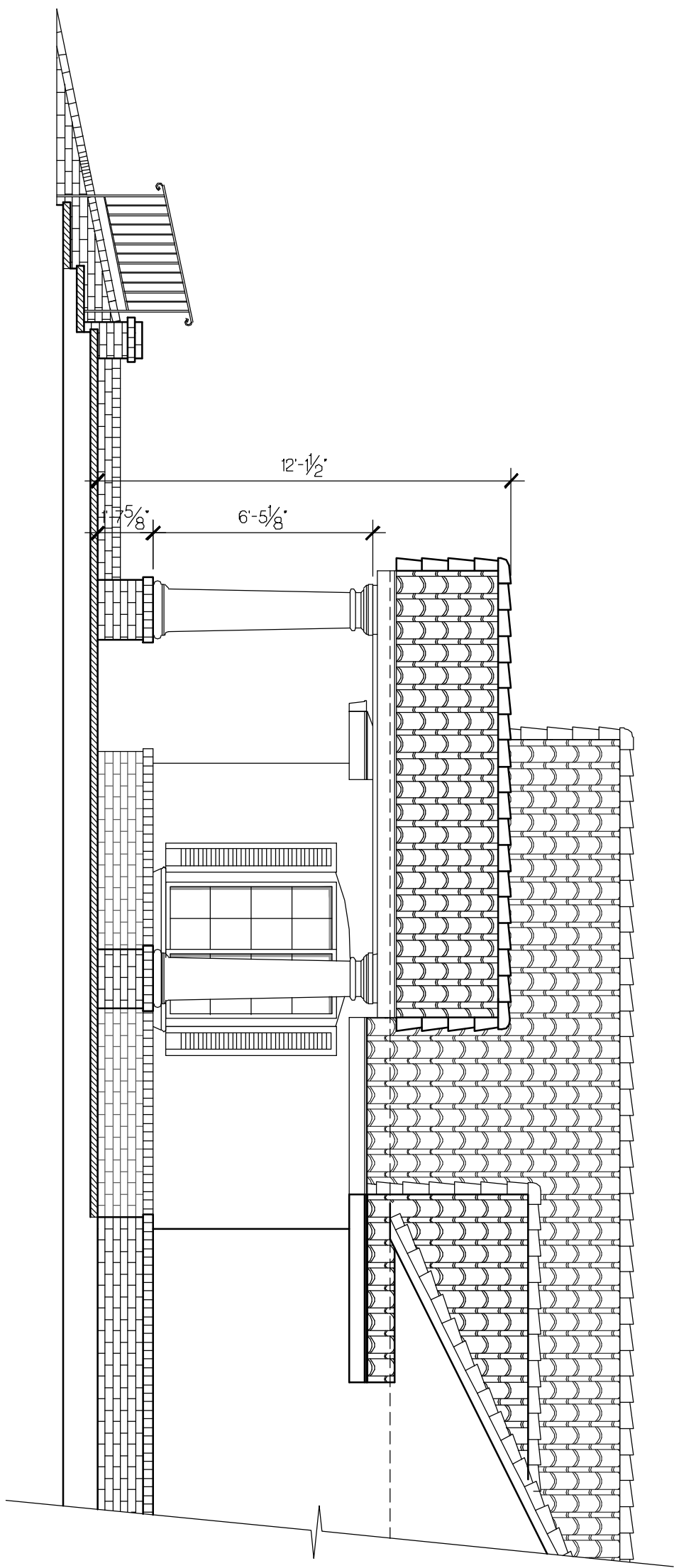
CAUTION: THIS SPECIAL DEVELOPMENT PERMIT IS OF NO FORCE AND EFFECT UNTIL THE EXPIRATION OF A 10-DAY APPEAL PERIOD FROM AND AFTER THE DATE OF THE HEARING ON THE SPECIAL DEVELOPMENT PERMIT.

Note: Appeal of this action may be made in writing, including a filing fee of \$3,935.00, to the Secretary of the Board of Zoning Appeals within 10 calendar days of the date of hearing and pursuant to Section 6.1.3 of the Zoning Code of Sacramento County. The Secretary of the Board of Zoning Appeals is located at 700 H Street, Room 2450, Sacramento, California 95814. For verification of fees for filing an appeal or further information contact Planning & Environmental Review at 874-6141 or the Board of Zoning Appeals at 874-7891.

