

Action Summary
South Sacramento Community Planning Advisory Council
Sheriff Community Room
7000 65th Street, Suite B
Sacramento, CA 95823

WEDNESDAY

FEBRUARY 19, 2020

6:30 PM

MEMBERS: ERICA JARAMILLO(CHAIR), STEPHANIE WILLIAMS(VICE-CHAIR), TODD LAMBERT(SECRETARY), BURKE LUCY, JOHN NEWMAN, VIRGINIA JAMESON
(All Members were present)

1. [PLNP2019-00318 – JoJo Massage Certificate of Nonconforming Use \(NCS\) \(Informational\)](#)

ASSESSOR'S PARCEL NO: 115-1690-003-0000

APPLICANT: Leiqing Li/ Calvine Crossings LLC

LOCATION: A property located at 8240 Calvine Road, Unit #E, approximately 625 feet east of Power Inn Road in the South Sacramento community.

REQUEST: Request for a Certificate of Nonconforming Use (NCS) for the continued operation of an existing massage establishment, known as JoJo Massage.

The purpose of the CPAC review is to ensure that continuation of the subject use meets the required findings of SZC Section 1.9.3.E, by providing an opportunity for surrounding property owners to voice concerns regarding any negative impacts from the use, or issues with compatibility. This item is not subject to a Vote by the CPAC.

FINAL HEARING BODY: Planning Director

6:32 PM CPAC ACTION: Presentation was made.

2. [PLNP2015-00052 – Florin Vineyards I And II \(Informational\)](#)

ASSESSOR'S PARCEL NO: 064-0071-045; 064-0072-003, 014, 024 and 040

APPLICANT: Evergreen Communities

LOCATION: A property located on the west side south of Watt Avenue and east of Gardner Avenue, approximately 1,025 feet northwest of the South Watt Avenue and Florin Road intersection in the South Sacramento community.

REQUEST: An Amendment to the South Sacramento Community Plan to change the existing land use designation for the subject property from 64.4± acres of Residential Density 3-5 (RD 3-5) and 12.0± acres of Residential Density 5-7 (RD 5-7) to 43.5± acres of Residential Density 3-5 (RD 3-5) and 32.9± acres of Residential Density 5-7 (RD 5-7).

An Amendment to the Florin Vineyard Community Plan to change the existing land use designation for the subject property from 64.4± acres of Residential Density 3-5 (RD 3-5) and 12.0± acres of Residential Density 5-7 (RD 5-7) to 43.5± acres of Residential Density 3-5 (RD 3-5) and 32.9± acres of Residential Density 5-7 (RD 5-7).

A Rezone to change the existing land use designation for the subject property from 14.9± acres of Residential Density 4 (RD 4), 30.6± acres of Residential Density 5 (RD 5), 10.3± acres of Residential Density 7 (RD 7), 1.9± acres of Light Industrial (M-1), 11.6 ± acres of Agriculture 10 (A-10), and 7.1± acres of Recreation (O) to 14.9± acres of Residential Density 4 (RD 4), 23.9± acres of Residential Density 5 (RD 5), 33± acres of Residential Density 7 (RD 7), and 4.6± acres of Recreation (O).

A Tentative Subdivision Map to subdivide 76.4± gross acres into 285 single family residential lots, one park lot, four open space lots (drainage ditch), two drainage lots, one detention basin lot, two landscape lots, and one "edge" lot.

A Large Lot Tentative Map to subdivide 80.4± acres into 18 large lots.

A Design Review to comply with the Countywide Design Guidelines.

Abandonment of Easements and public road rights-of-way.

An Affordable Housing Strategy to fulfill the project's affordable housing obligation by payment of affordable housing fees.

FINAL HEARING BODY: Board of Supervisors

7:31 PM CPAC ACTION: Presentation was made.

OTHER BUSINESS:

No other business was discussed.

STAFF UPDATE:

No updates were made.

COUNCIL MEMBER COMMENTS:

No comments were made.

PUBLIC COMMENT:

No public comments were made.

Adjourned at 7:31 p.m.