

AGENDA

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Twin Rivers Unified School District
5115 Dudley Boulevard, Bay A
McClellan, CA 95652

Tuesday, February 26, 2019

7:00 PM

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

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

North Highlands CPAC Chair Robert Ellis, Jr. (916) 344-3539
North Highlands CPAC Vice-Chair Julie Bauer (916) 837-8253

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

Senior Planner Joelle Inman (916) 874-7575 inmanj@saccounty.net
Associate Planner Kurt Steinert (916) 874-6929 steinertk@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-NorthHighlands-FF@saccounty.net. Please identify the relevant project using the project name, control number or address.

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

MEMBERS: Michelle Rivas Brenda Ewing
LaShawnda Barker

COUNTY PLANNING REPRESENTATIVES: Joelle Inman Kurt Steinert

<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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2018-00169 – ARCO AM PM at Elkhorn Boulevard and 32nd Street

APN: 208-0103-002

Applicant/Owner: Kenneth Wold/John Newton

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

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

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net

[Click here for more information.](#)

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

Action:

2.

Control No.: PLNP2018-00277 – ARCO AM PM at Elkhorn Boulevard and 32nd Street PCN

APN: 208-0103-002

Applicant/Owner: Kenneth Wold/John Newton

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

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

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@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:				

STAFF UPDATE:

New Member LaShawnda Barker

OTHER BUSINESS:

Annual Officer Elections

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 1-800-855-7100.



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