Minutes
City of Sacramento
Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
July 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. **Z08-103** **The Garage Next Door Banquet Hall** (Noticed on 07/03/08)
Location: 1209 19th Street, District 3, 007-0143-002-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to waive required parking for a banquet hall.

Contact: Jamie Broker, Planner, 916-808-1928

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

2. **Z08-104** **Bell Gas Expansion** (Noticed on 07/03/08)
Location: 4400 Raley Boulevard, District 2, 238-0220-040-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Major Modification of a site with existing alcohol sales to construct a new 3,175 square foot convenience store with storage to replace an existing 1,061 square foot building of the same use, a 648 square foot car wash, and a total of 3,192 square feet of canopy over two fuel pump structures on approximately 2.25 net acres in the Light Industrial-Review (M-1S-R) zone; **Item C:** Development Plan Review-New Site Plan to construct a new 3,175 square foot convenience store with storage to replace an existing 1,061 square foot building of the same use, a 648 square foot car wash, and a total of 3,192 square feet of canopy over two fuel pump structures.

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

Action of the Zoning Administrator: Special Permit Modification and Redevelopment Plan Review approved subject to conditions and based on findings of fact.

3. **Z08-129** **6415 Elvas Avenue** (Noticed on 07/03/08)
Location: 6415 Elvas Avenue, District 3, 008-0321-007-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Modification to the previous plan review approval for Z05-067; **Item C:** Variance to reduce the required 5 foot interior setback to 2.5 feet.

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

Action of the Zoning Administrator: Modification and Variance approved subject o conditions and based on findings of fact.