



Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room
February 5, 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

MINUTES
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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. Z08-312 Burton Second Residential Unit** (Continued from 1/29/09)
(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
Action of the Zoning Administrator: Withdrawn from agenda.

- 2. Z08-236 1718 Capitol Parking** (Noticed on 1/23/09)
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 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; **Item F:** Special Permit to waive one of the required parking stalls.
Contact: Jennifer Glen, Assistant Planner, 916-808-4771
Action of the Zoning Administrator: Withdrawn from agenda.

- 3. Z08-310 Reyes Garage Conversion** (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: Continued to February 12, 2009.

4. **Z08-341 Airplane** (Noticed on 1/23/09)
Location: 3641 Folsom Boulevard, District 3, 008-0251-013-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Subdivision Modification to create two lots for single family development which are less than the required width; **Item C:** Subdivision Modification to create two lots for single family development which are less than the required depth; **Item D:** Subdivision Modification to create two lots for single family development which are less than the standard overall parcel size.
Contact: Evan Compton, Associate Planner, 916-808-5260
Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.
5. **Z08-342 Verizon Central Energy Plant** (Noticed on 1/23/09)
Location: 7901 Freeport Boulevard, District 7, 119-0010-066-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Major Modification to expand the commercial use within the GTE Planned Unit Development.
Contact: Andrew Costan, Assistant Planner, 916-808-5309
Action of the Zoning Administrator: Approved subject to conditions and based on findings of fact.