



Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
June 26, 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.



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 26, 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** (Continued from 06/19/08)
(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-Major Modification 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: Special Permit Modification approved subject to conditions and based on findings of fact.
- 2. Z08-055 Mixed Use Development at Northgate Boulevard & Garden Highway**
(Noticed on 06/13/08)
Location: 660 Garden Highway (Southwest corner of Northgate Boulevard and Garden Highway), District 1, 274-0110-008-0000, 274-0110-009-0000, 274-0110-063-0000, 274-0110-064-0000
Entitlements: **Item A:** Addendum to Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Lot Line Adjustment/Parcel Merger to merge four parcels into one; **Item D:** Special Permit to develop multi-family use in the General Commercial (C-2) zone.
Contact: David Hung, Associate Planner, 916-808-5530
Action of the Zoning Administrator: Withdrawn from agenda, will become Planning Commission file.
- 3. Z08-060 Francis Court Accessory Structure** (Noticed on 06/13/08)
Location: 4695 Francis Court, District 4, 017-0121-040-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to reduce the required setbacks for an accessory structure on a parcel that is approximately .22 acres in the Single Family Residential(R-1) 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. **Z08-064 Canterbury Crossing / Expo Parkway Offices: Time Extension to P04-133** (Noticed on 06/13/08)
Location: 1400 Expo Parkway, District 2, 275-0310-022-0000 & 275-0310-008-0000
Entitlements: **Item A:** Previously Adopted Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Tentative Map-Time Extension for previously approved Tentative Map (Parcel 022); **Item D:** Tentative Map- Time Extension for previously approved Tentative Map (Parcel 008); **Item E:** Time Extension-CPC Entitlement: Time Extension for previously approved Special Permit (Offices in an industrial zone, Parcel 022).
Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Time Extensions approved subject to conditions.
5. **Z08-072 South Avenue Estates - Time Extension to P04-137**
(Noticed on 06/13/08)
Location: 80 South Avenue (South side of street, about 500 feet east of Western Avenue), District 2, 250-0122-004-0000
Entitlements: **Item A:** Previously Adopted Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Tentative Map-Time Extension for previously approved Tentative Map; **Item D:** Time Extension-CPC Entitlement: Time Extension for previously approved Special Permits for 35 homes in the R-1A zone.
Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Time Extensions approved subject to conditions.