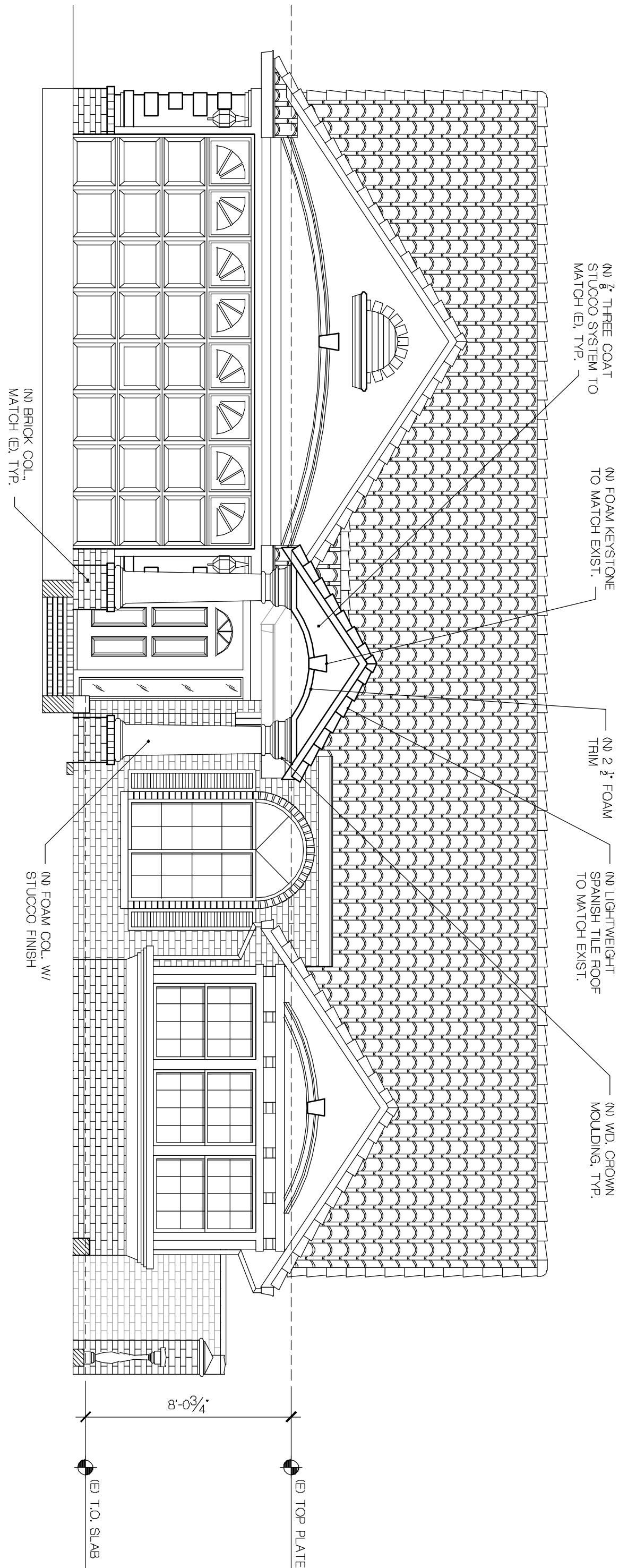
This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. All costs incurred by the County to enforce the conditions listed in this permit shall be the responsibility of the permit holder and/or property owner. The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A special development permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the special development permit, whichever date is last to occur.

MARK MICHELINI
ZONING ADMINISTRATOR



PROPOSED SIDE ELEVATION
SCALE: 1"=10'

