



**ACTION SUMMARY
ZONING ADMINISTRATOR HEARING
July 1, 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 electronically. 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 optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to view or listen to a 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/pgrfkurz>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/pgrfkurz> (Enter Event ID Code: **pgrfkurz**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7166858#**)

How to access 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.

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.

**Called The Meeting To Order
Introductions
No Items Were Continued
Oath Was Administered**

CONSENT MATTERS FOR REVIEW

1. [Approve Action Summary From May 20, 2020](#)

9:05 AM Hearing Officer Action: Mark Michelini – Approved as recommended.

PUBLIC HEARING ITEMS

2. [PLNP2019-00009 – Easy Truck Towing Company](#)

Supervisory District(s): Serna

OWNER: Ali Khalil

APPLICANT: JTS Engineering Consultants, Inc.
7051 McComber Street, Approximately 835 Feet
North Of Florin Road In The South Sacramento
Community.

Assessor Parcel No: 064-0050-017

Environmental Doc: Mitigated Negative Declaration

Request: Conditional Use Permit To The Zoning Administrator
To Allow A Private Truck Driving School With
Ancillary Truck Storage On An Industrial Lot With 1.1
Acres In The Old Florin Town Special Planning Area.

Design Review To Comply With The Countywide
Design Guidelines.

9:23 AM Hearing Officer Action: Mark Michelini – Determined the environmental analysis is adequate and complete and adopted the Negative Declaration and the Mitigation Monitoring and Reporting Program. Approved the Conditional Use Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

3. [PLNP2020-00065 – 7410 Woodland Star Way Patio Cover](#)

Supervisory District(s): Nottoli

OWNER: Aurora S. Herburger
APPLICANT: James Babb
7410 Woodland Star Way, On The North Side Of
Golden Stars Way And On The West Side Of Summer
Holly Way In The Vineyard Community.

Assessor Parcel No: 064-0050-017

Environmental Doc: Exempt

Request: Special Development Permit For An Existing Attached
Patio Cover On A 0.12 Acre Property In The
Residential (RD-5) Zone To Allow The Following
Deviations:

- Five Feet Rear Yard Setback, Which Is Below The
Minimum Ten Foot Rear Yard Setback.
- Total Accessory Structure Floor Area That Is
53% Of The Habitable Floor Area Of The Primary
Residential Dwelling, Which Exceeds The
Maximum By 3%.
- Accessory Building Coverage That Is 44% Of The
Required Rear Yard, Which Exceeds The
Maximum Coverage By 14%.

9:14 AM Hearing Officer Action: Mark Michelini – Recognized the exempt status of the request and approved the Special Development, subject to the findings and conditions listed in Attachment 2 and as further amended.

MISCELLANEOUS MATTERS

4. Staff Update

9:24 AM Hearing Officer Action: No updates were made.

5. Zoning Officer Comments

9:24 AM Hearing Officer Action: No comments were made.

6. Public Comments

9:24 AM Hearing Officer Action: No public comments were made.

Adjourned at 9:24 p.m.

Deadline To File Appeal For A Project Heard Today:
Monday, July 13, 2020 By 5:00 PM

Meetings Are Held Monthly Every 1st And 3rd Wednesday