



Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room
January 8, 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).

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. Z08-209 Greens Hotel Valet Parking** (Continued from 12/4/08)(Noticed on 11/21/08)
Location: 500 Calvados Avenue (Southeast corner of Calvados Avenue and Oxford Street), District 2, 275-0131-022-0000, 275-0131-023-0000, 275-0141-005-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to provide non-required hotel valet parking on approximately 0.31 acres in the General Commercial (C-2) zone.
Contact: Jason Hone, Assistant Planner, 916-808-5749
Action of the Zoning Administrator: No public comment. Special Permit approved subject to conditions and based on findings of fact.
- 2. Z08-283 Lanatt Building Parking Wavier** (Continued from 12/11/08 and 12/18/08) (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: Continued to January 15, 2009.
- 3. Z08-030 Old Soul Parking Waiver** (Noticed on 12/23/08)
Location: 1716 L Street, District 3, 006-0175-006-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Parking waiver of six parking spaces for an existing 25 seat retail operation on approximately 0.15 acres in the General Commercial (C-2)(NC) zone.
Contact: Jennifer Glen, Assistant Planner, 916-808-4771
Action of the Zoning Administrator: Public comment made by Greg Peterson, Marion Millin, Fred Haring, and Jill Withrow. Special Permit approved subject to conditions and based on findings of fact.

4. **Z08-051 Pinegold Estates Tentative Map Time Extension** (Noticed on 12/23/08)
Location: Pinedale Avenue, Approximately 400' east of Marysville Boulevard, District 2, 226-0132-030-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map- Time Extension of a previously approved tentative map to subdivide an approximate 3.57 acre undeveloped parcel into 23 lots in the Standard Single Family Residential (R-1) zone.
Contact: Jennifer Glen, Assistant Planner, 916-808-4771
Action of the Zoning Administrator: No public comment. Tentative Map Time Extension approved subject to conditions and based on findings of fact.
5. **Z08-260 Jorgensen Accessory Structure** (Noticed on 12/26/08)
Location: 4737 M Street, District 3, 008-0214-011-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Accessory Structure to reduce the required interior side setback from five feet to three feet for a detached accessory structure.
Contact: Andrew Costan, Assistant Planner, 916-808-5309
Action of the Zoning Administrator: No public comment. Special Permit approved subject to conditions and based on findings of fact.
6. **Z08-301 Capital Gift Basket Co. Home Occupation Permit** (Noticed on 12/26/08)
Location: 1555 13th Avenue, District 4, 012-0392-024-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** HOP Exceptions to waive the Home Occupation Permit requirements.
Contact: Jamie Broker, Assistant Planner, 916-808-1928
Action of the Zoning Administrator: No public comment. Home Occupation Permit Exceptions approved subject to conditions.