



Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
March 06, 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
March 06, 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.

- * **Z07-239** **CHURCH TIME EXTENSION** (Noticed on 02/21/08)
 Location: **3947 Rio Linda Blvd**, Council District 2
 250-0050-011-0000, 250-0050-012-0000, 250-0050-013-0000, 250-0050-014-0000, 250-0050-050-0000

 Entitlements: Previously Adopted Negative Declaration.
 Time Extension-CPC Entitlement to extend a previously approved Special Permit to construct a 8,328 sq ft church in the M-1-LI zone and to reduce the number of parking spaces.

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

 Action: Time Extension approved subject to conditions and based on Findings of Fact.

- * **Z07-275** **CITY TIRE AND WHEEL** (Noticed on 01/17/08) Continued from 01/31/08
 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: Withdrawn by applicant.

- * **Z07-332 /**
 PB07-166 **1718 CAPITOL AVE ATTENDED PARKING** (Noticed on 02/22/08)
 Location: 1718 Capitol Ave, Council District 3
 006-0176-003-0000

 Entitlements: Exempt per CEQA 15301-Existing Facilities.
 Exempt per CEQA 15331-Historical RR/R.
 Special Permit-Parking to allow the attended parking.
 Rehabilitation-Exterior CONVERSION OF RESIDENCE TO OFFICE

 Contact: Christopher Dougherty, Assistant Planner, 916-808-5680; Sandra Yope, Senior Planner, (916) 808-7158

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

- * **Z08-001** **HOT ITALIAN** (Noticed on 02/21/08)
 Location: 1621 16th St, Council District 3
 006-0293-011-0000

Entitlements: Exempt per CEQA 15301-Existing Facilities.
Special Permit-Parking Reduction to waive the required on-site parking for a conversion of retail into a restaurant.
Variance-Setback to locate the trash enclosure in a required setback.

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

Action: Continued to March 13, 2008

* **Z08-006** **TRINITY HOUSE DEMOLITION** (Noticed on 02/25/08)

Location: 3605 12th Ave, Council District 5
013-0401-014-0000

Entitlements: Exempt per CEQA 15301-Existing Facilities.
Special Permit to demolish an existing single family residence and detached garage with no plans to reconstruct on a 0.14 +/- acre parcel in the R-1 Standard Single Family zone.

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.