

AGENDA

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

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

Thursday, August 3, 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

County of Sacramento, Office of Planning and Environmental Review representatives for the Antelope Area

Senior Planner Jessica Lynch (916) 874-8379 lynchje@saccounty.net

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

To contact the Office of Planning and Environmental Review 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

COUNTY PLANNING REPRESENTATIVES: Jessica Lynch Kate Rose

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING 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 April 6, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): PCN**

Control No.: PLNP2017-00194 **ARCO AM/PM Antelope Road PCN**

APN: 209-0720-025, 026

Applicant: Antelope Petroleum, Inc.

Location: The project is located at 5873 Antelope Road at the northeast corner of Antelope Road and Roseville Road in the Antelope community.

Request: A request for a Public Convenience and Necessity letter from the Board of Supervisor for an Off-Sale Type 20 Beer and Wine Liquor License for an Arco AM/PM convenience market and self-serve gas station.

Final Hearing Body: Board of Supervisors

Investigating Member:

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

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. **Entitlement(s): UPB, DRS**

Control No.: PLNP2016-00389 **Antelope Crossing**

APN: 209-0720-025 and 026

Applicant: Milestone Associates

Owner: Antelope Petroleum Inc.

Location: The project is located at the intersection of two arterials, Roseville Road and Antelope Road.

Request:

1. A **Use Permit** to allow a 24-hour gas station, 24-hour convenience store, and canopy height of approximately 20 feet, on 1.55 acres, in the LC zone.
2. A **Special Development Permit** to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow for a 20-foot, rather than the required 50-foot, front yard setback for the Sonic Carport.
3. A **Design Review** for a gas station, convenience store, drive-through restaurant with carport, and car wash to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: *Cindy Schaer, (916) 874-8624, schaerc@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

3.

Entitlement(s): XSP

Control No.: PLNP2017-00149 **Gibson Crossing Tentative Subdivision Map Time Extension**

APN: 203-0050-036 and 056

Applicant: Wickland Corporation

Owner: Gibson Crossing Limited Partnership

Location: The project is located on the north side of Elverta Road approximately 700 feet west of Watt Avenue in the Antelope community.

Request: 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 2004-0836) to divide approximately 22 acres into 163 single-family lots, three landscape lots, a drainage lot, one detention basin lot, and one lot for an existing cellular tower in the RD-10 land use zone.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit, Exception, Abandonment, and Affordable Housing Plan.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Charity Gold, Associate Planner, (916) 874 7529, goldc@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

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 of Sacramento, Office of Planning and Environmental Review 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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311

Antelope CPAC Meeting Minutes
04/06/2017
7:00PM
Center Unified School District Offices

Members in Attendance

Delrae Pope, Kathleen Beck, Joseph Pacheco, Ken Topper and.

Members Absent

Emily Briggs

A motion carried by D. Pope, seconded by J. Pacheco to postpone approval of the minutes from the March meeting and postpone the presentation by was passed by unanimous vote.

Agenda Item 1 - Control No. PLNP2017-00007, Riolo Manor Time Extention

- Location: The project is located at 8312 Cook Riolo Road, approximately 2/5 miles west of Antelope North Road in the Antelope community.
- Request: 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 2005-0829), to divide approximately 3.87 acres into 27 single-family lots in the RD-7 zone of the East Antelope Specific Plan.

The meeting was called to order at 7:00PM. The CPAC and public attendees were given a brief presentation regarding this project from the applicant;

Public comment and inquiries regarding this project were fielded from the following Antelope and adjacent area residents:

Pavel Efremov, Tony Russi

- Mr. Efremov is concerned about all the trees along the south border of the property and wants them removed. The trees' roots are invasive and are risking damage to the properties south of the property.
 - The applicant clarified that the written conditions of the project include removal all trees on the southern property border and poisoning of the root system.
- Mr. Russi commented that the property currently appears abandoned. The grass is growing very high and is a fire danger. He also expressed concerns that the pond on the property is attracting mosquitoes.

CPAC Action

A motion to recommend approval of time extension was carried by K. Topper, Seconded by K. Beck. The Committee passed on a unanimous vote. No abstentions.

Public Comment Not on the Agenda

Roxanne Hargrove was interested in obtaining more information regarding the Barrett Ranch Project. The committee discussed various resources for her to obtain the information she desired, and connected her with county staff for follow-up.

Meeting Adjourned at 7:32PM.