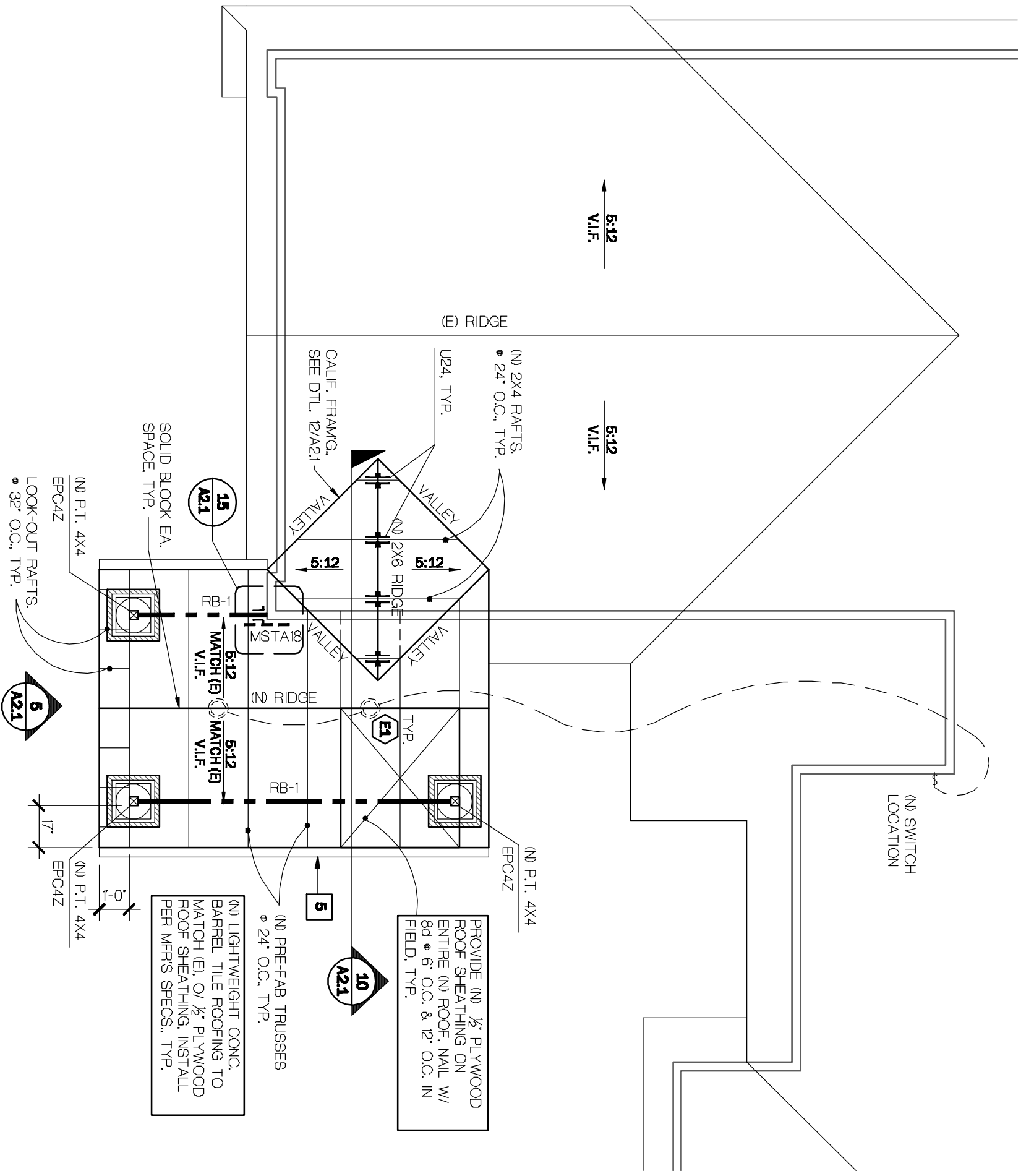


PROPOSED FRONT ELEVATION
SCALE: 1"=10'

