



Legislation Details (With Text)

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Title: Hearing to consider the Oasis/Conoco Phillips Service Station project (Design Review Revision DR04-0012-R-2)** for a Major Revision to an approved Design Review permit consisting of the following modifications to the existing 76 Gas Station: 1) Replacement of existing fueling canopy; 2) Demolition of existing cashier/mini-mart kiosk; 3) Construction of a new convenience store addition; 4) Removal of one fuel dispenser with associated underground facilities; and 5) Replacement of two monument signs with one monument sign on property identified by Assessor's Parcel Number 121-180-16, consisting of 0.61 acre, in the El Dorado Hills area, submitted by Mr. Sukhabir Bhullar and Mr. Paramjit Bhullar; and staff recommending the Planning Commission take the following actions:
1) Find that the project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15303(c); and
2) Approve Design Review Revision DR04-0012-R-2 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-N, 5. E - Proof of Publication-Mountain Democrat, 6. FINAL Findings, 7. FINAL Conditions of Approval

Date	Ver.	Action By	Action	Result
2/8/2018	1	Planning Commission	Approved	Pass

Hearing to consider the Oasis/Conoco Phillips Service Station project (Design Review Revision DR04-0012-R-2)** for a Major Revision to an approved Design Review permit consisting of the following modifications to the existing 76 Gas Station: 1) Replacement of existing fueling canopy; 2) Demolition of existing cashier/mini-mart kiosk; 3) Construction of a new convenience store addition; 4) Removal of one fuel dispenser with associated underground facilities; and 5) Replacement of two monument signs with one monument sign on property identified by Assessor's Parcel Number 121-180-16, consisting of 0.61 acre, in the El Dorado Hills area, submitted by Mr. Sukhabir Bhullar and Mr. Paramjit Bhullar; and staff recommending the Planning Commission take the following actions:
1) Find that the project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15303(c); and
2) Approve Design Review Revision DR04-0012-R-2 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

DISCUSSION / BACKGROUND

Request to consider Design Review Revision DR04-0012-R-2/Oasis/Conoco Phillips Service Station submitted by Mr. Sukhabir Bhullar and Mr. Paramjit Bhullar for a Major Revision to an approved Design Review permit consisting of the following modifications to the existing 76 Gas Station:

- 1) Replacement of existing +/- 3,157 square-foot fueling canopy with a new +/- 2,459 square-foot L shaped canopy;
- 2) Demolition of existing +/- 326 square-foot cashier/mini-mart kiosk;
- 3) Construction of a new 1,157 square-foot convenience store addition;

4) Removal of one fuel dispenser with associated underground facilities; and
5) Replacement of two monument signs at 57.5 square-feet with one 60 square-foot monument sign. The property, identified by Assessor's Parcel Number 121-180-16, consisting of 0.61 acre, is located east side of El Dorado Hills Blvd., south of the intersection with Saratoga Way, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Efren Sanchez) (Categorical Exemption pursuant to Section 15303(c) of the California Environmental Quality Act Guidelines)**

A Staff Report is attached.

CONTACT

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