

AGENDA

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, September 26, 2017

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 Vacant
North Highlands CPAC Vice-Chair Julie Bauer (916) 837-8253

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

Associate Planner Nick Pascoe (916) 874-3103 pascoen@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-NorthHighlands-FF@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Vacant Chair
Julie Bauer Vice-Chair
Elizabeth Mitchell Secretary

MEMBERS: Michelle Rivas Richard E. Griffin

COUNTY PLANNING REPRESENTATIVES: Nick Pascoe

EXA – Excused Absence	U - Unexcused Absence	P – Present
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 June 27, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** UPB, DRS, SPP-add

Control No.: PLNP2017-00216 BP-ARCO Hillsdale

APN: 220-0013-017

Applicant/Owner: BP West Coast Products, LLC

Location: The property is located at 5751 Hillsdale Blvd at the northwest corner of Hillsdale Blvd. and Walerga Road in the North Highlands community.

Request:

1. A **Use Permit (UPB)** for the redevelopment of an existing gas station and 24 hour convenience store. The existing 1,576 square foot building will be demolished and replaced with a 3,180 square foot convenience store in the SC Zoning District. Gas islands and canopies will remain.
2. A **Special Development Permit (SPP-add)** to deviate from the sign standards of Zoning Code Section 5.10 and canopy height standards of Zoning Code Section 3.7.9.C.2.I.
3. A **Design Review (DRS)** to conform to Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:

Motion by:

Vote

Yes

No

Abstain

Absent

Action:

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

Control No.: PLNP2017-00132 ARCO AM/PM HILLSDALE AND WALERGA-PCN

APN: 220-0013-017

Applicant/ Owner: BP West Coast Products

Location: The property is located at 5751 Hillsdale Blvd at the northwest corner of Hillsdale Blvd. and Walerga Road in the North Highlands community.

Request: A request for a Public, Convenience and Necessity (PCN) letter from the Sacramento County Board of Supervisors for a Type 20 (Beer and Wine only) liquor license.

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:

Motion 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

MINUTES

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, June 27, 2017

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 E. Ellis, Jr. (916) 825-8817
North Highlands CPAC Vice-Chair Julie Bauer (916) 837-8253

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

Environmental Coordinator Cathy Hack (916) 874-7183 hackc@saccounty.net
Associate Planner Nick Pascoe (916) 874-3103 pascoen@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-NorthHighlands-FF@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: P Robert E. Ellis, Jr. Chair
P Julie Bauer Vice-Chair
P Elizabeth Mitchell Secretary

MEMBERS: Edwin Valdez *ab* P Richard E. Griffin
EXA Michelle Rivas

COUNTY PLANNING REPRESENTATIVES: Cathy Hack Nick Pascoe *Wendy Hartman*

<i>EXA</i> – Excused Absence	<i>U</i> – Unexcused Absence	<i>P</i> – Present
QUORUM DETERMINATION:	<i>Yes</i>	No
COUNTY PLANNING REPRESENTATIVE:	<i>Yes</i>	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 25, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1.

Entitlement(s): RSP

Control No.: PLNP2017-00071 Malibu Court Estates

APN: 228-0082-015, 027, and 028

Applicant: JTS Engineering Consultants Inc.

Owner: American Investors Group, LLC.

Location: The project is located at 4552 Palm Avenue approximately 1,060 feet east of Hillsdale Boulevard in the North Highlands community.

Request: A Resubmission of a Tentative Subdivision Map to divide three parcels totaling 2.75 acres into 20 single family residential lots in the RD-10 zoning district.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: Wendy W. Hartman, Senior Planner ; (916)875-0527; hartmanw@saccounty.net

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by: *Julia Bauer*

Motion by: *Elizabeth Mitchell*

Vote

Yes

4

No

0

Abstain

0

Absent

1

Action: *approve request*

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:

adjourn 7:45 pm