



Agenda City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
September 18, 2008 -- 1:00 P.M.

The Zoning Administrator was created by the City Council. Its authority is found in the City's Zoning (Title 17) and Subdivision (Title 16) Ordinances, of the City Code and gives the Zoning Administrator the authority: to approve, conditionally approve, or deny Variances, Special Permits, Development Plan Reviews, Lot Line Adjustments, Time Extensions as well as Tentative Maps, Subdivision Modifications, and Post Subdivision Modifications for all subdivisions resulting in divisions of land into four or fewer parcels.

NOTICE TO THE PUBLIC

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group. At the beginning of the meeting, the Zoning Administrator describes the hearing process procedure including the appropriate time for testimony to be given during the process.

Notice to Lobbyists: When addressing the Zoning Administrator you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Zoning Administrator. The agenda provides a general description and is available for public review on the Friday prior to the meeting. Hard copies of the agenda and minutes are available at 300 Richards Blvd, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at (www.cityofsacramento.org/dsd/meetings).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

AGENDA
September 18, 2008
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1:00 P.M.

All items listed are heard and acted upon by the Zoning Administrator unless otherwise noted. Please turn off all cellular phones and pagers prior to entering the hearing room.

Public Hearings

Public hearing items may be reordered at the discretion of the Zoning Administrator. If you challenge the decision of the Zoning Administrator you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Zoning Administrator prior to the hearing.

- 1. Z08-144 403 38th Street Tentative Map** (Continued from 09/04/08) (Noticed on 08/22/08)
Location: 403 38th Street (East side, just south of McKinley Boulevard), District 3, 004-0232-027-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315); **Item B:** Tentative Map to divide one (1) parcel of approximately 0.43 acres into two (2) parcels in the Standard Single-Family (R-1) zone; **Item C:** Tentative Map-Subdivision Modification to create one (1) interior lot of less than 52 feet in width (at the front building setback line); **Item D:** Variance to exceed the 40% maximum driveway paving that is allowed in the front setback area.
Contact: Robert W. Williams, Associate Planner, 916-808-7686
- 2. Z08-087 Capitol Avenue Parking Waiver** (Noticed on 09/05/08)
Location: 3014 Capitol Ave , District 3, 007-0211-008-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Parking Reduction of some parking spaces for an existing building with proposed improvements for a 60 seat restaurant and 3,038 square feet of office suites on approximately 0.50 acres in the General Commercial (C-2-SPD) zone within the Alhambra Corridor Special Planning District. This project includes Design Review, DR08-091, for the renovation (non-residential) of an existing building for a proposed restaurant and office suites located within the Alhambra Corridor Design Review and Special Features District.
Contact: Jennifer Glen, Junior Planner, 916-808-4771
- 3. Z08-140 1722 Q Street Lot Line Adjustment and Submodifications** (Noticed on 09/05/08)
Location: 1722 Q Street, District 3, 006-0296-009-0000, 006-0296-013-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315); **Item B:** Lot Line Adjustment/Parcel Merger to relocate the common property line between two parcels on approximately 0.19 acres in the Residential Mixed Use (RMX-SPD) zone and located in the R Street Corridor Special Planning District; **Item C:** Tentative Map-Subdivision Modification to create a parcel with an area less than 3,200 square feet; **Item D:** Tentative Map-Subdivision Modification to create a parcel less than 80 feet in depth.
Contact: Jason Hone, Assistant Planner, 916-808-5749

4. **Z08-206 38th Street Residence** (Noticed on 09/09/08)
Location: 1531 38th Street , District 3, 008-0403-013-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15302); **Item B:** Special Permit to exceed overall height on approximately 0.18 acres in the Standard Single Family (R-1) zone. Concurrent with ER08-073, a Director Level review of the East Sacramento Design Review Ordinance; **Item C:** Special Permit to exceed wall height; **Item D:** Variance to exceed overall lot coverage.
Contact: Jennifer Glen, Junior Planner, 916-808-4771