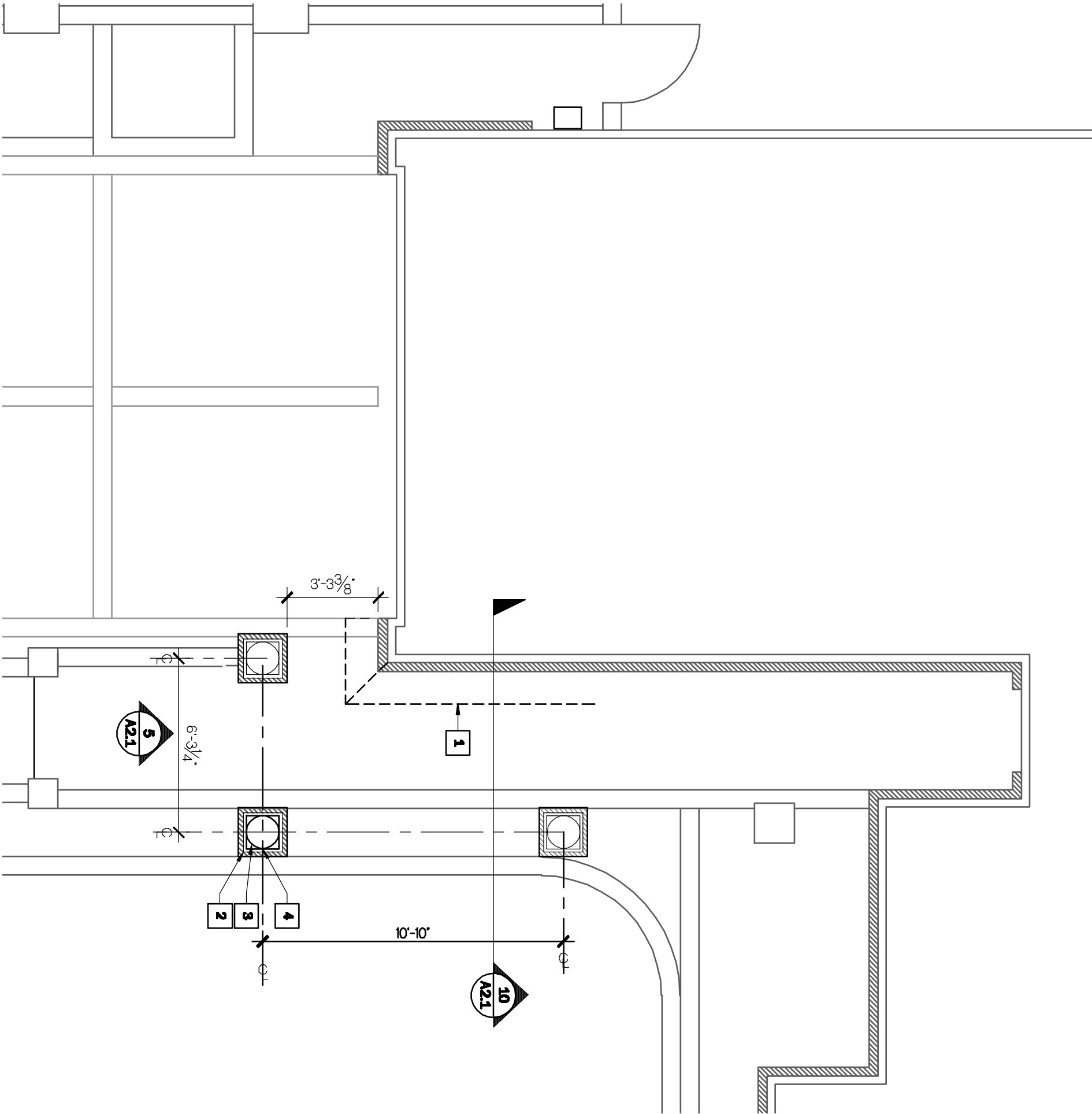
EXIST. = EXISTING FEATURE NEW = NEW ID. = INTERIOR DESIGNER		LIGHT FIXTURE SCHEDULE-EXTERIOR										1 = INCANDESCENT F = FLUORESCENT M = MERIDIAN HIDE		1 = LED E = ELECTRONIC O = OTHER			
SUPPLIED BY		INSTALLED BY		DESCRIPTION		MANUFACTURER / MODEL NO.		TYPE		LAMPS		TYPE		BALLAST TOTAL PER LUMINAIRE		REMARKS	
ITEM QTY.		ELEC ELEC		ELEC ELEC		LITHON OR EQUAL 6856 LED 27K T1 1/2 LED 124		I F M L		QTY / MODEL		WATTS / LUMINAIRE		S E O		WATTS	
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* INDICATES INSTALLED INTERIOR LIGHTING USED FOR LIGHTING CALCULATION

