



# Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room  
May 01, 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.



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(916) 808-5656

**MINUTES**  
**May 01, 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.       **Z08-012, PB07-158      Lemonds' Rear Deck** (Noticed on 03/19/08) (Continued from April 3, 2008, April 10, 2008, April 17, 2008, and April 24, 2008)  
**Location:** 2008 23rd Street, 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:** Continued to May 8, 2008.
  
2.       **Z08-050      Williams Garage and Play Room** (Noticed on 04/11/08) (Continued from April 24, 2008)  
**Location:** 1901 12th Avenue, 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:** Special permits approved subject to conditions and based on Findings of Fact.
  
3.       **Z08-043/PB08-025      R Street Lofts Major Modification** (Noticed on 04/18/08)  
**Location:** 1401 R Street (northeast corner of R Street and 14th Street), District 4; 006-0287-015-0000, 006-0287-017-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15331); **Item B:** Special Permit-Major Modification to reduce the size of eight lofts and construct four additional lofts in a landmark structure and to make various site modifications on approximately 0.44 acres in the Residential Mixed-Use (RMX-SPD) zone within the R Street Corridor Special Planning District (SPD).  
**Contact:** Jason Hone, Planner, 916-808-5749  
**Action:** Special permit modification and modifications to landmark structure approved subject to conditions and based on Findings of Fact.

- 4. Z08-054 LJ'S Towing Landscape Setback Waiver** (Noticed on 04/18/08)  
**Location:** 2600 North Avenue (south east corner of North Avenue and Talent Street), District 2; 252-0052-003-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to waive the required minimum ten (10) foot wide landscape setback along street frontages for an existing towing service/ vehicle storage yard on an approximately 2.88 acre parcel in the Light Industrial (M-1) zone.  
**Contact:** Jason Hone, Planner, 916-808-5749  
**Action:** Special permit approved subject to conditions and based on Findings of Fact.
- 5. Z08-082 1400 54th Street Addition** (Noticed on 04/18/08)  
**Location:** 1400 54th Street, District 3; 008-0351-008-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Variance-Setback to reduce the required rear yard setback for a two-story approximately 2,172 square foot addition on an existing home in the Standard Single-Family (R-1) zone.  
**Contact:** Steven Kerr, Junior Planner, (916) 808-5416  
**Action:** Variance approved subject to conditions and based on Finding of Fact.
- 6. Z08-098 College Square Walgreen's** (Noticed on 04/18/08)  
**Location:** 8275 Bruceville Road, District 8; 117-1460-001-0000  
**Entitlements: Item A:** Previously Certified Environmental Impact Report; **Item B:** Time Extension-ZA Entitlement for a previously approved Special Permit to allow a Drug Store in the College Square Planned Unit Development (PUD); **Item C:** Time Extension-ZA Entitlement for a previously approved variance allowing deviations from the required drive through lane length; **Item D:** Special Permit-Minor Modification to allow minor site plan and elevation modifications for a previously approved drug store in the College Square PUD.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702  
**Action:** Time extensions and modifications approved.