



# AGENDA

June 5, 2019 • 9:00am

## ZONING ADMINISTRATION HEARING

Office of Planning and Environmental Review  
Sacramento County Old Administration Building  
827 Seventh Street, 1<sup>st</sup> 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 May 15, 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) [PLNP2018-00341 - SMUD POWER ACADEMY USE PERMIT](#)  
USE PERMIT, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW
- APPLICANT – SACRAMENTO MUNICIPAL UTILITY DISTRICT - A Property Located At 9268 Tokay Lane, On the South Side Of Tokay Lane Approximately 2,000 Feet East of Hedge Avenue In The Vineyard Community.**
- ASSESSOR'S PARCEL NUMBER:**            064-0036-005 and 006
- ENVIRONMENTAL DETERMINATION:**    Exempt
- REQUEST:**
1. A **Use Permit** for a private trade school at an existing training facility in the M-1 (Light Industrial) Zoning District.
  2. A **Special Development Permit** to deviate from landscaping standards related to the trash enclosure, parking lot, Tokay Lane frontage, and parking lot shade.
  3. A **Design Review** to comply with the Countywide Design Guidelines.
- APPLICATION DATE:**                    11/13/2018
- LEAD PLANNER:**                            *Leanne Mueller, Associate Planner, 874-6155, [muellerl@saccounty.net](mailto:muellerl@saccounty.net)*

2) [PLNP2019-00046 – 6347 HICKORY AVENUE SPECIAL DEVELOPMENT PERMIT](#)  
**SPECIAL DEVELOPMENT PERMIT**

**APPLICANT – SHELBY BELFORD - A Property Located At 6347 Hickory Avenue, Approximately 325 Feet North Of Blythe Avenue In The Orangevale Community.**

**ASSESSOR’S PARCEL NUMBER:** 261-0210-032

**ENVIRONMENTAL DETERMINATION:** Exempt

**REQUEST:**

1. A **Special Development Permit** to allow a 1,059 square foot residential accessory dwelling unit (ADU) to exceed the maximum allowable square footage of 800 square feet on approximately 1.91 acres in the RD-2 zone.
2. A **Special Development Permit** to allow the proposed accessory dwelling unit to deviate from the required 10-foot setback from the primary dwelling to a minimum of 8 feet.

**APPLICATION DATE:** 2/1/2019

**LEAD PLANNER:** *Kimber Gutierrez, Associate Planner, 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@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 the Clerk of the Board at (916) 874-5411 or (916) 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3<sup>rd</sup> 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, June 17, 2019 BY 5:00PM.**