



**ACTION SUMMARY
ZONING ADMINISTRATOR HEARING
September 2, 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@saccounty.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/pekxhpfv>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/pekxhpfv> (Enter Event ID Code: **pekxhpfv**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **8794972#**)

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

One Item Was Continued

Oath Was Administered

CONSENT MATTERS FOR REVIEW

1. **Approve Action Summary From August 19, 2020**

9:08 AM Hearing Officer Action: Mark Michelini – Approved as recommended.

PUBLIC HEARING ITEMS

2. **PLNP2020-00050 – Starbucks Drive-Through At Murieta Marketplace**

Supervisorial District(s): Frost

OWNER/APPLICANT: Murieta Marketplace, LLC
7195 Murieta Drive On The South Side Of Jackson
Road, Approximately 500 Feet East Of Murieta Drive
In The Cosumnes Community.

Assessor Parcel No: 073-0890-028

Environmental Doc: Environmental Coordinator's Memorandum, Final
Supplemental Environmental Impact Report.

Request: Use Permit For A Drive-Through With Amplified
Sound Located Within 300 Feet Of A Residential
Zoning District (Residential 30 (RD-30)).

Design Review To Comply With The Countywide Design Guidelines.

9:14 AM Hearing Officer Action: Mark Michelini – Recognized the Environmental Coordinator’s Memorandum dated June 23, 2020, and determined the Final Supplemental Environmental Impact Report is adequate and appropriate. Approved the Use Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

3. **PLNP2020-00013 – Ink Freakz Tattoo Facility**

Supervisory District(s): Kennedy

OWNER/APPLICANT: Errol Villanueva
4399 Florin Road, Suite 4, On The North West Corner
Of Bowling Drive And Florin Road In The South
Sacramento Community.

Assessor Parcel No: 042-0150-021

Environmental Doc: Exempt

Request: Conditional Use Permit To Allow A Tattoo Facility In
An Existing Building With Light Commercial (LC)
Zoning Pursuant To Section 3.2.5, Table 3.1,
Commercial, A.3.i Of The Zoning Code.

Design Review To Comply With The Countywide
Design Guidelines.

9:21 AM Hearing Officer Action: Mark Michelini – Recognized the exempt status of the request and approved the Conditional Use Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

4. **PLNP2019-00168 – 8555 Florin Road Special Development Permit**

Supervisory District(s): Serna

OWNER: Robert Ring
APPLICANT: Michael Hite
8555 Florin Road, Approximately 540 Feet South Of
Florin Perkins Road In The South Sacramento
Community.

Assessor Parcel No: 064-0071-012

Environmental Doc: Exempt

Request: Special Development Permit To Deviate From The
Requirement For A Masonry Wall Adjacent To

Residential Uses For An Existing Recreation Vehicle (R.V.) Storage Facility In The Florin-Perkins Special Planning Area.

Design Review To Comply With The Countywide Design Guidelines.

9:42 AM Hearing Officer Action: Mark Michelini – Continued to October 7, 2020.

MISCELLANEOUS MATTERS

5. Staff Update

9:42 AM Hearing Officer Action: No updates were made.

6. Zoning Officer Comments

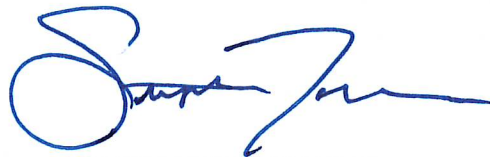
9:42 AM Hearing Officer Action: No comments were made.

7. Public Comments

9:42 AM Hearing Officer Action: No public comments were made.

Adjourned at 9:43 a.m.

Respectfully Submitted,



STEPHANIE TOWNSEND, Clerk
Zoning Administrator

Deadline To File Appeal For A Project Heard Today:
Monday, September 14, 2020 By 5:00 PM

Meetings Are Held Monthly Every 1st And 3rd Wednesday