



AGENDA

MARCH 20, 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 February 20, 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) [PLNP2018-00152 – 4720 NORRIS AVENUE RESIDENTIAL ACCESSORY DWELLING UNIT](#)
SPECIAL DEVELOPMENT PERMIT

APPLICANT – BERNADINE SCHULTZ – The Property Is Located At 4720 Norris Avenue, Approximately 630 Feet North of Orange Grove Road, In The Carmichael/Old Foothill Farms Community.

ASSESSOR'S PARCEL NUMBER: 240-0111-069

ENVIRONMENTAL DETERMINATION: Exempt

REQUEST:

1. A **Special Development Permit** to allow:

- 1,182 square feet of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 square feet on approximately 1.26 acres in the RD-2 zoning district;
- 5 existing accessory structures totaling approximately 1,870 square feet to exceed the maximum allowable square footage of 1,782 square feet (100 percent of the habitable floor area of the primary dwelling unit); and
- An existing chicken coop of approximately 100 square feet to exceed the maximum allowable square footage of 30 square feet and to allow the chicken coop a reduced required setback distance from the interior side yard from 3 feet to 2 feet.

APPLICATION DATE: 6/5/2018

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

2) [PLNP2017-00350 – PIMENTEL ACCESSORY DWELLING](#)
SPECIAL DEVELOPMENT PERMIT

APPLICANT – NEAL HOCKER - OWNER – MARYAH PIMENTEL - A property located at 10125 La Clair Road in the Cosumnes Community.

ASSESSOR’S PARCEL NUMBER: 136-0150-062-0000

ENVIRONMENTAL DETERMINATION: Exempt

REQUEST: 1. A **Special Development Permit** to allow a 1,200 square foot accessory dwelling unit on an A-5 lot for a property located at 10125 La Clair Road in the Cosumnes Community.

APPLICATION DATE: 12/8/2017

LEAD PLANNER: *Nishant Seoni, Assistant Planner, 916-874-7966, seonin@saccounty.net*

3) [PLNP2017-00339 – CROSSFIT NATOMAS USE PERMIT](#)
CONDITIONAL USE PERMIT AND DESIGN REVIEW

APPLICANT – ALEKSANDER CHUNG - The project is located at 1215 Striker Avenue, 400 feet west of the intersection of Striker Avenue and National Drive in the Natomas community.

ASSESSOR’S PARCEL NUMBER: 225-0060-066

ENVIRONMENTAL DETERMINATION: Exempt

REQUEST: 1. A **Conditional Use Permit** to allow a physical fitness and training facility within an existing structure on a 13.39 acre parcel in the M-1zone.
 2. A **Design Review** to comply with Countywide Design Guidelines.

APPLICATION DATE: 11/22/2017

LEAD PLANNER: *Nishant Seoni, Assistant Planner, 916-874-7966, seonin@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
 TUESDAY, APRIL 2, 2019 BY 5:00PM.**