



Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room
April 24, 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. **Z08-012, PB07-158 Lemonds' Rear Deck** (Noticed on 03/19/08) (Continued from April 17, 2008)
Location: 2008 23rd Street, Council District 4; 010-0103-009-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15331); **Item B:** Special Permit-Accessory Structure for elevated deck to exceed rear setback lot coverage on a 0.1+/- acre parcel in the R-1B zone; **Item C:** Rehabilitation-Exterior of rear elevated deck and stairway.
Contact: Jennifer Glen, Junior Planner, 916-808-4771
Action of the Zoning Administrator: Continued to May 1, 2008.

2. **Z08-004 5929 Elvas Avenue Office Expansion** (Noticed on 04/03/08) (Continued from April 17, 2008)
Location: 5929 Elvas Avenue, District 3; 008-0020-023-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Non-Conforming Building to expand a non-conforming structure into the side setback; **Item C:** Special Permit-Parking Reduction to waive the required off-street parking; **Item D:** Development Plan Review-New Site Plan to expand the existing structure by 175 square feet.
Contact: Christopher Dougherty, Assistant Planner, 916-808-5680
Action of the Zoning Administrator: Project approved subject to conditions and based on findings of fact.

3. **Z08-038 Brown Residence 2nd Residential Unit** (Noticed on 04/11/08)
Location: 630 44th Street, District 3; 004-0245-009-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Second Res Unit to construct a 2nd residential unit that does meet the required rear yard.
Contact: Jamie Broker, Planner, 916-808-1928
Action of the Zoning Administrator: Project approved subject to conditions and based on findings of fact.

4. **Z08-050 Williams Garage and Play Room** (Noticed on 04/11/08)
Location: 1901 12th Avenue, Council District 4; 012-0403-006-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15331); **Item B:** Special Permit-Accessory Structure to exceed overall height for a detached accessory structure on a 0.24 +/- acre parcel in the Single Family Residential (R-1) zone; **Item C:** Special Permit-Accessory Structure to exceed wall height; **Item D:** Special Permit-Accessory Structure to exceed the required rear yard lot coverage.

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

Action of the Zoning Administrator: Continued to May 1, 2008.

5. **Z08-069 Hobart Expansion** (Noticed on 04/11/08)
Location: 410 Santa Ynez Way, District 3; 004-0163-003-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to expand a non-conforming use.

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

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