



Agenda City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, 3rd Floor Conference Room
March 25, 2010 - 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) 808-7705 at least 48 hours prior to the meeting.



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(916) 264-5011

AGENDA
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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. Z09-165 Urban Alley Infill Duplex** (Continued from 3/4/10) (Noticed on 2/19/10)
Location: 918 T Street North side of T/U alley between 9th & 10th, District 4, 009-0131-009-000
Entitlements: **Item A:** Environmental Exemption (per CEQA 15332); **Item B:** Special permit for a Duplex or Halfplex in the R-1B zone; **Item C:** Plan review-new site plan development of a lot without public street frontage.
Contact: Robert W. Williams, Associate Planner, 916-808-7686

- 2. Z09-138 Parking Waiver & Attendant Parking for Office Conversion**
(Noticed on 3/12/10)
Location: 1219 19th Street, District 3, 007-0143-016-0000
Entitlements: **Item A:** Environmental Exemption (per CEQA 15331); **Item B:** Special permit to waive part of the required parking; **Item C:** Special permit to allow attendant parking for the conversion of an existing single family residence into an office use on approximately 0.07 acres in the General Commercial, Neighborhood Corridor overlay (C-2-NC) zone. This project also includes Staff Level Design Review, file PB10-010.
Contact: Robert W. Williams, Associate Planner, 916-808-7686

- 3. Z10-004 Capital Rehab Physical Therapy – Parking Waiver for Expansion**
(Noticed on 3/12/10)
Location: 630 Alhambra Boulevard., District 3, 003-0211-008-0000
Entitlements: **Item A:** Environmental Exemption (per CEQA 15301); **Item B:** Special permit to waive required parking in order to construct an addition on to an existing medical office on approximately 0.11 acres in the office, Alhambra Corridor Special Planning District (OB-SPD) zone. This project also includes Staff Level Design Review, file DR10-015.
Contact: Robert W. Williams, Associate Planner, 916-808-7686