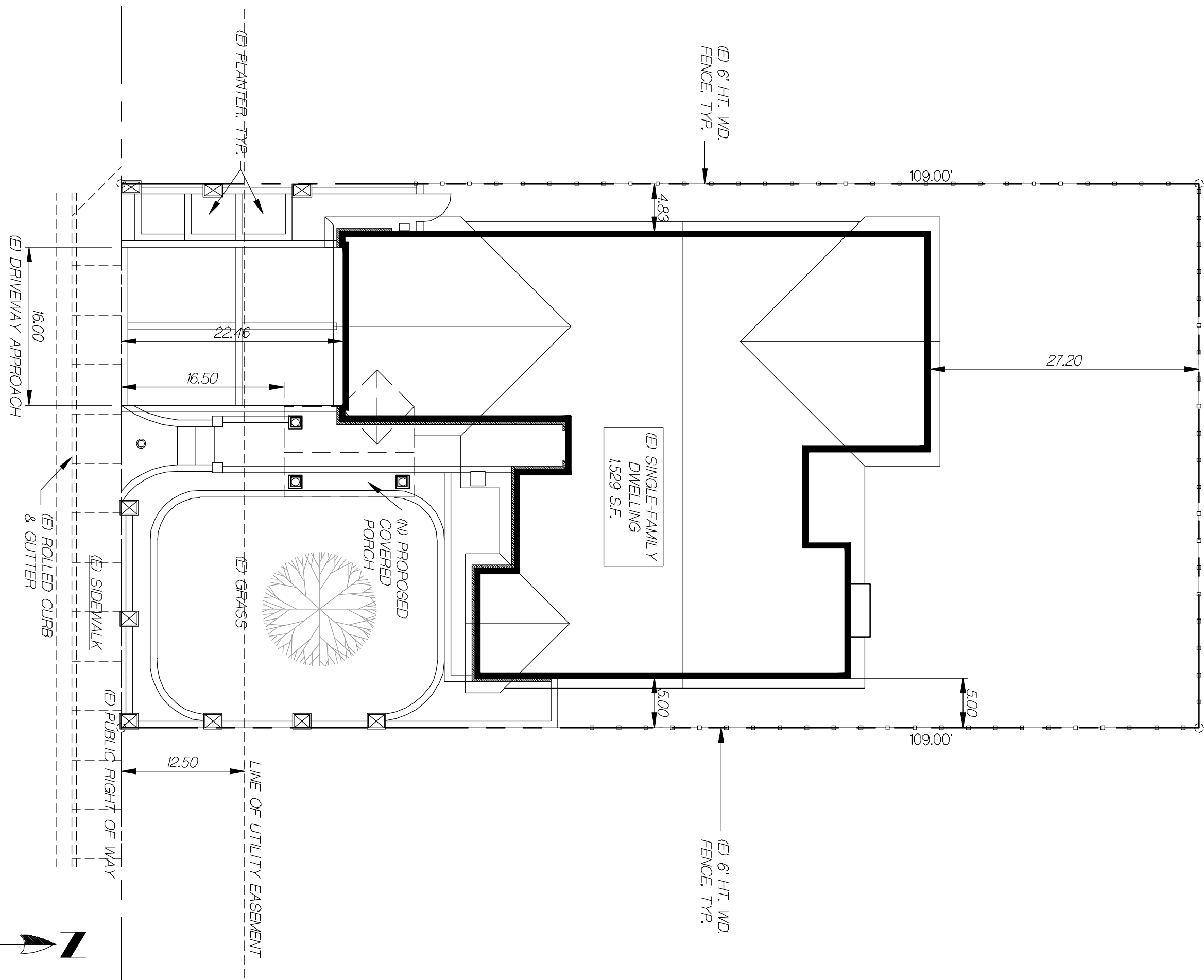
SHEET NOTES	
1	DEMO (E) ROOF EAINE
2	(N) 7/8" CONC. COL. W/ 2"x4 EA. W/V. TYP.
3	(N) FIBERGLASS COL. ON BRICK VENEER PEDESTAL TYP.
4	(N) BRICK VENEER MATCH (E) SEE ELEVATIONS
5	(N) GALV. MTL. GUTTER & DOWNSPOUTS, PTD. TYP.



ROOF FRAMING PLAN
SCALE: 1"=10'



FOOTING PLAN
SCALE: 1"=10'



SITE PLAN
SCALE: 1"=10'

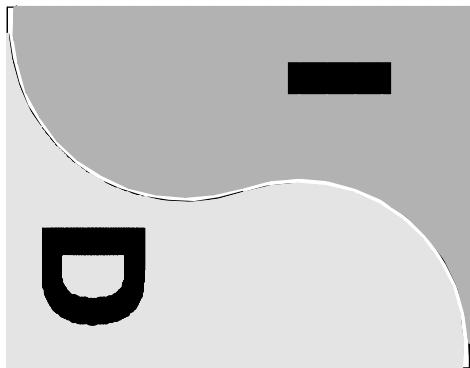
INFINITY DESIGNS

5331 JISLON WAY, ELK GROVE, CA 95757 (707) 208-9207

JOB NUMBER		PHASE
A2.0		CD
SHEET NUMBER		OF
A2.0		01
CONSTRUCTION ISSUE		DATE
HEALTH DEPT. SUBMITTAL		
HEALTH DEPT. CLEARANCE		
PERMIT SUBMITTAL		
PERMIT CLEARANCE		
REV. ISSUES		
REVISIONS		
DATE		
PHASE		

