



**ACTION SUMMARY
ZONING ADMINISTRATOR HEARING
May 20, 2020 at 9:00 AM
(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.

Members of the public are encouraged to submit public comments in writing. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item.

How to make a public comment

- Email BoardClerk@saccounty.net. Include agenda item number. First and last name is optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

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 access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Zoning Administrator"). 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.

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 prior to the meeting.

Zoning Administration Hearing Officers
Jessica Brandt Mark Michelini Wendy Hartman

**Called 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 April 15, 2020 Action Summary](#)**

9:07 AM Hearing Officer Action: Jessica Brandt – Approved as recommended.

2. **[PLNP2019-00263 – Ackerman Accessory Structure Special Development Permit](#)**

Supervisory District(s): Peters

OWNER: CARLA SERRA AND GARY ACKERMAN
400 Estates Drive At The Northeast Corner Of The
Intersection Of Estates Drive And Crondall Drive In The
Arden Arcade Community.

Assessor's Parcel No: 292-0325-017

Environmental Doc: Exempt

Request: Special Development Permit To Deviate From The
Required 12.5 Feet Side Street Yard Setback For
Accessory Structures In The RD-4 Zone And Allow An
Existing Shed To Have A Four Foot Side Street Yard
Setback And An Existing Attached Shade Structure To
Have A One Foot Side Street Yard Setback.

Design Review To Comply With The Countywide Design
Guidelines.

Application Date: 8/19/2019

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

9:21 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.

3. **PLNP2019-00372 – Saint James Armenian Apostolic Church**

Supervisory District(s): Peters

OWNER: Western Diocese Of The Armenian Church Of North America/Applicant: Saint James Armenian Apostolic Church - 3020 Marconi Avenue And 2830 Lacy Lane On The Southeast Corner Of Marconi Avenue And Lacy Lane In The Arden Arcade Community.

Assessor's Parcel No: 268-0210-014

Environmental Doc: Exempt

Request: Use Permit For A New Church On Approximately Three Acres In The RD-3 Zoning District Not To Exceed A Capacity Of 120 Persons.

Application Date: 12/5/2019

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197
pattene@saccounty.net

9:32 AM Hearing Officer Action: Jessica Brandt – Recognized the exempt status of the request and approved the Use Permit, subject to the findings and conditions listed in Attachment 2 and as further amended.

4. **PLNP2019-00065 – Marysville Accessory Dwelling Unit**

Supervisory District(s): Frost

Owner: Joseph Biscos - 6330 Marysville Boulevard In The Rio Linda/Elverta Community.

Assessor's Parcel No: 214-0102-015

Environmental Doc: Exempt

Request: Special Development Permit To Allow A 1,200 Square Foot Accessory Dwelling Unit With 737 Square Foot Garage To Exceed The Maximum Allowable Habitable Square Footage Of 1,000 Square Feet And Maximum Allowable Non-Habitable Square Footage Of Up To 50% Of Habitable Square Footage On 1.95 Acres In The Ar- 2 Zoning District.

Application Date: 2/15/2019

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966
seonin@saccounty.net

9:40 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.

5. **Note: -- This Item Will Be Dropped From The Agenda**

PLNP2019-00124 – Oxbow Wireless Communication Facility
Supervisorial District(S): Nottoli

Owner: Delta Diamond Ventures Llc/Applicant: Sam Savig - 15175 River Road In The Delta Community.

Assessor's 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 Sacramento County Countywide Design Guidelines.

Application Date: 4/10/2019

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966
Seonin@Saccounty.Net

9:07 AM Hearing Officer Action: Jessica Brandt – Dropped from the agenda.

MISCELLANEOUS

6. STAFF UPDATE

9:41 AM Hearing Officer Action: No updates were made.

7. ZONING OFFICER COMMENTS

9:41 AM Hearing Officer Action: No comments were made.

8. PUBLIC COMMENT

9:41 AM Hearing Officer Action: No public comments were made.

Adjourned at 9:42 a.m.

**DEADLINE TO FILE APPEAL FOR A PROJECT HEARD TODAY:
MONDAY, JUNE 1, 2020 BY 5:00 PM**

Meetings are held monthly every 1st and 3rd Wednesday