



Minutes City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room
November 15, 2007 -- 12:00 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.

New City Hall, 915 I Street, Third Floor Conference Room
November 15, 2007 -- 1:00 P.M.

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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 915 I Street, New City

Minutes
November 15, 2007
New City Hall, 915 I Street, Third Floor Conference Room
12:00 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.

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| 1 | Z07-070 | 2905 MARYSVILLE BOULEVARD | (Noticed on 07/20/2007,
11/05/2007) |
| | Location: | 2905 Marysville Blvd , Council District 2
265-0130-026-0000 | |
| | Project: | Environmental Exemption per CEQA Section 15315
Tentative Map-1 to 4 Parcels
Tentative Map-Subdivision Mod | |
| | Contact: | Paul Philley, Junior Planner, 916-808-5714 | |
| | Action: | Tentative Map and Tentative Map-Subdivision Modification approved
subject to conditions and based on findings of fact. | |
| | | | |
| 2 | Z07-154 | 512 & 516 U STREET SUBDIVISION | (Noticed on 10/22/2007,
11/05/2007) |
| | Location: | 516 U St , Council District 4
009-0116-005-0000 | |
| | Project: | Environmental Exemption per CEQA Section 15332
N/A | |
| | Contact: | Stephanie Hockman, Junior Planner, 916-808-7497 | |
| | Action: | Tentative map and Development plan review-new site plan approved
subject to conditions and based on findings of fact. | |
| | | | |
| 3 | Z07-201 | SOUTH SACRAMENTO CHRISTIAN CENTER MOD | (Noticed on 11/05/2007) |
| | Location: | 8700 Bruceville Rd , Council District 8
117-0212-046-0000 | |
| | Project: | Negative Declaration
Special Permit-Major Modification to modify previous approved plans for
proposed church | |
| | Contact: | Paul Philley, Development Services, 530-808-5714 | |

Action: Special Permit-Major Modification approved subject to conditions and based on findings of fact.

4 **Z07-205** **RIVERA PLAZA RETAIL BUILDING** (Noticed on 11/05/2007)

Location: 3300 Rio Linda Blvd , Council District 2
251-0282-023-0000

Project: Environmental Exemption per CEQA Section 15332
Variance-Setback Request to provide a 7'6" rear yard setback rather than the required 15' setback

Contact: Paul Philley, Junior Planner, (916) 808-5714

Action: Variance approved subject to conditions and based on findings of fact.

5 **Z07-233** **BOWMAN LAND LOCKED** (Noticed on 10/22/2007)

Location: 324 Bowman Av , Council District 1
262-0132-007-0000

Project: Environmental Exemption per CEQA Section 15332
Development Plan Review-New Site Plan Plan Review to develop a residential unit with less than 20 feet of public street frontage in the R-1 zone.

Contact: Mark Kraft, Associate Planner, 916-808-8116

Action: Development Plan review-New site Plan Review approved subject to conditions and based on findings of fact.

6 **Z07-243** **GOLDEN CORRAL RESTAURANT** (Noticed on 11/05/2007)

Location: 7700 W Stockton Blvd , Council District 8
117-1460-027-0000

Project: Environmental Exemption per CEQA Section 15332
Special Permit-Major Modification Modification to P05-063. 11,000 sq ft restaurant.

Contact: Robert W. Williams, Associate Planner, 916-808-7686

Action: Special Permit-Major Modification approved subject to conditions and based on findings of fact.

7 **Z07-249** **HERITAGE PLAZA** (Noticed on 11/05/2007)

Location: Northwest corner of Natomas Blvd. & Rose Arbor Drive, Council District 1
201-0440-079-0000

Project: Environmental Exemption per CEQA Section 15332
Special Permit-Time Extension Time Extension for P04-019.

Contact: Robert W. Williams, Associate Planner, 916-808-7686

Action: Continued to December 6, 2007

8 **Z07-250** **BRIDGECROSS PLAZA** (Noticed on 11/05/2007)

Location: Southwest corner of Bridgecross Drive & Honor Parkway, Council District 1

201-0540-029-0000

Project:

Environmental Exemption per CEQA Section 15332
Development Plan Review-Time Extension Time extension for P04-013.

Contact:

Robert W. Williams, Associate Planner, 916-808-7686

Action:

Continued to December 6, 2007