



AGENDA

January 16, 2019 • 9:00am

ZONING ADMINISTRATION HEARING

Office of Planning and Environmental Review
Sacramento County Old Administration Building
827 Seventh Street, 1st Floor DCS DT Community Room
Sacramento, CA 95814-2485

ZONING ADMINISTRATION HEARING OFFICERS

Jessica Brandt Mark Michelini

CALL THE MEETING TO ORDER

- Introduction
- Zoning Administration Hearing Officer to consider approval of January 2, 2019 Action Summary
- Oath for all people intending to testify on any public hearing item
- Any items to be continued

PLANNING ITEMS FOR REVIEW

1) **PLNP2018-00156 – 3941 WYCOMBE DRIVE GARAGE AND ACCESSORY DWELLING UNIT**
SPECIAL DEVELOPMENT PERMIT

APPLICANT – KRISTINE KELLEY - Architect: Ellen McCormick - The project is located at 3941 Wycombe Drive, approximately 600 feet south of Fair Oaks Boulevard, in the Arden-Arcade community.

ASSESSOR'S PARCEL NUMBER: 292-0232-002

ENVIRONMENTAL DETERMINATION: Exempt

- REQUEST:**
1. A **Special Development Permit** to allow 1,184 square feet of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 600 square feet on approximately 0.39 acres in the RD-4 zone.
 2. A **Special Development Permit** to allow 665 square feet of uninhabitable square footage (garage and outdoor kitchen) attached to an ADU to exceed the maximum allowable non-habitable square footage of 592 square feet (50 percent of the habitable square footage of the ADU).
 3. A **Special Development Permit** to allow the garage and ADU to exceed the maximum allowable building height/number of stories from 20 feet and single-story to 20.5 feet and 2-story.
 4. A **Special Development Permit** to allow the garage and ADU a reduced required setback distance from the primary dwelling unit from 10 feet to 4.5 feet.

APPLICATION DATE: 6/6/2018

LEAD PLANNER: *Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net*

MEETING ADJOURNMENT

If you have any questions regarding this hearing, please contact the Sacramento County Office of Planning and Environmental Review, 827 Seventh Street, Sacramento, CA 95814, (916) 874-2862. The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Office of Planning and Environmental Review at (916) 876-2862 or (916) 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-855-7100.

**THE DEADLINE TO FILE AN APPEAL FOR PROJECTS HEARD AT THIS MEETING IS
MONDAY, January 28, 2019 BY 5:00PM.**