



Minutes City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room
November 1, 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).

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.



(916) 808-5656

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Minutes
November 1, 2007
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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.

- * **Z07-123** **701 FAIRGROUNDS DR ANTENNA** (Noticed on 10/22/2007)
 Location: 701 Fairgrounds Dr ANTENNA, Council District 5
 011-0380-002-0000

 Project: Environmental Exemption per CEQA Section 15301
 Special Permit-Major Modification

 Contact: Jennifer Matthews, Junior Planner, 916-808-5591

 Action: Approved subject to conditions and based on Findings of Fact.

- * **Z-07-154** **512 & 516 U STREET SUBDIVISION** (Noticed on 10/22/2007)
 Location: 516 U St , Council District 4
 009-0116-005-0000

 Project: Environmental Exemption per CEQA Section 15332
 Tentative Map-1 to 4 Parcels
 Development Plan Review-New Site Plan

 Contact: Stephanie Hockman, Junior Planner, 916-808-7497

 Action: Continued to November 15, 2007, to be renoticed.

- * **Z07-178** **FRUITRIDGE COMMERCIAL CENTER II TENT. MAP** (Noticed on 10/22/2007)
 Location: 8864 Fruitridge Rd , Council District

 Project: Environmental Exemption per CEQA Section 15315
 Tentative Map-1 to 4 Parcels TENTATIVE MAP TO SUBDIVIDE INTO 2 LOTS.
 Special Permit-Parking for off site parking

 Contact: Sean Flanagan, Assistant Planner, 916-808-4752

 Action: Approved subject to conditions and based on Findings of Fact.

- * **Z07-182** **MELENDY ADDITION** (Noticed on 10/22/2007)
 Location: 714 22nd St , Council District 3
 003-0182-008-0000

Project: Environmental Exemption per CEQA Section 15311
Special Permit-Accessory Structure A request to exceed the height requirement for a new accessory structure.
Contact: Evan Compton, Associate Planner, 916-808-5260
Action: Approved the Special Permit subject to conditions and based on Findings of Fact.

* **Z07-208** **2298 FERNLEY - GARAGE CONVERSION TO 2ND RESIDENTIAL UNIT** (Noticed on 10/22/2007)

Location: 2298 Fernley Ave , Council District 2
275-0025-013-0000

Project: Environmental Exemption per CEQA Section 15303
Special Permit-Second Res Unit
Variance-Garage/Driveway

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

Action: Approved subject to conditions and based on Findings of Fact.

* **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: Continued to November 15, 2007.

* **Z07-242** **RIVERA ADDITION** (Noticed on 10/22/2007)

Location: 1537 Christopher Way , Council District 3
008-0443-010-0000

Project: Environmental Exemption per CEQA Section 15305
Special Permit-Other to provide less than the required rear yard setback for an addition

Contact: Jamie Broker, Junior Planner, 916-808-1928

Action: Approved subject to conditions and based on Findings of Fact.

* **Z07-248** **FRANKEL/BUSS 2ND RESIDENTIAL UNIT** (Noticed on 10/22/2007)

Location: 1367 8th Ave , Council District 4
012-0292-024-0000

Project: Environmental Exemption per CEQA Section 15303
Special Permit-Second Res Unit to vary the required interior side setback

Contact: Jamie Broker, Junior Planner, 916-808-1928

Action: Continued to November 8, 2007.

