



AGENDA

**August 22, 2019
11:00 A.M – 1:00 P.M**

DESIGN REVIEW ADVISORY COMMITTEE

**Office of Planning and Environmental Review
Sacramento County – Old Administration Building
827 7th Street, DCD Community Room, First Floor
Sacramento, CA 95814**

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the Office of Planning and Environmental Review at (916) 874-6141 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd 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.

Members: Bruce Monighan, Joshua Divelbiss, Jennifer Krauter
Staff: Paul Gumbinger, Michael Wall, Lauren Haas; Meredith Holsworth;
Kimber Gutierrez

A. REVIEW OF PENDING PROJECTS

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|-----------------------|--|
| 1. Control No. | PLNP2018-00194 7/11 Bradshaw Road Florin Road. |
| APN: | 066-0040-040 |
| Applicant: | Tait & Associates |
| Owner: | Guggenheim Development Services |
| Location: | The property is located at the Northwest Corner of the Bradshaw Road/Florin Road intersection in the Vineyard community. |
| Request: | <ol style="list-style-type: none">1. A Use Permit to allow a 24-hour Automobile Service Station, a 24-hour 3,010 square-foot Convenience Store, and Canopy Height of 17 feet in the GC (General Commercial) zone.2. A Tentative Parcel Map to divide approximately 2.57 acres into two lots.3. A Design Review to comply with the Countywide Design Guidelines. |
| Lead Planner: | Meredith Holsworth, Associate Planner |

2. Control No. [PLNP2019-00067 Royal Event Hall Use Permit.](#)
APN: 050-0301-051
Applicant: Tejpal Singh Virk
Owner: Seung Baek
Location: The property is located at 7323 Home Leisure Plaza, suite 6, in the South Sacramento community.
Request:

1. A **Use Permit** to allow an event hall exceeding a capacity of 300 persons in the GC zone.
2. A **Special Development Permit** for a special review of parking and to allow shared parking arrangements for an event hall in a commercial strip center.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Kimber Gutierrez, Associate Planner](#)

3. Control No. [PLNP2019-00081 Stockton Boulevard 7-Eleven.](#)
APN: 043-0220-009
Applicant: Tekin & Associates, LLC
Owner: TA Stockton Florin, LLC
Location: The property is located at 7171 Stockton Boulevard, on the Northeast corner of Florin Road and Stockton Boulevard, in the South Sacramento community.
Request:

1. A **Use Permit** to allow an auto service station and a 24-hour convenience store on SC-zoned property.
2. A **Special Development Permit** to allow the proposed project to deviate from the required 135-foot minimum public street frontage for all new primary service stations to 126-feet.
3. A **Special Development Permit** to allow the proposed project to deviate from the required 20 percent landscape area to 17 percent.
4. A **Special Development Permit** to allow the proposed fuel station roof structure to extend higher than the required 2 ½ feet above the design structure clearance height to 3 feet.
5. A **Special Development Permit** to allow the proposed project to deviate from the required 8-foot wide landscape planter between the parking area and sidewalks to 4 feet.
6. A **Special Development Permit** to allow the proposed convenience store to deviate from the required 56-foot front and street side yard setback to 20 feet.

7. A **Special Development Permit** to allow the proposed trash enclosure to deviate from the perimeter landscape planter to two sides of the enclosure.
8. A **Special Development Permit** to allow the proposed project to deviate from the required 125-square foot maximum sign area for all signs on an automobile service station site to 193.25 square feet.
9. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Kimber Gutierrez, Associate Planner](#)

B MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF