



Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
August 21, 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. Z08-095 Northview Village Tentative Map Time Extension**
(Continued from 7/10/08) (Noticed on 6/27/08)
Location: 2314 Northview Drive - 2330 Northview Drive, District 1, 274-0232-013 and 274-0232-014
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map-Time Extension for a previously approved tentative parcel map to subdivide approximately 1.3 acres into sixteen (16) parcels in the Multi-Family Plan Review (R-3R) zone; **Item C:** Time Extension of a previously approved special permit for alternative housing.
Contact: Jennifer Glen, Junior Planner, 916-808-4771
Action of the Zoning Administrator: Time Extensions approved subject to conditions and based on findings of fact.

- 2. Z08-136 Riverside Terrace II Tentative Map Time Extension**
(Noticed on 8/05/08)
Location: 2 Rio Viale Court, District 4, 029-0021-016-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map-Time Extension to subdivide approximately 1.9 acres into 24 parcels in the Multi-family (R-2A) zone.
Contact: Jason Hone, Assistant Planner, 916-808-5749
Action of the Zoning Administrator: Time Extension approved subject to conditions and based on findings of fact.

- 3. Z08-154 2509 11th Avenue Garage Conversion** (Noticed on 8/06/08)
Location: 2509 11th Avenue, District 5, 013-0314-013-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15311); **Item B:** Special Permit to allow a detached accessory structure to exceed the maximum height requirements on approximately .10 acre parcel in the Single Family Residential (R-1) Zone.
Contact: Christopher Dougherty, Assistant Planner, 916-808-5680
Action of the Zoning Administrator: Continued to August 28, 2008.

4. **Z08-156 1310 Del Paso SHRA Demo** (Noticed on 8/05/08)
Location: 1310 Del Paso Boulevard, District 2, 275-0123-024-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to demolish a single family residence and accessory structure without plans to rebuild in the General Commercial (C-2) zone within the Del Paso Boulevard 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.

5. **Z08-165 Alhambra Daycare Center** (Noticed on 8/05/08)
Location: 2550 Alhambra Boulevard, District 5, 010-0301-009-0000, 010-0301-014-0000, 010-0302-026-0000, 010-0302-029-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15302); **Item B:** Special Permit-Major Modification to rebuild a daycare for an existing community center on approximately 1.9 acres in both the General Commercial, Broadway-Stockton Special Planning District (C-2-SPD) and the Multi-Family (R-2B) zones.
Contact: Jamie Broker, Assistant Planner, 916-808-1928
Action of the Zoning Administrator: Special Permit Modification approved subject to conditions and based on findings of fact.

6. **Z08-179 Wagner Garage and Office** (Noticed on 8/05/08)
Location: 1317 47th Street, District 3, 008-0274-019-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15311); **Item B:** Special Permit-Accessory Structure to demolish an existing single story detached garage to rebuild a new two-story detached garage with office exceeding maximum allowed overall height of 18 feet by one foot, eight inches to total 19 feet, eight inches on approximately 0.16 acres in the Standard Single Family (R-1) zone; **Item C:** Special Permit to exceed wall height for a detach accessory structure.
Contact: Jennifer Glen, Junior Planner, 916-808-4771
Action of the Zoning Administrator: Special Permits approved subject to conditions and based on findings of fact.

7. **Z08-181 / DR08-178 Arroyo Rear Addition** (Noticed on 8/05/08)
Location: 2618 35th Street, District 5, 010-0315-009-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15305); **Item B:** Special Permit for a rear addition to a home extends into required rear setback & exceeds the maximum lot coverage allowed on approximately 0.07 acres in the Multi-Family (R-2B) zone; **Item C:** Design Review (Oak Park) for rear addition to existing home.
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.