



Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
April 17, 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).

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

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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.

1. **Z07-331, ER07-236, ER07-237, & ER07-238 Austin Homes Plan Review** (Noticed on 03/12/08) (Continued from 03/27/08)
Location: 4428 Austin Street (East side of Austin Street between Grace Avenue and Bell Avenue), 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
Action of the Zoning Administrator: Withdrawn to be re-noticed.
2. **Z08-012, PB07-158 Lemonds' Rear Deck** (Noticed on 03/19/08) (Continued from April 3, 2008)
Location: 2008 23rd Street, Council District 4; 010-0103-009-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15331); **Item B:** Special Permit-Accessory Structure for elevated deck to exceed rear setback lot coverage on a 0.1+/- acre parcel in the R-1B zone; **Item C:** Rehabilitation-Exterior of rear elevated deck and stairway.

Contact: Jennifer Glen, Junior Planner, 916-808-4771
Action of the Zoning Administrator: Continued to April 24, 2008.
3. **Z07-297 Berthoud Court Time Extension** (Noticed on 04/03/08)
Location: 449 Berthoud Street, District 2, 237-0070-003-0000, 237-0302-012-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15315); **Item B:** Tentative Map-Time Extension to extend time allowed to finalize a previously approved tentative map (P04-128).

Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Tentative Map Time Extension approved subject to conditions and based on Findings of Fact.
4. **Z07-314, ER08-029 561 46th Street Addition** (Noticed on 04/07/08)
Location: 561 46th Street, Council District 3, 004-0253-012-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to allow an attached accessory structure to encroach in required setbacks; **Item C:** Special Permit to allow a covered porch to encroach in the required sideyard setback for an addition to a single family home on an irregular shaped lot in the Standard Single Family (R-1) zone.

Contact: Christopher Dougherty, Assistant Planner, 916-808-5680

Action of the Zoning Administrator: Special Permits approved subject to conditions and based on Findings of Fact.

5. **Z08-004 5929 Elvas Avenue Office Expansion** (Noticed on 04/03/08)
Location: 5929 Elvas Avenue, District 3, 008-0020-023-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Non-Conforming Building to expand a non-conforming structure into the side setback; **Item C:** Special Permit-Parking Reduction to waive the required off-street parking; **Item D:** Development Plan Review-New Site Plan to expand the existing structure by 175 square feet.
Contact: Christopher Dougherty, Assistant Planner, 916-808-5680
Action of the Zoning Administrator: Continued to April 24, 2008.

6. **Z08-029 Wilks Garage** (Noticed on 04/03/08)
Location: 370 36th Way, District 3, 004-0173-008-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Accessory Structure to exceed the maximum allowed wall height.
Contact: Jamie Broker, Planner, 916-808-1928
Action of the Zoning Administrator: Special Permit approved subject to conditions and based on Findings of Fact.

7. **Z08-053 Green Living Center** (Noticed on 04/03/08)
Location: 1931 H Street, District 3, 003-0174-013-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Parking to waive ten parking spaces.
Contact: Jamie Broker, Planner, 916-808-1928
Action of the Zoning Administrator: Special Permit approved subject to conditions and based on Findings of Fact.