



# Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room  
January 29, 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) 264-5011

**MINUTES**  
**January 29, 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. Z08-186 4929 15th Avenue -- Variances for New House** (Continued from 10/30/08, 11/13/08, 12/11/08, 12/18/08, and 1/22/09)  
(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: Withdrawn from agenda for re-noticing.**
  
- 2. Z08-236 1718 Capitol Parking** (Continued from 1/15/09 and 1/22/09)  
(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  
**Public comment made by K. Peterson, Doug Clarke, Michael Hawkins, Arnie Lerner, Tim Fallis, Chris Ferrigno, and Steve Brooks.**  
**Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.**
  
- 3. Z08-297 New Single Family Residence Front Setback Variance**  
(Continued from 1/15/09 and 1/22/09)(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 February 12, 2009.**

4. **Z08-312 Burton Second Residential Unit** (Noticed on 1/16/09)  
**Location:** 1655 13th Avenue, District 4, 012-0392-019-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to construct a Second Residential Unit in which the main entrance will not face the front of the lot.

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686

**Public comment made by Cheryl Holben and Kristy Ungner. Action of the Zoning Administrator: Continued to February 5, 2009.**

5. **Z08-313 Hyde Garage** (Noticed on 1/16/09)  
**Location:** 3618 M Street, District 3, 008-0192-001-0000  
**Entitlements: Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to rebuild an existing non-conforming detached garage that does not meet current standards for setbacks, lot coverage, or interior dimensions on approximately 0.07 acres in the Standard Single Family (R-1) zone.

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

**Public comment made by Tim Stallings. Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.**