LLOYD RESIDENCE
8536 DAIMLER WAY
SACRAMENTO, CA

Infinity
Designs
Michael Wright



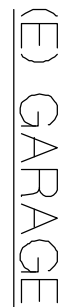


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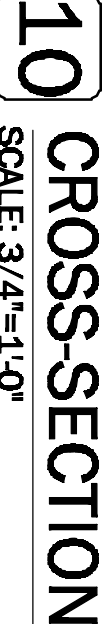
ATTACHMENT 5

[illegible]

SCALE: 1"=1'-0"



SCALE: 3/4"=1'-0"



SCALE: 3/4"=1'-0"



SCALE: 3/4"=1'-0"

VINEYARD AREA COMMUNITY PLANNING
ADVISORY COUNCIL

Minutes

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

TUESDAY, JANUARY 3, 2017

7:00 PM

<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/subscribe/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 EXA	CHAIR
JAG NAGENDRA P	VICE-CHAIR
SOPHIA TROTTER-GOETZE P	SECRETARY

MEMBERS:

TAMMY TRUJILLO EXA	MARY DUNCAN EXA
JOHN COSTA P	BELINDA BEEKS-MALONE U
BILL THOMPSON P	BARTLEY BAER P

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:	X Yes	No
COUNTY REPRESENTATIVE:	X 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.: PLNP2016-00435

Project Name: Hedge 22 Time Extension

Assessor's Parcel No.: 065-0290-022

Location: The property located at the south end of Hedge Avenue, approximately 750 feet east of Mccoy Avenue in the Vineyard community.

Owner: Balijit Johl
9631 Anderson Drive, Roseville, CA 95661Applicant/Phone/Email: Attention: Bruce Walters
Walters Land Planning
7498 Griggs Way Sacramento, CA 95831
916-502-1723; wlp12@comcast.netCounty Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

- Request: 1. 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 2005-0637) to divide approximately 6.18 acres into 22 residential lots in the RD-5 zone.

Investigating Member:

COUNCIL RECOMMENDATION: Approval

Motion by: John Costa

Seconded by: Bartley Baer

Vote:	Yes 5	No 0	Abstain 0	Absent 4
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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:
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Comments:

- Planning sign is not on the correct lot.
- Currently there is no access to the lot

- Access to this area is currently limited by the fact that Waterman does not cross over the railroad tracks.

2. Control No.: PLNP2016-00402

Project Name: Garcia-Rivera Time Extension

Assessor's Parcel No.: 066-0100-034/035

Location: The property is located at 7361 Bradshaw Road, 1/2 mile south of Florin Road in the Vineyard community.

Owner: Attention: Alex Sioukas
Florin Bradshaw Investors, LLC
2277 Fair Oaks Boulevard, #425, Sacramento, CA 95825

Applicant/Phone/Email: Attention: Bruce Walters
Walters Land Planning
7498 Griggs Way, Sacramento, CA 95831
916-502-1723; wlp12@comcast.net

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

Request: 1. 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 2005-0224) to divide approximately 10.1 acres into 86 residential lots in the RD-10 zone.

Investigating Member:

COUNCIL RECOMMENDATION: Approval

Motion by: Bill Thompson

Seconded by: John Costa

Vote:	Yes 5	No 0	Abstain 0	Absent 4
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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:
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Comments:

3. Control No.: PLNP2016-00426**Project Name: Lloyd Special Development Permit****Assessor's Parcel No.: 115-0680-045**

Location: The property is located at 8536 Daimler Way, approximately 500 feet west of Vintage Park Drive in the Vineyard community.
(District 2: Kennedy)

Applicant/Phone/Email: Winston Lloyd
8536 Daimler Way, Sacramento, CA 95828
916-549-2067; wllloyd52@comcast.net

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

Request: A Special Development Permit to reduce the required front yard setback from 20 feet to 16 feet, 6 inches for a new covered front porch on approximately 0.14 acres in the RD-5 zone.

