



Minutes City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room
January 31, 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
January 31, 2008
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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.

- * **Z07-224** **DEEMED SPECIAL PERMIT MAJOR MOD** (Noticed on 01/18/08)
Location: 295 El Camino Ave, Council District 2
 263-0222-026-0000
Entitlements: Exempt per CEQA 15301-Existing Facilities.
 Special Permit-Major Modification
Contact: Jennifer Matthews, Junior Planner, (916) 808-5591; Sandra Yope, Senior
 Planner, (916) 808-7158
Action: Project withdrawn by the applicant.

- * **Z07-247** **CLEARWIRE PANELS ON EXISTING TOWER** (Noticed on 01/17/08)
Location: 3341 Lanatt St, Council District 3
 001-0170-025-0000
Entitlements: Exempt per CEQA 15301-Existing Facilities.
 Special Permit-Major Modification to add antennas to an existing cellular
 tower.
Contact: Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope,
 Senior Planner, (916) 808-7158
Action: Withdrawn from agenda. Will be re-noticed.

- * **Z07-275** **CITY TIRE AND WHEEL** (Noticed on 01/17/08)
Location: 2401 Fruitridge Rd, Council District 5
 019-0201-013-0000
Entitlements: Exempt per CEQA 15301-Existing Facilities.
 Special Permit – Major Modification Legalize Addition to Auto Repair/Tire
 Shop and Rehab Structure
Contact: Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope,
 Senior Planner, (916) 808-7158
Action: Continued to March 6, 2008.

- * **Z07-278** **3023 T STREET TM** (Noticed on 01/17/08)
Location: 3023 T St, Council District 3
 010-0062-010-0000
Entitlements: Exempt per CEQA 15315- Minor Land Divisions.
 Tentative Map to subdivide into two parcels on 0.16± developed acres in
 the Residential Office Zone (R-O).
 Tentative Map – Subdivision Mod to create one parcel without 20 feet of
 public street frontage.

Variance – Setback to reduce rear yard setback 10 feet.
Special Permit – Parking to locate two required spaces offsite under the same ownership.

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

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

- * **Z07-280**
Location: **ROSE GARDEN SUBDIVISION TIME EXTENSION** (Noticed on 01/17/08)
3521 Marysville Blvd, Council District 2
251-0181-017-0000
Entitlements: Exempt per CEQA 15332-Infill Development Projects.
Tentative Map-Time Extension to subdivide a 0.84+/- acre parcel into 20 lots.
Time Extension-ZA Entitlement to construct 19 alternative housing units.
Contact: Jennifer Glen, Junior Planner, (916) 808-4771; Sandra Yope, Senior Planner, (916) 808-7158
Action: Project approved subject to conditions and based on findings of fact.

- * **Z07-296**
Location: **VIOLINI SECOND RESIDENTIAL UNIT** (Noticed on 01/17/08)
1725 50th St, Council District 3
008-0482-012-0000
Entitlements: Exempt per CEQA 15303-New Construction or Conversion.
Special Permit-Second Res Unit New Second Residential Unit which does not meet standard development requirements.
Contact: Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope, Senior Planner, (916) 808-7158
Action: Project approved subject to conditions and based on findings of fact.

- * **Z07-313**
Location: **2998 FRANKLIN BLVD. PHOTO STUDIO** (Noticed on 01/17/08)
2998 Franklin Blvd, Council District 5
013-0123-015-0000
Entitlements: Exempt per CEQA 15305-Minor Alterations to Land Use.
Variance-Fence/Wall to waive the masonry wall requirement.
Variance-Setback to locate the required trash enclosure in a setback area.
Contact: Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope, Senior Planner, (916) 808-7158
Action: Continued to February 14, 2008.

- * **Z07-321**
Location: **DEL PASO NUEVO PHASE 6** (Noticed on 01/17/08)
649 Carroll Avenue, 665 Ford Road, 704 South Avenue, 3532 Altos Avenue, 732 Hayes Avenue, 3450 Taylor Street, Council District 2
250-0150-011-0000, 250-0150-024-0000, 250-0210-013-0000, 250-0210-037-0000, 250-0210-071-0000, 250-0230-080-0000
Entitlements: Exempt per CEQA 15301-Existing Facilities.
Special Permit to leave six parcels vacant after demolition.
Contact: Jennifer Glen, Junior Planner, (916) 808-4771; Sandra Yope, Senior Planner, (916) 808-7158
Action: Project approved subject to conditions and based on findings of fact.

- * **Z07-323** **JUAREZ ADDITION** (Noticed on 01/17/08)
 - Location:** 479 Haggin Ave, Council District 1
262-0171-021-0000
 - Entitlements:** Exempt per CEQA 15332-Infill Development Projects
Development Plan Review-Major Mod to construct a 2,902 square foot
addition to an existing single family residence.
 - Contact:** Jennifer Glen, Junior Planner, (916) 808-4771; Sandra Yope, Senior
Planner, (916) 808-7158
 - Action:** Project approved subject to conditions and based on findings of fact.