



# Minutes City of Sacramento Zoning Administrator

300 Richards Blvd, Third Floor Conference Room  
May 08, 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 08, 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, April 24, 2008, and May 1, 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 of the Zoning Administrator:** Project approved subject to conditions and based on Findings of Fact.
2.       **Z07-331, ER07-236, ER07-237, and ER07-238        Austin Homes Plan Review**  
(Noticed on April 25, 2008)  
**Location:** 4428 Austin Street (East side of Austin Street between Grace Avenue and Bell Avenue), District 2; 237-0390-003-0000, 237-0390-004-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review-New Site Plan to construct four single family homes on four lots without 20 feet of public street frontage on approximately 1.10 acres in the Standard Single-Family (R-1) zone.  
**Contact:** Jason Hone, Planner, 916-808-5749  
**Action of the Zoning Administrator:** Project approved subject to conditions and based on Findings of Fact.
3.       **Z08-013        Frisch Garage Addition** (Noticed on April 25, 2008)  
**Location:** 1230 57th Street, District 3; 008-0241-013-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Accessory Structure to exceed the allowed wall height; **Item C:** Special Permit-Accessory Structure to reduce the required rear yard setback.  
**Contact:** Jamie Broker, Planner, 916-808-1928  
**Action of the Zoning Administrator:** Project approved subject to conditions and based on Findings of Fact.
4.       **Z08-058        Wagner Garage** (Noticed on April 25, 2008)  
**Location:** 917 46th Street, District 3; 008-0101-017-0000

**Entitlements: Item A:** Environmental Exemption (Per CEQA 15311); **Item B:** Special Permit-Accessory Structure to construct a two story detached garage and bathroom with storage space exceeding overall height on approximately 0.14 acres in the Standard Single Family (R-1) zone; **Item C:** Special Permit-Accessory Structure to exceed the maximum wall height of ten feet by totaling 21 feet high on approximately 0.14 acres in the Standard Single Family (R-1) zone.

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

**Action of the Zoning Administrator:** Project approved subject to conditions and based on Findings of Fact.

5. **Z08-062 Gym Parking Waiver** (Noticed on April 25, 2008)

**Location:** 3501 2nd Avenue, District 5; 010-0322-021-0000

**Entitlements: Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Parking Reduction for a gym located on an approximate 0.13 acre lot in the General Commercial (C-2-SPD) zone within the Broadway-Stockton Special Planning District.

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

**Action of the Zoning Administrator:** Continued to May 15, 2008.