



# AGENDA

**August 14, 2025  
11:00 A.M – 1:00 P.M**

## **DESIGN REVIEW ADVISORY COMMITTEE**

**Planning and Environmental Review**

**Sacramento County This Meeting Will Be Held Via Zoom, To Join Call**

**+1 669 254 5252, +1 669 216 1590**

**Conference ID#:160 245 9701**

**Passcode: 225064**

**For Assistance, Contact Cathy Perrault at [perraultc@sacounty.gov](mailto:perraultc@sacounty.gov)**

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Leanne Mueller, Irving Huerta, Riley Sholes

### **A. REVIEW OF PENDING PROJECTS**

- 1. Control No.** [PLNP2025-00003 Leary Road Parcel Map \(PMR-SPP-DRS\).](#)
- APN:** 142-0060-027-0000
- Applicant:** Robyn Burrows
- Owner:** The Brown Farm, LLC
- Location:** This property is located at 13510 Leary Road, near the intersection of Leary Road and State Highway 160, in the Delta community.
- Request:**
1. A **Tentative Parcel Map** to create a 12-acre homesite parcel with 88-acre remainder parcel, located approximately 2,700 feet southeast of the Leary Rd and SR 160 intersection, in the Delta community.
  2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Lot Area (Section 5.3.1.A, Table 5.4): Required Lot Area for lots zoned AG-80 is a minimum of 80 acres. As proposed, the newly created lot will be approximately 12 acres in size.

- Lot Width (Section 5.3.1.A, Table 5.4): Required Lot Width for lots zoned AG-80 is 1,000 feet. As proposed, the newly created lot will have a lot width of approximately 665 feet.

3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**Lead Planner:** [Leanne Mueller, Senior Planner](#)

**2. Control No.** [PLNP2025-00093 St. Vincent de Paul Watt Avenue Parcel Map \(PMR-DRS\).](#)

**APN:** 279-0262-021

**Applicant/Owner:** Sacramento District Council Society of St. Vincent de Paul

**Location:** This property is located approximately 220 feet south of the intersection of Butano Drive and Watt Avenue, in the Arden-Arcade community.

**Request:** 1. A **Parcel Map** to subdivide an existing 1.87-acre parcel developed with two commercial buildings into two parcels.

2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**Lead Planner:** [Irving Huerta, Associate Planner](#)

**3. Control No.** [PLNP2024-00041 Dutch Bros Fair Oaks Blvd \(UPB-DRS\).](#)

**APN:** 272-0121-036-0000, 272-0121-037-0000, and 272-0121-038-0000

**Applicant:** Dutch Bros Coffee

**Owner:** American Petroleum, LLC

**Location:** This property is located at 6535 and 6445 Fair Oaks Boulevard, the southwest corner of Fair Oaks Boulevard and Robertson Avenue, in the Carmichael community.

**Request:**

1. A **Use Permit** to allow for a new drive-through coffee shop in the Fair Oaks Boulevard Main Street District Special Planning Area (SPA).
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**Lead Planner:** [Irving Huerta, Associate Planner](#)

**4. Control No.** [PLNP2024-00234 Dobbs Peterbilt Truck Center \(UPZ-DRS\).](#)

**APN:** 201-1020-013

**Applicant:** WTPE Real Estate Holdings, LLC

**Owner:** Trust C Marital Trust

**Location:** This property is located at Elkhorn Blvd and Metro Air Parkway, in district 5C of the Metro Air Park SPA in the Natomas community.

**Request:**

1. A **Use Permit** to allow a Truck Dealership and Service Center in District 5C of the Metro Air Park Special Planning Area (SPA).
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**Lead Planner:** [Riley Sholes, Associate Planner](#)

**B. MISCELLANEOUS**

<b>C.      REPORT BACK ON PREVIOUS REVIEWS</b>
<b>D.      REPORT ON PROJECTS TO COME</b>
<b>E.      OTHER BUSINESS</b>
<b>F.      REPORTS FROM STAFF</b>