

AGENDA

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

North Highlands/ Antelope Library
4235 Antelope Road
Antelope, CA 95843

Thursday, March 2, 2017

7:00 PM

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

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

Antelope CPAC Chair Delrae Pope (916) 765-9626 delraemarie@yahoo.com

Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area

Senior Planner Jessica Heuer (916) 874-8379 heuerj@saccounty.net

Associate Planner Kate Rose (916) 874-1192 rosekate@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

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-Antelope@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Delrae Pope Chair
 Kathleen Beck Vice-Chair
 Joseph Pacheco Secretary

MEMBERS: Ken Topper Joseph Kammerer
 Emily Biggs Barbara Pantoja

REPRESENTATIVES: Jessica Heuer Kate Rose

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

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
- Council to consider approval of the February 2, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2017-00009](#) **Entitlement(s):** PCN

Project Name: Arco AM/PM at Watt-Blackfoot

Assessor's Parcel No.: 203-0360-002

Location: The property is located at the southeast intersection of Watt Avenue and Blackfoot Way in the Antelope community

Applicant: Rajinder Johl

County Project Manager: Manuel Mejia, Senior Planner (916) 874-7934, mejiam@saccounty.net

Request: The applicant, Barghausen Consulting, requests an Off Sale Beer & Wine (Type 20) license at the proposed AM/PM convenience store at the Southeast corner of Watt Avenue and Blackfoot Way.

Investigating Member:
Final Hearing Body: Board of Supervisors

COUNCIL RECOMMENDATION:				
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2. Control No.: [PLNP2016-00367](#) **Entitlement(s):** ZOB, UPB, & DRS

Project Name: Arco AM/PM at Watt-Blackfoot

Assessor's Parcel No.: 203-0360-002

Location: The property is located at the southeast intersection of Watt Avenue and Blackfoot Way in the Antelope community.

Owner: Merrick Marital Trust

County Project Manager: Wendy W. Hartman, Senior Planner, 875-0527, hartmanw@saccounty.net

Request:

1. A Zoning Code Amendment to allow an auto service station with carwash and sale of liquor in the LC zone district. Currently these uses are prohibited pursuant to Rezone Ordinance SZC 98-0028.
2. A Use Permit to allow an approximately ARCO facility consisting of an 3,180 square foot AM/PM convenience store, a 1,296 square foot car wash, and a 4,872 square foot fuel canopy with eight dispensers with a total of 16 vehicle fueling positions and two underground storage tanks. The proposed facility would operate 24 hours per day and in addition to convenience automobile and food related items will sell beer and wine (Phase 1).
3. A Design Review to comply with the Countywide Design Guidelines for Phase 1 and Phase 2 of the project site. The project also includes a 6,000 square foot retail building as Phase 2 of the project. Retail uses are a permitted use and therefore is only subject to Design Review.

Investigating Member:
Final Hearing Body: Board of Supervisors

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. During the Appeal hearing, the applicant or appointed representative must be present.				
Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

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 Planning and Environmental Review Division at (916) 874-5397, 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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