



ACTION SUMMARY
ZONING ADMINISTRATOR HEARING
August 19, 2020 at 9:00 AM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@sacounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW MEETING

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/gqcrkzuh>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/gqcrkzuh> (Enter Event ID Code: **gqcrkzuh**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **5750189#**)

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

Zoning Administration Hearing Officers

Jessica Brandt Mark Michelini Wendy Hartman

Called The Meeting To Order

Introductions

No Items Were Continued

Oath Was Administered

CONSENT MATTERS FOR REVIEW

1. Approve Action Summary From July 1, 2020

9:09 AM Hearing Officer Action: Jessica Brandt – Approved as recommended.

PUBLIC HEARING ITEMS

2. PLNP2020-00073 – 7300 Redwing Accessory Dwelling Unit

Supervisory District(s): Frost

OWNER: Eduard Kislyanka

APPLICANT: Evelina Kislyanka

7300 Redwing Court In The Orangevale Community.

Assessor Parcel No: 213-0570-001

Environmental Doc: Exempt

Request: Special Development Permit To Allow An Accessory Dwelling Unit To Be Built Up To 1,200 Square Feet In Habitable Space.

9:15 AM Hearing Officer Action: Jessica Brandt – Recognized the exempt status of the request and approved the Special Development Permit, subject to the findings and conditions listed in Attachment 2.

3. **PLNP2018-00031 – 7354 Gardner Avenue**

Supervisory District(s): Kennedy

OWNER/APPLICANT: Gustavo Delgado
7354 Gardner Avenue, On The West Side Of Gardner Avenue, Approximately 2,000 Feet South Of Florin Road In The South Sacramento Community.

Assessor Parcel No: 065-0041-012

Environmental Doc: Exempt

Request: Special Development Permit To Allow Two Accessory Structures To Exceed 100% Of The Habitable Floor Area Of The Primary Dwelling On A Property Zoned AR-5 On Approximately 1.47 Acres.

Design Review To Comply With The Countywide Design Guidelines.

9:23 AM Hearing Officer Action: Jessica Brandt – Recognized the exempt status of the request and approved the Special Development Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

4. **PLNP2019-00124 – Oxbow Wireless Communication Facility**

Supervisory District(s): Nottoli

OWNER: Delta Diamond Ventures, LLC
APPLICANT: Sam Savig
15175 River Road In The Delta Community.

Assessor Parcel No: 157-0090-087

Environmental Doc: Initial Study/Negative Declaration

Request: Use Permit Amendment To Allow An Existing Temporary 82-Foot Tall Monopole With Four Antennas And Associated Ground Equipment To Become A Permanent Wireless Communication Facility.

Special Development Permit To Allow The Monopole To Deviate From Required Separation Distance Requirements From Group 1 (Residential) Zones.

Design Review To Comply With The Countywide Design Guidelines.

9:32 AM Hearing Officer Action: Jessica Brandt – Determined the environmental analysis is adequate and complete and adopted the Negative Declaration and the Mitigation Monitoring and Reporting Program. Approved the Use Permit Amendment, Special Development Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

MISCELLANEOUS MATTERS

5. Staff Update

9:34 AM Hearing Officer Action: No updates were made.

6. Zoning Officer Comments

9:34 AM Hearing Officer Action: No comments were made.

7. Public Comments

9:34 AM Hearing Officer Action: No public comments were made.

Adjourned at 9:35 a.m.

Respectfully Submitted,



STEPHANIE TOWNSEND, Clerk
Zoning Administrator

Deadline To File Appeal For A Project Heard Today:
Monday, August 31, 2020 By 5:00 PM

Meetings Are Held Monthly Every 1st And 3rd Wednesday