



# Agenda City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room  
December 20, 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**  
**December 20, 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.

- \* Z07-268                      Parking Lot Plan Review Modification** (Noticed on 12/06/07)  
**Location:** 2730 Florin Rd Florin Road @ Loma Verde Way, Council District 8  
049-0021-036-0000  
**Entitlements:** Environmental Exemption per CEQA Section 15311  
Development Plan Review – Major Mod New Parking Lot behind existing building.  
**Contact:** Robert W. Williams, Associate Planner, 916-808-7686
  
- \* Z07-269                      Cole Subdivision** (Noticed on 12/06/07)  
**Location:** 7431 Lemon Hill Ave, Council District 6  
038-0061-011-0000  
**Entitlements:** Environmental Exemption per CEQA Section 15303  
Tentative Map-1 to 4 Parcels Subdivide one lot into four lots.  
Tentative Map-Subdivision Mod Creates two lots less than 100 feet deep.  
**Contact:** Michael York, Associate Planner, 916-808-8239
  
- \* Z07-291                      Capital Commerce Center Variance** (Noticed on 12/06/07)  
**Location:** 320 N 10<sup>th</sup> St, Council District 1  
001-0031-005-0000  
**Entitlements:** Environmental Exemption per CEQA Section 15332  
Variance – Setback. A variance to reduce the 15 foot setback to 10 feet for a warehouse on 1.21 acres in the M-2-SPD(C) Heavy Industrial zone.  
**Contact:** Jennifer Pulsifer, Junior Planner, 916-808-4771
  
- \* Z07-293                      Forrest Homes** (Noticed on 12/06/07)  
**Location:** 2678 Forrest St, Council District 2  
263-0163-020-0000  
**Entitlements:** Environmental Exemption per CEQA Section 15332  
Tentative Map to subdivide one parcel into three parcels.  
Subdivision Modification to create two parcels without public street frontage.  
Development Plan Review to construct two new homes.  
**Contact:** Evan Compton, Associate Planner, 916-808-5260