



Minutes City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room
January 24, 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 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.



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(916) 808-5656

MINUTES
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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.

* **Z07-127** **4300 FELL STREET TM / 1ST TIME EXT**(Noticed on 01/11/08)
Location: **4300 Fell St, Council District 2**
 237-0152-027-0000

Entitlements: Exempt per CEQA 15315-Minor Land Divisions. Tentative Map-Time Extension request to subdivide one parcel into four parcels totaling approximately 1.35 undeveloped acres in the Single Family Residential (R-1) zone.

Contact: Steven Kerr, Junior Planner, (916) 808-5416; Stacia Cosgrove, Senior Planner, 916-808-7110

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

* **Z07-160** **KUPROS EUROPEAN BISTRO**(Noticed on 01/11/08)
Location: **1217 21st St, Council District 3**
 007-0146-014-0000, 007-0151-021-0000

Entitlements: Exempt per CEQA 15301-Existing Facilities. Special Permit-Parking to provide valet to 20 parking spaces offsite under different ownership. Special Permit-Parking Reduction to waive 25 required parking spaces

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

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

* **Z07-285** **250 MAIN AVE TM TIME EXTENSION**(Noticed on 01/11/08)
Location: **250 Main Ave (Southwest corner of Main Ave. and Austin St.), Council District 2**
 237-0022-011-0000

Entitlements: Exempt per CEQA 15315-Minor Land Divisions Tentative Map-Time Extension to subdivide one parcel into four residential parcels on 0.9+/- gross acres in the Standard Single Family (R-1) zone.

Contact: Jason Hone, Junior Planner, 916-808-5749; Sandra Yope, Senior Planner, 916-808-7158

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

- * **Z07-286** **2720 E STREET REMODEL**(Noticed on 01/11/08)
Location: **2720 E St**, Council District 3
003-0152-008-0000
- Entitlements:** Exempt per CEQA 15303-New Construction or Conversion. Special Permit to relocate a nonconforming use. Special Permit to reduce the required side yard setback for an attached trellis. Special Permit to reduce the required 26 feet of maneuvering area to 25 feet.
- Contact:** Jamie Broker, Junior Planner, 916-808-1928; Sandra Yope, Senior Planner, 916-808-7158
- Action:** **Project approved subject to conditions and based on findings of fact.**
- * **Z07-295** **AIRGAS YARD ADDITION**(Noticed on 01/11/08)
Location: **6801 Florin Perkins Rd**, Council District 6
064-0020-097-0000
- Entitlements:** Addendum To Negative Declaration. Development Plan Review-Major Mod to pave .99+/- acres for additional storage area to store metal gas cylinders for existing Airgas yard.
- Contact:** Jamie Broker, Junior Planner, 916-808-1928; Sandra Yope, Senior Planner, 916-808-7158
- Action:** **Project approved subject to conditions and based on findings of fact.**
- * **Z07-299** **AUGSBURGER ACCESSORY STRUCTURE**(Noticed on 01/11/08)
Location: **1560 12th Ave (south side of 12th Avenue between Land Park Drive and 17th Street)**, Council District 4
012-0392-007-0000
- Entitlements:** Exempt per CEQA 15311-Accessory Structures. Special Permit to increase the maximum allowed wall height from 10 feet to 17.7 feet for a new 1,062 square foot detached accessory structure on a .16+/- acre developed parcel in the Standard Single Family (R-1) zone. Special Permit to increase the maximum allowed overall height from 18 feet to 24 feet for the accessory structure. Special Permit to reduce the minimum allowed distance between structures from four feet to one inch. Special Permit to reduce the required sideyard setback from five feet to zero feet for an existing 183 square foot carport.
- Contact:** Jason Hone, Junior Planner, 916-808-5749; Sandra Yope, Senior Planner, 916-808-7158
- Action:** **Project approved subject to conditions and based on findings of fact.**