



AGENDA

**September 25, 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#: 161 031 9474

Passcode: 698755

For Assistance Contact Cathy Perrault at perraultc@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Cristian Baltazar, Nate Doberneck, Israel Villalobos

A. REVIEW OF PENDING PROJECTS

- | | |
|-----------------------|---|
| 1. Control No. | PLNP2022-00110 Eswaran Tentative Parcel Map (PMR-SPZ-DRS) |
| APN: | 260-0120-075 |
| Applicant: | Wong & Associates |
| Owner: | Kala A Eswaran |
| Location: | This property is located at 6548 Sutter Avenue approximately 700 feet from the intersection of Sutter Avenue and Marshall Avenue in the Carmichael community. |
| Request: | <ol style="list-style-type: none">1. A Tentative Parcel Map to divide a 1.08-acre parcel into two parcels in the Residential Density 2 (RD-2) zoning district.2. A Special Development Permit to allow the proposed project to deviate from the following development standard:<ul style="list-style-type: none">• <u>Public Street Frontage (Section 5.4.2.B, Table 5.7.A):</u> Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the existing private drive will serve five lots. |

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

Lead Planner: [Cristian Baltazar, Associate Planner](#)

2. Control No. [PLNP2025-00104 Polyak Single Family Home and ADU \(PSS\)](#)

APN: 244-0232-029

Applicant/Owner: Grigoriy Polyak

Location: This property is located approximately 162 feet south of the intersection of Bridge Street and Ridge Street in the Fair Oaks Community.

Request:

1. A **Development Plan Review** pursuant to the Fair Oaks Village Special Planning Area (SPA) (Section 502-17), for the development of a single-family residential use of property described in Section 502-12.2.

Lead Planner: [Cristian Baltazar, Associate Planner](#)

3. Control No. [PLNP2024-00132 Rippey Private Floating Doc \(UPP+DRS-inc\)](#)

APN: 156-0200-001

Applicant/Owner: Tyson & Dennis Rippey

Location: This property is located in the Delta Waterways (DW) zoning district off the shore of 15511 Isleton Road in the Delta community.

Request:

1. A **Conditional Use Permit** to the Planning Commission to construct a new private floating fishing and boat dock along the levee of the Georgiana Slough.
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Lead Planner: [Nate Doberneck, Associate Planner](#)

4. Control No. [PLNP2025-00107 AutoZone BESS Enclosure \(SPZ-DRS\)](#)
APN: 228-0193-041-0000
Applicant: Mitch Bramlitt
Owner: Joshua Hughes
Location: This property is located at 5125 Date Avenue, on the northwest corner of Date Avenue and Tyler Street in the Foothill Farms community.
Request:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Front Yard Setback (Section 5.5.2., Table 5.13): 50 feet. The proposed BESS structure is setback 16 feet and nine inches from the right of way.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Israel Villalobos, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E.	OTHER BUSINESS
F.	REPORTS FROM STAFF