



# Agenda City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room  
March 27, 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](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) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

**AGENDA**  
**March 27, 2008**  
**300 Richards Blvd, 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.

- 1. Z07-331, ER07-236, ER07-237, & ER07-238 Austin Homes Plan Review** (Noticed on 03/12/08)  
**Location:** 4428 Austin Street (East side of Austin Street between Grace Avenue and Bell Avenue), Council District 2; 37-0390-003-0000, 237-0390-004-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review-New Site Plan to construct four single family homes on four lots without 20 feet of public street frontage on approximately 1.10 acres in the Standard Single-Family (R-1) zone.  
  
**Contact:** Jason Hone, Junior Planner, 916-808-5749; Sandra Yope, Senior Planner, (916) 808-7158
- 2. Z08-005 Ramona Tentative Parcel Map** (Noticed on 03/13/08)  
**Location:** 2940 Ramona Avenue, Council District 6; 079-0241-006-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15315); **Item B:** Tentative Map to split a 1.86+/- acre parcel into two parcels, 0.74+/-acres and 1.12+/- acres, in the M-2S-SWR Heavy Industrial zone.  
  
**Contact:** Jennifer Glen, Junior Planner, 916-808-4771; Sandra Yope, Senior Planner, (916) 808-7158
- 3. Z08-008 Holiday Inn Express Hotel and Suites** (Noticed on 03/07/08)  
**Location:** 3845 Rosin Court, Council District 1; 250-0010-090-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Time Extension-CPC Entitlement to extend P04-203 for a new hotel; **Item C:** Special Permit-Major Modification to modify the parking spaces, building layout, number of rooms and setbacks.  
  
**Contact:** Jamie Broker, Junior Planner, 916-808-1928; Sandra Yope, Senior Planner, (916) 808-7158
- 4. Z08-011 Power Inn Road & 14th Avenue Landscaping Setback Variance** (Noticed on 03/13/08)  
**Location:** 3905 Power Inn Road, Council District 6; 061-0031-018-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15305); **Item B:** Variance-Setback Reduction of the width of the required landscaped area.

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior Planner, (916) 808-7158

5.

**Z08-020 Ceballos- Belmonte Addition** (Noticed on 03/07/08)

**Location:** 122 41st Street, Council District 3; 004-0121-001-0000

**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to reduce the required rear yard setback to 10.5 feet.

**Contact:** Jamie Broker, Junior Planner, 916-808-1928; Sandra Yope, Senior Planner, (916) 808-7158