



Minutes City of Sacramento Zoning Administrator Hearing

300 Richards Blvd, 3rd Floor Conference Room
December 16, 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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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. Z10-157 Sunroom Addition at 8730 Jocelyn Way** (Noticed on 12/03/10)
Location: 8730 Jocelyn Way, District 8, 117-1400-030-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Variance to construct a sunroom addition at the rear of an existing single family home with less than 15 foot rear yard setback.
Contact: Elise Gumm, Assigned Planner, 916-808-1927
Action of the Zoning Administrator: Project approved, subject to conditions and based on findings of fact.
- 2. Z10-159 44th Street Special Permits for an Accessory Structure**
(Noticed on 12/03/10)
Location: 717 44th Street, District 3, 004-0302-022-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to exceed the allowed wall height for an accessory structure; **Item C:** Special Permit to exceed the allowed overall height for an accessory structure.
Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590
Action of the Zoning Administrator: Project approved, subject to conditions and based on findings of fact.
- 3. Z10-165 Single Family Home Addition** (Noticed on 12/03/10)
Location: 535 42nd Street, District 3, 004-0244-039-0000
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301 (e)(1)); **Item B:** Special Permit to construct an addition to the home and to deviate from the 15 foot rear setback by providing 12 feet from the rear property line; **Item C:** Special Permit to construct a new attached garage which deviates from the 5 foot interior setback by providing 1 foot 10 inches to the interior property line.
Contact: Evan Compton, Associate Planner, 916-808-5260
Action of the Zoning Administrator: Project approved, subject to conditions and based on findings of fact.