



# Agenda City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room  
August 30, 2007 -- 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 915 I Street, New City Hall, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at ([www.cityofsacramento.org/dsd/meetings](http://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) 808-8310 at least 48 hours prior to the meeting.



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**AGENDA**  
**August 30, 2007**  
**New City Hall, 915 I Street, Third Floor Conference Room**  
**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.

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|----------|----------------------|---|--|
| <b>1</b> | <b>Z07-121</b>       | <b>SUTTER CENTER FOR PSYCHIATRY SITE IMPROVEMENTS</b>   | (Noticed on 08/20/2007)                |
|          | <b>Location:</b>     | 7700 Folsom Blvd , Council District 6<br>079-0230-029-0000  |  |
|          | <b>Entitlements:</b> | Environmental Exemption per CEQA Section 15303<br>Special Permit-Major Modification Addition of two wings to existing 37,600 sq ft psychiatric hospital with addition of 8 new beds, 49 new parking stalls  |  |
|          | <b>Contact:</b>      | Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590   |  |
| <b>3</b> | <b>Z07-138</b>       | <b>MOGER-KENNEDY GARAGE</b>   | (Noticed on 08/10/2007)                |
|          | <b>Location:</b>     | 2340 42nd St , Council District 5<br>014-0063-009-0000  |  |
|          | <b>Entitlements:</b> | Environmental Exemption per CEQA Section 15303<br>Special Permit-Other EXCEEDS 10' MAXIMUM ALLOWABLE WALL HEIGHT FOR ACCESSORY STRUCTURE<br>Special Permit-Other EXCEEDS 18' MAXIMUM ALLOWABLE HEIGHT FOR ACCESSORY STRUCTURE                         |  |
|          | <b>Contact:</b>      | Steven Kerr, Junior Planner, 916-808-5416   |  |
| <b>4</b> | <b>Z07-139</b>       | <b>STEWART GARAGE</b>   | (Noticed on 08/10/2007)                |
|          | <b>Location:</b>     | 2348 42nd St , Council District 5<br>014-0063-010-0000  |  |
|          | <b>Entitlements:</b> | Environmental Exemption per CEQA Section 15303<br>Special Permit-Other EXCEED MAXIMUM 10' WALL HEIGHT REQUIREMENT FOR A DETACHED ACCESSORY STRUCTURE<br>Special Permit-Other EXCEED MAXIMUM 18' HEIGHT REQUIREMENT FOR A DETACHED ACCESSORY STRUCTURE |  |
|          | <b>Contact:</b>      | Steven Kerr, Junior Planner, 916-808-5416   |  |
| <b>2</b> | <b>Z07-186</b>       | <b>3119 BELDEN STREET</b>   | (Noticed on 08/03/2007,<br>08/20/2007) |
|          | <b>Location:</b>     | 3119 Belden St , Council District 2   |  |

265-0021-016-0000

**Entitlements:**

Environmental Exemption per CEQA Section 15332

Tentative Map-1 to 4 Parcels To subdivide one approximately .84 acre parcel into four parcels.

Tentative Map-Subdivision Mod To create two lots less than 52 feet in width. To create two lots that do not have twenty feet of street frontage. To allow asphalt paving in the alley (Opal Lane) instead of concrete.

**Contact:**

Stephanie Hockman, Junior Planner, 916-808-7497