Investigating Member:

COUNCIL RECOMMENDATION: Approval

Motion by: Sophia Trotter-Goetze

Seconded by: Bill Thompson

Vote:	Yes 5	No 0	Abstain 0	Absent 4
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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:
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Comments:

- The owners of this home have already done a significant number of upgrades to the front exterior of their home. This upgrade is in keeping with existing upgrades.

OTHER BUSINESS:

- Review August, October, and November Meeting Minutes – Vineyard CPAC

See below under approval of minutes.

- Bartley Baer shared with the CPAC that he still had lingering concerns over issues that had been brought up at the November 1, 2016 meeting in regards to Ogden Ranch Control # PLNP2015-00247 project. He did further research into the incomplete mailing lists that were used to contact neighbors regarding this hearing and into the Southgate Recreation and Park District's implied approval of the trail system that was being presented. After sharing his findings with the CPAC members, they asked him to summarize his findings and send them in to project manager Cindy Schaer to be included in the project file. Since these findings had not been available at the time this project came to the Vineyard CPAC, they wanted to be sure they were available to all future hearing bodies. Mr. Baer's letter will also be attached to these minutes.

PUBLIC COMMENT:**APPROVAL OF MINUTES:**

Motion to approve August 2, 2016 Vineyard CPAC minutes with the following correction:

Under Vong Residential Accessory Dwelling Control # PLNP2016-00076

"c." should have stated that the dwelling be no larger than 1000 sq ft. instead of 1100 sq ft.

This correction will bring the August 2, 2016 minutes into agreement with the CPAC Referral form filled out for Vong Residential Accessory Dwelling.

Motion by: John Costa Second by: Bartley Baer
Yes: 5 No: 0

Motion to approve October 4, 2016 Vineyard CPAC minutes.
Motion by: John Costa Second by: Bill Thompson
Yes: 5 No: 0

Motion to approve November 1, 2016 Vineyard CPAC minutes
Motion by: John Costa Second by: Bartley Baer

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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January 8, 2017

Vineyard [CPAC](#) met at our regularly scheduled meeting on Tuesday November [1, 2016](#) and discussed the Ogden Ranch Project with the county and the applicant. [Although the project was recommended for approval by the Vineyard CPAC, some concerns were raised with the parkway trail connection and alignment. This led to CPAC member Bart Baer doing investigation. This is a report on my findings.](#)

I met with Vincent King and Eric Jones from [Southgate Recreation and Parks](#) district to get their view of [the](#) Bradshaw to Calvine trail system in the Oden project. Concerns were raised by all that the ideal spacing between equestrian and bike paths were compromised due to the lack of space from the homes to the water edge. There was also discussion about the trail alignment. At the Calvine end of the trail it would cross the creek from the Ogden project with a NEW equestrian/bike bridge. The trail would continue to Calvine on the south east side of the Creek. [The trail would then cross over the vehicle bridge to the west side and on to a crosswalk that would allow you to cross Calvine. To build a NEW bridge to cross the creek just to cross back with traffic, does not make sense.](#) Horses, bikes and [cars](#) do not mix well. It seems logical to keep the trail on the same side of the creek the whole way. There was discussion it could be a corp of engineer issue. It is a safety and expense concern that needs to be addressed.

At the Bradshaw end of the trail it was thought that the path would go under the bridge. After inspecting the bridge it would seem impossible from a clearance issue. A surface alternative will need to be addressed to complete the trail across Bradshaw.

It would be preferred by the vineyard community that the entire trail from Bradshaw to Calvine be completed with the Ogden Ranch Project. There are no other developable properties connected to the trail system to participate in its development.

One last concern was related to Bradshaw Road. From the south side of the Bradshaw Bridge there is a center turn lane that goes quite some distance. Concern was raised by a [CPAC](#) member that this would be used as a u turn lane for those leaving the Ogden project and wishing to go [north](#) on Bradshaw. The question was answered by the county as a corp of engineer flood overflow [requirement](#) but it does not address the traffic safety issue.

[These comments were shared with the Vineyard CPAC at their January 3, 2017 meeting. The CPAC acknowledged that they had already voted on this project before learning the results of these findings and asked that this letter be drafted and placed in the planning file to supplement current information regarding the Ogden Ranch Project PLNP2015-00247](#)

Bartley Baer
CPAC Member