



## AGENDA 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](mailto: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](mailto:BoardClerk@saccounty.net) prior to the meeting.

### Zoning Administration 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 August 19, 2020](#)

## 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.

3. [PLNP2020-00013 – Ink Freakz Tattoo Facility](#)

Supervisorial 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.

4. [PLNP2019-00168 – 8555 Florin Road Special Development Permit](#)

Supervisorial 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.

## **MISCELLANEOUS MATTERS**

5. Staff Update
6. Zoning Officer Comments
7. Public Comments

Adjournment

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