



# Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room  
January 15, 2009 - 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**  
**January 15, 2009**  
**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. Z08-283 Lanatt Building Parking Wavier** (Continued from 12/11/08, 12/18/08,1/08/09) (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: Special Permit approved subject to conditions and based on findings of fact.**
  
- 2. Z08-236 1718 Capitol Parking** (Noticed on 1/02/09)  
**Location:** 1718 Capitol Avenue and 1310 18th Street, District 3, 006-0176-003-0000, 006-0176-006-0000  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Environmental Exemption (Per CEQA 15311); **Item C:** Special Permit for three offsite required parking spaces under different ownership on approximately 0.15 acres in the General Commercial (C-2) zone; **Item D:** Special Permit for attended parking of three required parking spaces; **Item E:** Variance-Fence/Wall to waive the solid masonry wall Zoning Code requirement on the east and west property lines for any non-residential use abutting residentially-zoned or used parcels.  
**Contact:** Jennifer Glen, Assistant Planner, 916-808-4771  
**Action of the Zoning Administrator: Public comments made by Steve Caretto, Chris Ferrigno, Doug Clarke, and Tim Fallis. Continued to January 22, 2009.**
  
- 3. Z08-267 Magnolia Riverside Tentative Map** (Noticed on 1/02/09)  
**Location:** 1101 25th Avenue, District 4, 016-0124-024-0000  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Tentative Map to subdivide one parcel into three; **Item C:** Special Permit to construct three alternative ownership housing units; **Item D:** Tentative Map-Subdivision Modification to create a parcel with less than 20 feet of public street frontage; **Item E:** Tentative Map-Subdivision Modification to create three lots with less than the required area.

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

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

**4. Z08-297 New Single Family Residence Front Setback Variance**  
(Noticed on 1/06/09)

**Location:** 47 Butterwick Court, District 2, 237-0680-004-0000

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Variance to reduce the front setback from 25 feet to 14 feet.

**Contact:** Andrew Costan, Assistant Planner, 916-808-5309

**Action of the Zoning Administrator:** Continued to January 22, 2009.