



Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room
February 12, 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) 264-5011

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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. Z08-297 New Single Family Residence Front Setback Variance**
(Continued from 1/15/09, 1/22/09, and 1/29/09)(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 19, 2009.
- 2. Z08-310 Reyes Garage Conversion** (Continued from 2/05/09)(Noticed on 1/23/09)
Location: 2420 37th Street, District 5, 014-0041-005-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Variance of an existing garage into habitable space without providing for an onsite parking pad which meets development standards.
Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.
- 3. Z08-312 Burton Accessory Structure** (Noticed on 1/30/09)
Location: 1655 13th Avenue, District 4, 012-0392-019-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit for an Accessory Structure to exceed the maximum wall height allowed; **Item C:** Special Permit for an Accessory Structure to exceed the maximum overall height allowed.
Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.

4. **Z08-345 McCarthy Addition** (Noticed on 1/30/09)
Location: 5100 South Land Park Drive, District 4, 016-0231-005-0000
Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to construct an addition to a non-conforming duplex.
Contact: Jamie Broker, Assistant Planner, 916-808-1928
Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.