



AGENDA
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.

Zoning Administrator Hearing Officers
Jessica Brandt Mark Michelini Wendy Hartman

Call The Meeting To Order
Introductions
Any Items To Be Continued
Oath Required For Testimony On A Public Hearing Item

CONSENT MATTERS FOR REVIEW

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

PUBLIC HEARING ITEMS

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

Supervisorial 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.

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

Supervisorial 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%.

MISCELLANEOUS MATTERS

4. Staff Update

5. Zoning Officer Comments

6. Public Comments

Adjournment

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