



Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, Third Floor Conference Room
May 14, 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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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. Z08-325 Cristo Rey Portable Modification** (Continued from 4/16/09)
(Noticed on 4/03/09)
Location: 6200 McMahan Drive, District 6, 027-0284-020-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Major Modification to add seven new portable classrooms; **Item C:** Variance to waive the masonry wall requirement.
Contact: Jamie Lucero, Assistant Planner, 916-808-1928
Action of the Zoning Administrator: Project approved; subject to conditions and based on findings of fact.
- 2. Z08-186 4929 15th Avenue -- Variances for New House** (Noticed on 5/01/09)
Location: 4929 15th Avenue, District 5, 021-0021-015-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15305); **Item B:** Variance to reduce side yard setback; **Item C:** Variance to allow a home of less than 20 feet wide; **Item D:** Variance 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: Continued to May 28, 2009.
- 3. Z09-031 Bergamo School Expansion** (Noticed on 5/01/09)
Location: 8144 Pocket Road, District 7, 031-0480-001-0000, 031-1210-062-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Major Modification to expand an existing school into adjacent building; **Item C:** Special Permit to provide required parking offsite under same ownership.
Contact: Jamie Lucero, Assistant Planner, 916-808-1928
Action of the Zoning Administrator: Project approved; subject to conditions and based on findings of fact.

4. **Z09-039 Edwards' Casita** (Noticed on 5/01/09)
Location: 2816 E Street, District 3, 003-0154-006-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to establish a detached duplex on an interior parcel; **Item C:** Variance to reduce the required side yard setback for a detached duplex.
Contact: Jamie Lucero, Assistant Planner, 916-808-1928
Action of the Zoning Administrator: Continued to May 28, 2009.