Zoning Administrator Hearing
WEDNESDAY APRIL 6, 2016
9:00 AM
Sacramento County Old Administration Building
827 Seventh Street, 1st Floor DCD Community Room
Sacramento, CA 95814-2485

If you have any questions regarding this hearing, please contact the Sacramento County Planning and Environmental Review Division, 827 Seventh Street, Sacramento, CA 95814, (916) 874-6141. 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 Department of Community Development at (916) 874-5160 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 dialed 711 or 1-800-735-2929.

Zoning Administrator: Mark Michelini
http://www.per.saccounty.net/Pages/default.aspx

1. CONTROL NO: PLNP2015-UPZ-SPP-DRS-00185 USE PERMIT, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW FOR EL POLLO LOCO
Use Permit Approved by Zoning Administrator, based on findings and conditions as provided in the staff report with conditions.
APN: 068-0020-033
Applicant/Owner: Silver Eagle Properties LLC
Engineer: JTS Engineering Consultants, Incorporated
Location: The property is located at 3312 Bradshaw Road, on the southwest corner of the intersection of Bradshaw Road and Micron Avenue, in the Cordova community.
Request: A Use Permit to allow a reduction in the required car stacking space for drive-through windows in the TC (Travel Commercial) zone. The applicant is proposing a 166-foot car stacking space, which will not meet the 180-foot length requirement (SZC 3.9.3.V(2)(a)). A Special Development Permit to allow deviations from the landscaping requirements. The applicant is proposing to reduce one of the interior parking lot landscape planters from 5 feet to roughly 2 feet and reduce the frontage planter along Bradshaw Road from 8 feet to 7 feet (SZC 5.2.4.B.2(a)(i) and 5.2.4.F). A Design Review to comply with the Sacramento County Countywide Design Guidelines.

Lead Planner: Emily Hyland, Assistant Planner
2. CONTROL NO: **PLNP2015-UPZ-SPZ-00215 USE PERMIT AND SPECIAL DEVELOPMENT PERMIT FOR WEBB RESIDENTIAL ACCESSORY DWELLING**

Use Permit Approved by Zoning Administrator, based on findings and conditions as provided in the staff report with conditions.

**APN:** 136-0060-069  
**Applicant/Owner:** Luke Karver  
**Location:** The property is located at 11454 Green Road in the Cosumnes community.  
**Request:** A Use Permit to allow an approximately 1,200-square-foot residential accessory dwelling on approximately 5.7 acres in the A-5(F) (General Agriculture, Flood Combining) zone (SZC Chapter 5, Section 5.4.5.A). A Special Development Permit to deviate from residential accessory structure height standards; specifically to allow the residential accessory dwelling to be approximately 20 feet in height.  
**Lead Planner:** Jessica Brandt, Associate Planner

3. CONTROL NO: **PLNP2014-UPZ-DRS-00190 9195 JACKSON ROAD PROFESSIONAL OFFICE USE PERMIT AND DESIGN REVIEW WITH LANDSCAPING**

Use Permit Approved by Zoning Administrator, based on findings and conditions as provided in the staff report with conditions.

**APN:** 063-0011-010  
**Applicant:** Applied Behavior Consultants, Incorporated  
**Owner:** Frazier LLC  
**Location:** The property is located at 9195 Jackson Road in the Cordova community.  
**Request:** A Use Permit to install one 3,550-square-foot modular building, and one 2,880-square-foot modular building for professional offices, 22 parking spaces for both onsite use and overflow parking for the adjacent school, and a 20-foot paved driveway, on a 0.98-acre site in the M-1 (Industrial) zone. A Design Review to comply with the Sacramento County Industrial Design Guidelines.  
**Lead Planner:** Meredith Plant, Assistant Planner