

**ACTION SUMMARY**  
**NORTH HIGHLANDS CPAC**  
Twin Rivers Unified School District  
5115 Dudley Boulevard, Bay A  
McClellan, CA 95652

TUESDAY

FEBRUARY 26, 2019

7:00 PM

MEMBERS: ROBERT ELLIS(CHAIR), JULIE BAUER(VICE-CHAIR), ELIZABETH MITCHELL(SECRETARY), MICHELLE RIVAS, BRENDA EWING, LASHAWNDA BARKER  
(Julie Bauer, Michelle Rivas and LaShawnda Barker Were Absent)

**1. [PLNP2018-00169 – ARCO AM PM at Elkhorn Boulevard and 32nd Street](#)**

**APPLICANT:** Kenneth Wold/John Newton

**ASSESSOR'S PARCEL NO:** 208-0103-002

**LOCATION:** The property is located at the southwest corner of the Elkhorn Boulevard and 32nd Street intersection in the North Highlands community.

**CPAC RECOMMENDATION:** On Tuesday February 26, 2019, The North Highlands Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project With The Members Present (3 Yes, 0 No, 3 Absent).

**REQUEST:**

1. A **Community Plan Amendment and Rezone** of approximately 1.36 acres from the existing Light Industrial (M-1) zoning designation to the proposed General Commercial (GC) zoning designation.
2. A **Use Permit** to allow a new 24-hour automobile service station, a 3,180 square feet (sf) 24-hour convenience store, and a 1,152 sf car wash facility with drive through on approximately 1.36 acres.
3. A **Special Development Permit** to deviate from the requirement for street trees within the landscape planters adjacent to Elkhorn Boulevard.
4. A **Design Review** to comply with Countywide Design Guidelines.

**FINAL HEARING BODY:** Board of Supervisors

START TIME: 7:09 PM

CPAC ACTION: Recommended Approval With Members Present (No Quorum)

AYES: Robert Ellis, Elizabeth Mitchell, Brenda Ewing

NOES: None

ABSTAIN: None

ABSENT: Julie Bauer, Michelle Rivas, LaShawnda Barker

RECUSAL: None

END TIME: 8:04 PM

2. [PLNP2018-00277 – ARCO AM PM at Elkhorn Boulevard and 32nd Street PCN](#)

**APPLICANT:** Kenneth Wold/John Newton

**ASSESSOR'S PARCEL NO:** 208-0103-002

**LOCATION:** Located at the southwest corner of the Elkhorn Boulevard and 32nd Street intersection in the North Highlands community.

**CPAC RECOMMENDATION:** On Tuesday February 26, 2019, The North Highlands Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project With The Members Present (3 Yes, 0 No, 3 Absent).

**REQUEST:** A **Public Convenience and Necessity Letter (PCN)** from the Board of Supervisors for an off-sale Type 20 (beer and wine) liquor license for a new convenience store.

**FINAL HEARING BODY:** Board of Supervisors

START TIME: 8:04 PM

CPAC ACTION: Recommended Approval With Members Present (No Quorum)

AYES: Robert Ellis, Elizabeth Mitchell, Brenda Ewing  
NOES: None  
ABSTAIN: None  
ABSENT: Julie Bauer, Michelle Rivas, LaShawnda Barker  
RECUSAL: None

END TIME: 8:35 PM

**OTHER BUSINESS**

**Annual Officer Elections:**

The members present voted to keep officers the same (3 Yes, 0 No, 3 Absent)

Chair: Robert Ellis  
Vice Chair: Julie Bauer  
Secretary: Elizabeth Mitchell

START TIME: 8:41 PM

END TIME: 9:00 PM