



# AGENDA

May 27, 2021  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Office of Planning and Environmental Review  
Sacramento County This Meeting Will Be Held Via Skype, To Join Call  
+1 (916) 874-8000 +1 (916) 875-8000+1 (916) 876-4100  
Conference ID#70966705  
For Assistance Contact Kim Reading at [ReadingK@saccounty.net](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz,  
Staff: Paul Gumbinger, Michael Wall, Dustin Littrell, Kim Reading, David  
Oulrey, Desirae Fox

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2020-00205 14174 & 14176 Highway 160 Tentative Parcel Map.](#)
- APN:** 257-0180-024-0000
- Applicant:** D.B. Wilton Land Surveying
- Owner:** The Vollman Company
- Location:** The property is located at 14171 State Highway 160 in the Delta community.
- Request:**
1. A **Tentative Parcel Map** to divide a 2.67 acre parcel into three parcels in the GC zone.
  2. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [David Oulrey, Assistant Planner](#)

**2. Control No.** [PLNP2021-00067 Chipotle at Arden Manor Marketplace.](#)  
**APN:** 286-0040-022-0000  
**Applicant:** Ottolini and Associates  
**Owner:** TA Associates Realty  
**Location:** The property is located at the Arden Manor Marketplace at 3308 Arden Way, in the Arden-Arcade community.  
**Request:**  
1. A **Special Development Permit** to deviate from the 180 foot drive through stacking minimum prescribed by section 3.9.3.V of the Sacramento County Zoning Code.  
2. A **Design Review** to determine consistency with the Countywide Design Guidelines.  
**Lead Planner:** [David Oulrey, Assistant Planner](#)

**3. Control No.** [PLNP2020-00138 Orchard Loop 7-Eleven Expansion.](#)  
**APN:** 115-1450-001-0000  
**Applicant:** Kimley-Horn  
**Owner:** 7-Eleven, Inc.  
**Location:** The property is located at 8010 Orchard Loop Lane, in the Calvine Road/ Highway 99 Special Planning Area of the South Sacramento community.  
**Request:**  
1. A **Conditional Use Permit Amendment** to allow a 590 square foot addition to a convenience store at an existing auto service station.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [David Oulrey, Assistant Planner](#)

**4. Control No.** [PLNP2021-00051 Bradshaw Road McDonalds Drive Thru.](#)  
**APN:** 068-0380-071-0000  
**Applicant:** PM Design Group Inc.  
**Owner:** McDonald's US LLC  
**Location:** The property is located at 3560 Bradshaw Road, positioned on the Southwest corner of Bradshaw Road and Old Placerville Road in the Cordova community.  
**Request:**

1. A **Conditional Use Permit** to allow for modifications to an existing single lane McDonalds drive-thru, with amplified sound and located less than 300 feet from a residentially zoned parcel, on a 1.15 acre parcel in the LC zone. The modifications include expanding the use to include a double lane drive-thru.
2. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [Desirae Fox, Assistant Planner](#)

**B. MISCELLANEOUS**


**C. REPORT BACK ON PREVIOUS REVIEWS**


**D. REPORT ON PROJECTS TO COME**


**E. OTHER BUSINESS**


**F. REPORTS FROM STAFF**
