



# Minutes City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room  
February 21, 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](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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(916) 808-5656

**MINUTES**  
**February 21, 2008**  
**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.

- \*     **Z06-254**                    **STOWER DEEP LOT DEVELOPMENT** (Noticed on 02/08/08)  
**Location:**                    **4461 65th St** , Council District 6  
  021-0244-016-0000  
**Entitlements:**                Exempt per CEQA 15303-New Construction or Conversion.  
  Special Permit-Deep Lot Development. Adding two new homes behind an  
  existing single family residence in the Single-Family (R-1) zone.  
**Contact:**                     Robert W. Williams, Associate Planner, 916-808-7686; Sandra Yope,  
  Senior Planner, (916) 808-7158  
**Action:**                        Special Permit approved subject to conditions and based on Findings of  
  Fact.
- \*     **Z07-229**                    **AUTOZONE PLAN REVIEW** (Noticed on 02/08/08)  
**Location:**                    2730 Florin Rd (@ Loma Verde Way), Council District 8  
  049-0021-036-0000  
**Entitlements:**                Exempt per CEQA 15332-Infill Development Projects  
  Development Plan Review-New Site Plan New 7600+/- retail store in the  
  General Commercial, "R"-Review (C-2-R) zone.  
**Contact:**                     Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope,  
  Senior Planner, (916) 808-7158  
**Action:**                        Plan Review approved subject to conditions and based on Findings of  
  Fact.
- \*     **Z07-289**                    **17TH STREET ALTERNATIVE HOUSING** (Noticed on 02/08/08)  
**Location:**                    1610 17th St, Council District 3  
  006-0293-011-0000  
**Entitlements:**                Exempt per CEQA 15303-New Construction or Conversion.  
  Tentative Map to divide one 1600 square foot parcel into two parcels in  
  the Multi-Family (R-5) zone.  
  Special Permit for an Alternative Ownership Housing Type. A 4-story  
  residential structure with two separately owned dwelling units.  
**Contact:**                     Robert W. Williams, Associate Planner, 916-808-7686; Sandra Yope,  
  Senior Planner, (916) 808-7158  
**Action:**                        Tentative Map and Special Permit approved subject to conditions and  
  based on Findings of Fact.
- \*     **Z07-292**                    **VINCI TIME EXTENSION** (Noticed on 02/08/08)  
**Location:**                    1315 Vinci Ave, Council District 2  
  215-0230-061-0000  
**Entitlements:**                Exempt per CEQA 15315-Minor Land Divisions.  
  Tentative Map-Time Extension to subdivide one parcel, totaling 3.9+/-

acres, into two lots, 1.94 acres and 1.97 acres, in the M-1S-R Light Industrial zone.

**Contact:** Jennifer Glen, Junior Planner, 916-808-4771; Sandra Yope, Senior Planner, (916) 808-7158

**Action:** Tentative Map Time Extension approved.

\* **Z07-316** **GREER RESIDENCE - SETBACK VARIANCES** (Noticed on 02/08/08)

**Location:** 1964 36th St, Council District 5  
010-0074-007-0000

**Entitlements:** Exempt per CEQA 15303-New Construction or Conversion.  
Variance-Setback Front Setback Reduction for new Single-Family Residence in the Single Family (R-1) zone.  
Variance-Setback Side Setback Reduction.

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

**Action:** Variances approved subject to conditions and based on Findings of Fact.