

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

Sheriff Community Room
7000 65th Street, Suite B
Sacramento, CA 95823

Wednesday, February 19, 2020

6:30 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

South Sacramento CPAC Chair	Erica Jaramillo		emjaramil@hotmail.com
County of Sacramento, Office of Planning and Environmental Review representatives for the South Sacramento Area			
Senior Planner	Mark Michelini	(916) 874-5648	michelini@saccounty.net
Associate Planner	Meg DeCourcy	(916) 874-6332	decourcym@saccounty.net

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-SouthSacramento@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	Erica Jaramillo	Chair
	Stephanie Williams	Vice-Chair
	Todd Lambert	Secretary
MEMBERS:	John Newman	Virginia Jameson
	Burke Lucy	
COUNTY PLANNING REPRESENTATIVES:	Mark Michelini	Meg DeCourcy

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2019-00318 – JoJo Massage Certificate of Nonconforming Use (NCS) (Informational)

APN: 115-1690-003-0000

Applicant/Owner: 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

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523, nagaom@saccounty.net

[Click here for more information.](#)

2.

Control No.: PLNP2015-00052 – Florin Vineyards I And II (Informational)

APN: 064-0071-045; 064-0072-003, 014, 024 And 040

Applicant/Owner: 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

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net

[Click here for more information.](#)

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. During the Appeal hearing, the applicant or appointed representative must be present.

OTHER BUSINESS:

STAFF UPDATE:

COUNCIL MEMBER COMMENTS:

PUBLIC COMMENT:

ADJOURNMENT:

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 of Sacramento, Office of the Clerk of the Board at (916) 874-5411, 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 1-800-855-7100.



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