



# Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room  
December 18, 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**  
**December 18, 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. Z08-186 4929 15th Avenue -- Variances for New House** (Continued from 10/30/08, 11/13/08, and 12/11/08) (Noticed on 10/17/08)  
**Location:** 4929 15<sup>th</sup> Avenue, District 5, 021-0021-015-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15305); **Item B:** Variance to reduce side yard setback to less than 3 feet; **Item C:** Variance-Setback to allow a home less than 20 feet wide; **Item D:** Variance-Setback to allow driveway paving that exceeds 40% of the front setback area.  
**Contact:** Robert W. Williams, Associate Planner, 916-808-7686  
**Action of the Zoning Administrator:** Continued to January 22, 2009.
  
- 2. Z08-283 Lanatt Building Parking Wavier** (Continued from 12/11/08) (Noticed on 11/26/08)  
**Location:** 3385 Lanatt Street, District 3, 004-0010-028-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to waive parking for a new dance studio, fitness center and office use in an existing warehouse building.  
**Contact:** Jamie Broker, Assistant Planner, 916-808-1928  
**Action of the Zoning Administrator:** Continued to January 8, 2009.
  
- 3. Z08-180 12th Street Off-Site Parking** (Noticed on 12/05/08)  
**Location:** 321 North 12th Street, 1321 North C Street, District 1, 001-0130-026-0000, 001-0130-006-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit- Offsite parking for proposed new office-warehouse on approximately 2.40 acres in the Heavy Commercial, Richards Boulevard Special Planning District (C-4-SPD) zone.  
**Contact:** Robert W. Williams, Associate Planner, 916-808-7686  
**Action of the Zoning Administrator:** Special Permit for off-site parking approved subject to conditions and based on Findings of Fact.

- 4. Z08-245 Demolition of 1210 D Street** (Noticed on 12/05/08)  
**Location:** 1210 D Street, District 3, 002-0121-002-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to demolish an existing residential structure without plans to reconstruct on approximately 0.15 acres in the Residential Mixed Use (RMX) zone.  
**Contact:** Jennifer Glen, Assistant Planner, 916-808-4771  
**Action of the Zoning Administrator:** Special Permit approved subject to conditions and based on Findings of Fact.
  
- 5. Z08-287 Broadway Lofts** (Noticed on 12/05/08)  
**Location:** 1901 Broadway, District 4, 010-0213-008-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Major Modification to modify the previous approval (P07-071) for a mixed use project at 1901 Broadway.  
**Contact:** Evan Compton, Associate Planner, 916-808-5260  
**Action of the Zoning Administrator:** Special Permit Modification approved subject to conditions and based on Findings of Fact.