



AGENDA

May 20, 2020
9:00 AM

ZONING ADMINISTRATION HEARING

(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 in writing. 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 and it is optional to include first and last name.
- 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/ztahkcup>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/ztahkcup> (Enter Event ID Code: **ztahkcup**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **8777797#**)

How to access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Zoning Administrator"). 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@sacounty.net prior to the meeting.

MEETINGS ARE HELD EVERY 1ST AND 3RD WEDNESDAY OF THE MONTH

ZONING ADMINISTRATION HEARING OFFICERS

Jessica Brandt Mark Michelini Wendy Hartman

CALL THE MEETING TO ORDER

- Introduction.
- Oath for all people intending to testify on any public hearing item.
- Any items to be continued.

PUBLIC HEARING ITEMS

1. **[ZONING ADMINISTRATION HEARING OFFICER TO CONSIDER APPROVAL OF APRIL 15, 2020 ACTION SUMMARY](#)**

2. **[PLNP2019-00263 – ACKERMAN ACCESSORY STRUCTURE SPECIAL DEVELOPMENT PERMIT](#)**

SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW

Supervisorial District(s): Peters

OWNER: CARLA SERRA AND GARY ACKERMAN - Located At 400 Estates Drive At The Northeast Corner Of The Intersection Of Estates Drive And Crondall Drive In The Arden Arcade Community.

ASSESSOR'S PARCEL NO: 292-0325-017

ENVIRONMENTAL DOC: Exempt

REQUEST: Special Development Permit To Deviate From The Required 12.5 Feet Side Street Yard Setback For Accessory Structures In The RD-4 Zone And Allow An Existing Shed To Have A Four Foot Side Street Yard Setback And An Existing Attached Shade Structure To Have A One Foot Side Street Yard Setback.

Design Review To Comply With The Countywide Design Guidelines.

APPLICATION DATE: 8/19/2019

LEAD PLANNER: Bilegt Baatar, Assistant Planner, (916) 874-7441, baatarb@saccounty.net

3. **PLNP2019-00372 – SAINT JAMES ARMENIAN APOSTOLIC CHURCH**

USE PERMIT

Supervisorial District(s): Peters

OWNER: WESTERN DIOCESE OF THE ARMENIAN CHURCH OF NORTH AMERICA/Applicant: Saint James Armenian Apostolic Church - Located At 3020 Marconi Avenue And 2830 Lacy Lane On The Southeast Corner Of Marconi Avenue And Lacy Lane In The Arden Arcade Community.

ASSESSOR'S PARCEL NO: 268-0210-014

ENVIRONMENTAL DOC: Exempt

REQUEST: Use Permit For A New Church On Approximately Three Acres In The RD-3 Zoning District Not To Exceed A Capacity Of 120 Persons.

APPLICATION DATE: 12/5/2019

LEAD PLANNER: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net

4. **PLNP2019-00065 – MARYSVILLE ACCESSORY DWELLING UNIT**

SPECIAL DEVELOPMENT PERMIT

Supervisorial District(s): Frost

OWNER: JOSEPH BISCOS - Located At 6330 Marysville Boulevard In The Rio Linda/Elverta Community.

ASSESSOR'S PARCEL NO: 214-0102-015

ENVIRONMENTAL DOC: Exempt

REQUEST: Special Development Permit To Allow A 1,200 Square Foot Accessory Dwelling Unit With 737 Square Foot Garage To Exceed The Maximum Allowable Habitable Square Footage Of 1,000 Square Feet And Maximum Allowable Non-Habitable Square Footage Of Up To 50% Of Habitable Square Footage On 1.95 Acres In The AR- 2 Zoning District.

APPLICATION DATE: 2/15/2019

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

5. **NOTE: -- THIS ITEM WILL BE DROPPED FROM THE AGENDA**

**PLNP2019-00124 – OXBOW WIRELESS COMMUNICATION FACILITY
USE PERMIT AMENDMENT, SPECIAL DEVELOPMENT PERMIT AND DESIGN
REVIEW**

Supervisorial District(s): Nottoli

**OWNER: DELTA DIAMOND VENTURES LLC/Applicant: Sam Savig - Located
At 15175 River Road In The Delta Community.**

ASSESSOR'S PARCEL NO: 157-0090-087

ENVIRONMENTAL DOC: Initial Study/Negative Declaration

REQUEST: Use Permit Amendment To Allow An Existing
Temporary 82-Foot Tall Monopole With Four
Antennas And Associated Ground Equipment To
Become A Permanent Wireless Communication
Facility.

Special Development Permit To Allow The Monopole
To Deviate From Required Separation Distance
Requirements From Group 1 (Residential) Zones.

Design Review To Comply With The Sacramento
County Countywide Design Guidelines.

APPLICATION DATE: 4/10/2019

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

MISCELLANEOUS

6. **STAFF UPDATE**

7. **ZONING OFFICER COMMENTS**

8. PUBLIC COMMENT

MEETING ADJOURNMENT

**THE DEADLINE TO FILE AN APPEAL FOR PROJECTS HEARD AT THIS MEETING IS
MONDAY, JUNE 1, 2020 BY 5:00PM.**