



Agenda City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, 3rd Floor Conference Room
September 30, 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) 264-5011 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. Z10-082 Beach Hut Deli Parking Waiver & Offsite Parking** (Noticed on 9/17/10)
Location: 2408 and 2412 J Street, District 3, 007-0101-002-0000, 007-0101-003-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15331); **Item B:** Special Permit for a parking waiver; **Item C:** Special Permit for offsite parking on adjacent parcel; **Item D:** Staff Level Preservation Review for a Landmark Structure site.
Contact: Robert W. Williams, Associate Planner, 916-808-7686

- 2. Z10-101 Stitch Housing on L Street** (Noticed on 9/17/10)
Location: 2216 L Street, District 3, 007-0153-007-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Tentative Map to subdivide approximately 0.15 acre parcel developed with a single family residence into two parcels and designate the back parcel (facing alley) for three condominium units in the multi-family residential (R-3A) zone; **Item C:** Tentative Map-Subdivision Modification to allow a parcel without public street frontage; **Item D:** Tentative Map-Subdivision Modification to reduce the standard depth of a lot in the Central City from 80 feet to 60 feet; **Item E:** Tentative Map-Subdivision Modification to reduce the standard lot area for a lot in the Central City from 3,200 square feet to 2,400 square feet; **Item F:** Special Permit for an alternative housing development consisting of three condominium units and one single family unit (four units total) on 6400 square feet in the multi-family residential (R-3A) zone; **Item G:** Special Permit to allow one off-site parking space for the existing single family unit; **Item H:** Special Permit to waive one parking space for one of the new condominium units; **Item I:** Variance to reduce the width of the required court from 10 feet to five feet.
Contact: Antonio Ablog, Associate Planner, 916-808-7702