



# Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room  
June 19, 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](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) 808-5908 at least 48 hours prior to the meeting.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

(916) 808-5656

**MINUTES**  
**June 19, 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.

- 1. Z08-063 Stop n Shop Special Permit Modification** (Noticed on 06/06/08)  
**Location:** 8321 Folsom Boulevard (Northwest corner of Folsom Boulevard and Notre Dame Drive), District 6; 079-0181-010-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to add the sale of distilled spirits to a previously approved Special Permit for beer and wine sales at an existing convenience market on an approximately 0.47 acre parcel in the General Commercial (C-2) zone.  
**Contact:** Jason Hone, Assistant Planner, 916-808-5749  
**Action of the Zoning Administrator:** Continued to June 26, 2008
  
- 2. Z08-094 Westlake Village Tentative Map** (Noticed on 06/06/08)  
**Location:** 3501 Del Paso Road (Northwest corner of Del Paso Road and El Centro Road), District 1; 225-1480-072-0000 & 225-1480-073-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15061); **Item B:** Tentative Map to create four parcels on approximately 8.47 commercially developed acres in the Shopping Center (SC-PUD) zone within the Westborough Planned Unit Development (PUD).  
**Contact:** Jason Hone, Assistant Planner, 916-808-5749  
**Action of the Zoning Administrator:** Tentative Map approved subject to conditions and based on findings of fact.
  
- 3. Z08-097 2075 Edgewater Road** (Noticed on 06/06/08)  
**Location:** 2075 Edgewater Road, District 2; 275-0171-018-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Variance to reduce the required front yard setback.  
**Contact:** Jamie Broker, Planner, 916-808-1928  
**Action of the Zoning Administrator:** Variance approved subject to conditions and based on findings of fact.

4.       **Z08-100   Brown-Phillips Court Tentative Map Time Extension** (Noticed on 06/06/08)  
**Location:** On Cathcart Avenue and Butterworth Avenue, between Phillips Court and Gillespie Street, District 2; 250-0174-032-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map-Time Extension to subdivide two parcels into seven parcels on approximately 1.21 undeveloped acres in the Standard Single Family (R-1) zone.  
**Contact:** Jason Hone, Assistant Planner, 916-808-5749  
**Action of the Zoning Administrator:** Time extension approved subject to conditions
  
5.       **Z08-101   Meridian Two Surface Parking** (Noticed on 06/06/08)  
**Location:** 1418 K Street, District 1; 006-0116-003-0000, 006-0116-004-0000, 006-0116-005-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15304); **Item B:** Special Permit to vary from the development standards for a Temporary Surface Parking.  
**Contact:** Christopher Dougherty, Assistant Planner, 916-808-5680  
**Action of the Zoning Administrator:** Continued to July 10, 2008
  
6.       **Z08-116   4870 Q Second Residential Unit** (Noticed on 06/06/08)  
**Location:** 4870 Q Street (southwest corner of Q Street and the alley between 48th and 49th Street), District 3; 008-0476-008-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to reduce the required rear yard setback of fifteen feet to six feet for the conversion of a loft space above an existing detached garage into an approximately 480 square foot second residential unit on approximately 0.16 acres in the Standard Single Family (R-1) zone; **Item C:** Special Permit to reduce the distance between the primary residence and the second residential unit from six feet to five feet; **Item D:** Special Permit to locate the main entrance of the second residential unit along the side of the structure not facing the street.  
**Contact:** Jason Hone, Assistant Planner, 916-808-5749  
**Action of the Zoning Administrator:** Project approved subject to conditions and based on findings of fact.
  
7.       **Z08-126   Jimenez Addition** (Noticed on 06/06/08)  
**Location:** 7758 El Rito Way, District 7; 031-1270-019-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Variance to construct a 256 square foot addition onto an existing house that will exceed the maximum allowable lot coverage of 40% to 44% on approximately 0.17 acres in the Standard Single Family (R-1) zone; **Item C:** Variance to reduce the required rear yard setback from 15 feet to 12 feet for the construction of an addition to

an existing house on approximately 0.17 acres in the Standard Single Family (R-1) zone.

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

**Action of the Zoning Administrator:** Project approved subject to conditions and based on findings of fact.