



Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
May 15, 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

MINUTES
May 15, 2008
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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.

1. **Z08-062 Gym Parking Waiver** (Noticed on April 25, 2008) (Continued from May 01, 2008)
Location: 3501 2nd Avenue, District 5; 010-0322-021-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Parking Reduction for a gym located on an approximately 0.13 acre lot in the General Commercial (C-2-SPD) zone within the Broadway-Stockton Special Planning District.
Contact: Jennifer Glen, Junior Planner, 916-808-4771
Action of the Zoning Administrator: Special Permit approved subject to conditions and based on Findings of Fact.
2. **Z08-044 La Providence (River Commons)** (Noticed on May 05, 2008)
Location: 200 Cadillac Drive, District 3; 295-0020-008-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Major Modification to add a new 25 unit apartment building and remodel and replace the clubhouse and pool; **Item C:** Special Permit-Parking to waive 10 required parking spaces.
Contact: Christopher Dougherty, Assistant Planner, 916-808-5680
Action of the Zoning Administrator: Withdrawn from the agenda. Project converted to file P08-054.
3. **Z08-046 1720 Capitol, Off-Site Parking** (Noticed on May 05, 2008)
Location: 1720 Capitol Avenue, District 3; 006-0176-003-0000, 006-0176-004-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Parking to allow off-site parking for new retail/office use (conversion of single family home) on a 2,614 square foot parcel in C2-NC zone.
Contact: Christopher Dougherty, Assistant Planner, 916-808-5680
Action of the Zoning Administrator: Special Permit approved subject to conditions and based on Findings of Fact.
4. **Z08-066 Demolition of a House without a Replacement Structure** (Noticed on May 05, 2008)
Location: 425 Rimmer Avenue, District 1; 250-0160-018-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit- to Demolish a Home without providing a replacement structure.

Contact: Robert W. Williams, Associate Planner, 916-808-7686

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

5. **Z08-075 Lopez Lot Line Adjustment- Subdivision Modification** (Noticed on May 05, 2008)

Location: 5400 Sorento Road, District 1; 226-0020-026-0000 & 226-0020-025-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15305); **Item B:** Lot Line Adjustment/Parcel Merger- Lot line Adjustment between two (2) parcels; **Item C:** Tentative Map-Subdivision Mod - Subdivision Modification for no public street frontage.

Contact: Robert W. Williams, Associate Planner, 916-808-7686

Action of the Zoning Administrator: Lot line adjustment and Subdivision Modification approved based on Findings of Fact.

6. **Z08-085 1500 Q Street Maneuvering** (Noticed on May 05, 2008)

Location: 1500 Q Street, District 4; 006-0292-001-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to reduce the required maneuvering area for a detached garage on approximately 0.15 acres in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

Contact: Jennifer Glen, Junior Planner, 916-808-4771

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

7. **Z08-086 1504 Q Street Maneuvering** (Noticed on May 05, 2008)

Location: 1504 Q Street, District 4; 006-0292-002-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to reduce the required maneuvering area for a detached garage on approximately 0.15 acres in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

Contact: Jennifer Glen, Junior Planner, 916-808-4771

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