



**ACTION SUMMARY  
ZONING ADMINISTRATOR HEARING  
April 15, 2020 at 9:00 AM  
700 H Street, Board Chambers  
Sacramento, CA 95814  
(Teleconference-Video)**

**ANNOUNCEMENT**

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

**How to make a public comment**

Members of the public are encouraged to submit public comments via electronic mail to [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net). Email comments will be accepted until the adjournment of the meeting, distributed to the Zoning Administrator (ZA), and filed in the meeting record. Public comments pertaining to a specific item must be received prior to a vote taken on that item for ZA consideration. Public comments may be related to a specific agenda item or for a matter that is not posted on the agenda, referred to as an "off agenda" item.

**How to view or listen to the 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/uhccfdxk>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/uhccfdxk> (Enter Event ID Code: **uhccfdxk**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: PIN: **5368504#**)

**How to request an 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](mailto:BoardClerk@saccounty.net) prior to the meeting.

Meetings are held monthly every 1st and 3rd Wednesday

**Zoning Administration Hearing Officers**

Jessica Brandt      Mark Michelini      Wendy Hartman

**CALL THE MEETING TO ORDER**

- Introductions were made.
- Oath was administered.
- No items were continued.

**PUBLIC HEARING ITEMS**

1. **[ZONING ADMINISTRATION HEARING OFFICER TO CONSIDER APPROVAL OF THE FEBRUARY 5, 2020 ACTION SUMMARY](#)**

9:30 AM Hearing Officer Action: Jessica Brandt – Approved as recommended.

2. **[PLNP2019-00053 – ORR ACCESSORY DWELLING UNIT](#)  
**SPECIAL DEVELOPMENT PERMIT**  
**Supervisory District(s): Nottoli****

**OWNER: Leon & Karen Vanderspek – Applicant: Chris Trapp - Located At 9770 Orr Road In The Southeast Area Community.**

**ASSESSOR'S PARCEL NO:** 148-0132-080

**ENVIRONMENTAL DOC:** Exempt

**REQUEST:** A Special Development Permit To Allow A 1,188 Square Foot ADU And 162 Square Foot Porch To Exceed The Maximum Allowable Habitable Square Footage Of 1,000 Square Feet On Approximately 5 Acres In The AR-5 Zoning District.

**APPLICATION DATE:** 2/6/2019

**LEAD PLANNER:** Nishant Seoni, Assistant Planner, (916)874-7966  
[seonin@saccounty.net](mailto:seonin@saccounty.net)

9:50 AM Hearing Officer Action: Jessica Brandt - Recognized the exempt status of the request. Approved the Special Development Permit, subject to the findings and conditions listed in Attachment 2.

3. [PLNP2016-00457 – THUONG QUANG TEMPLE](#)

**USE PERMIT, SPECIAL DEVELOPMENT PERMIT, MINOR USE PERMIT AND DESIGN REVIEW**

**Supervisory District(s):** Kennedy

**OWNER/APPLICANT:** Thinh Thien Do - Located At 7539 Power Inn Road, North Of The Power Inn Road/Gerber Road Intersection, In The South Sacramento Community.

**ASSESSOR'S PARCEL NO:** 051-0200-015,051-0467-048

**ENVIRONMENTAL DOC:** Exempt

**REQUEST:** A Use Permit From The Zoning Administrator To Allow A Religious Institution On Approximately 1.75 Acres In The RD-20 Zone.

A Special Development Permit To Deviate From The Following Zoning Code Sections And Standards:

- a. Zoning Code Section 5.2.4.B.3 – To Deviate From The Seven Foot Landscaped Setback Requirement Along Sections Of The Property Lines As Shown In Exhibit B – Landscape Plan.
- b. Zoning Code Section 5.2.5.B.3 – To Allow A Ten Foot Tall Masonry Wall Rather Than The Required Maximum Height Of Seven Feet.
- c. Zoning Code Section 5.8.2.A.2.B – To Allow A Five Foot Interior Side Yard Building Setback Rather Than The Required Minimum Of 6 Feet.
- d. Zoning Code Section 5.8.2.A.2.C – To Allow A Ten Foot Rear Yard Building Setback Rather Than The Required Minimum Of 25 Feet.

A Minor Use Permit To Allow The Use Of Barbed Wire And Concertina Wire At Identified Locations On The Property.

A Design Review To Comply With The Countywide Design Guidelines.

**APPLICATION DATE:** 11/21/2016

**LEAD PLANNER:** Bilegt Baatar, Assistant Planner, (916) 874-7441  
[baatarb@saccounty.net](mailto:baatarb@saccounty.net)

9:44 AM Hearing Officer Action: Jessica Brandt - Recognized the exempt status of the request. Approved the Use Permit, Special Development Permit, Minor Use Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

## **MISCELLANEOUS**

### **4. STAFF UPDATE**

9:52 AM Hearing Officer Action: No updates were made.

### **5. ZONING OFFICER COMMENTS**

9:52 AM Hearing Officer Action: No comments were made.

### **6. PUBLIC COMMENT**

9:52 AM Hearing Officer Action: No public comments were made.

Adjourned at 9:52 a.m.

**DEADLINE TO FILE APPEAL FOR A PROJECT HEARD TODAY:**

**MONDAY, APRIL 27, 2020 BY 5:00 PM**