



Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room
May 7, 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 Community Development Department at (916) 808-5908 at least 48 hours prior to the meeting.



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(916) 264-5011

MINUTES
May 7, 2009
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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. Z08-332 Expand Nonconforming Residential Use (Single Family Residence)**
(Continued from 4/30/09)(Noticed on 4/17/09)
Location: 4824 Dry Creek Road (Northeast corner of Dry Creek and Main), District 2, 215-0280-045-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit Expansion of a Nonconforming Residential Use.
Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Project approved; subject to conditions and based on findings of fact.
- 2. Z08-059 3631 Stockton Boulevard Mixed Use** (Noticed on 4/24/09)
Location: 3631 Stockton Boulevard, District 5, 015-0241-030-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to construct a Residential Mixed Use Development within the Broadway/Stockton Special Permit District.
Contact: Steven Kerr, Assistant Planner, 916-808-5416
Action of the Zoning Administrator: Project approved; subject to conditions and based on findings of fact.
- 3. Z09-008 Meyers Detached Duplex -- Special Permit** (Noticed on 4/24/09)
Location: 2180 20th Avenue, District 5, 018-0082-012-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit for existing dwelling to encroach into required setback areas.
Contact: Robert W. Williams, Associate Planner, 916-808-7686
Action of the Zoning Administrator: Project approved; subject to conditions and based on findings of fact
- 4. Z09-021 Lee Subdivision** (Noticed on 4/24/09)
Location: 7542 38th Avenue, District 6, 027-0323-008-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315); **Item B:** Tentative Map to subdivide one parcel into two.

Contact: Jamie Lucero, Assistant Planner, 916-808-1928

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

5. Z09-067 Genesis Missionary Baptist Church Wall Variance (Noticed on 4/24/09)

Location: 2801 Meadowview Road, District 8, 049-0050-018-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Variance to waive the required masonry wall on the north property line.

Contact: Jamie Lucero, Assistant Planner, 916-808-1928

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

6. Z09-068 St. Francis Six New Portables (Noticed on 4/24/09)

Location: 5900 Elvas Avenue, District 3, 008-0020-028-0000

Entitlements: Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Major Modification to install six new portable classroom units and modify the phasing of the previously approved master plan for St. Francis High School on approximately 20 acres in the Standard Single-Family (R-1) zone.

Contact: Steven Kerr, Assistant Planner, 916-808-5416

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