

SYNOPSIS

CITY OF SACRAMENTO  
ZONING ADMINISTRATOR HEARING  
Wednesday, August 25, 2004  
2:30 p.m.

1231 I Street, Room 101  
Sacramento, California

Joy Patterson  
Zoning Administrator

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Please Turn off All Cellular Phones and Pagers Prior to Entering the Hearing Room  
Order of Hearing Items to be set by the Zoning Administrator  
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HEARING ITEMS:

1 **File Number:** Z030383 (Project Planner: Sandra Yope)  
**Site Address:** 1925 DEL PASO BL (D2, Area 4)  
**Location:** 1925 DEL PASO BLVD (D2, Area 4)  
**Owner:** ZABI OMARY, 1100 HOWE AVE #189, SACRAMENTO CA, , 95825  
**Applicant:** GREG HATFIELD, 1179 GRAND RIVER, SACRAMENTO CA, , 95831  
**Proposal:** ZONING ADMINISTRATOR SPECIAL PERMIT MAJOR MODIFICATION to waive 38 required parking spaces for a banquet facility and cafe within an existing 7,670 square foot building on 0.17+ developed acres in the General Commercial, Special Planning District (C-2) (SPD) zone.  
**Parcel #:** 2750035011

**ACTION OF THE ZONING ADMINISTRATOR:** Continued until September 8, 2004

2 **File Number:** Z040089 (Project Planner: Sandra Yope)  
**Site Address:** 1611 26TH ST (D3, Area 1)  
**Location:** 1611 26TH STREET (D3, Area 1)  
**Owner:** LINCOLN DAVID, 1611 26TH ST, SACRAMENTO CA, , 95816  
**Applicant:** LINCOLN DAVID, 1611 26TH ST, SACRAMENTO CA, , 95816  
**Proposal:** ZONING ADMINISTRATOR VARIANCE to reduce the required driveway length from 20 feet to 16 feet for a two family structure on 0.07+ developed acres in the Multi-Family Special Planning District, (R-3A) (SPD) zone.  
**Parcel #:** 0070335002

**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Variance subject to conditions and based on Findings of Fact.

3 **File Number:** Z040213 (Project Planner: Lindsey Alagozian)  
**Site Address:** 15 BASIN CT (D8, Area 2)  
**Location:** 15 BASIN COURT (D8, Area 2)  
**Owner:** SHAUN CLEARWATER, 15 BASIN COURT, ELK GROVE CA, , 95758  
**Applicant:** SHAUN CLEARWATER, 15 BASIN COURT, ELK GROVE CA, , 95758  
**Proposal:** Zoning Administrator Special Permit to reduce the required setback from five feet to three feet for a swimming pool / spa on 0.15± acres in the Single Family Alternative (R-1-A) zone. Zoning Administrator Special Permit to reduce the setback from three feet to one foot for pool equipment.  
**Parcel #:** 1171400050

**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Special Permits subject to conditions and based upon findings of fact.

4 **File Number:** Z040211 (Project Planner: Lindsey Alagozian)  
**Site Address:** 1619 55TH ST (D3, Area 1)  
**Location:** 1619 55th St (D3, Area 1)  
**Owner:** FRANK ROY J & MARCIA S, 2220 ROOKERY PLACE, EL DORADO HILLS CA, , 95726  
**Applicant:** FRANK ROY J & MARCIA S, 2220 ROOKERY PLACE, EL DORADO HILLS CA, , 95726  
**Proposal:** Zoning Administrator Special Permit to reduce the required rear yard setback from 15 feet to 8 feet for the conversion of a single family dwelling into a 1,581 square foot duplex on 0.12± acres in the Standard Single Family (R-1) zone.  
**Parcel #:** 0080494004

**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Special Permit subject to conditions of approval and based upon findings of fact.

5 **File Number:** Z040180 (Project Planner: Lindsey Alagozian)  
Site Address: 2533 7TH AV (D5, Area 3)  
Location: 2533 7th AVENUE (D5, Area 3)  
Owner: HOCK DENNIS J, 2533 7TH AV, SACRAMENTO CA, , 95818  
Applicant: HOCK DENNIS J, 2533 7TH AV, SACRAMENTO CA, , 95818  
Proposal: Zoning Administrator Special Permit to exceed the wall height of ten feet to 14.7 feet for a two-story, 526 square foot detached garage with office above on 0.10± developed acres in the Standard Single Family (R-1) zone.  
Parcel #: 0130262015

**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Special Permit subject to conditions of approval and based upon findings of fact.

6 **File Number:** Z040179 (Project Planner: Lindsey Alagozian)  
Site Address: 2604 J ST (D3, Area 1)  
Location: 2604 J STREET (D3, Area 1)  
Owner: SAMUEL TARPIN FAMILYTRUST, 1001 G ST #300, SACRAMENTO CA, , 95814  
Applicant: RANDY WILLIAMS, 1800 27TH STREET, SACRAMENTO CA, , 95816  
Proposal: Zoning Administrator Special Permit for a sidewalk café in the General Commercial, Midtown Commercial Overlay (C-2-MC) zone. Zoning Administrator Encroachment Permit for a sidewalk café in the General Commercial, Midtown Commercial Overlay (C-2-MC) zone.  
Parcel #: 0070105003

**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Special Permit subject to conditions of approval and based upon findings of fact. Issued the Encroachment Permit subject to conditions of approval.

7 **File Number:** Z040132 (Project Planner: Sandra Yope)  
Site Address: 4400 RALEY BL (D2, Area 4)  
Location: 4400 Raley Blvd (D2, Area 4)  
Owner: FAROOQ ASHA, 101 MENARD CIR, SACRAMENTO CA, , 95835  
Applicant: CHAUDHARY SAEED, 3045 MARSTON WAY, SAN JOSE CA, , 95148  
Proposal: ZONING ADMINISTRATOR SPECIAL PERMIT MAJOR MODIFICATION of a site with existing alcohol sales to construct a new two story 8,100 square foot convenience store to replace an existing 1,061 building (same use), a 643 square foot car wash, and a total of 7,245 square foot of canopy over fuel pumps (2 structures) on 1.77+? developed acres in the Light Industrial (M-1-S) zone. ZONING ADMINISTRATOR PLAN REVIEW construct a new 8,100 square foot convenience store to replace an existing 1,061 building (same use), a 643 square foot car wash, and a total of 7,245 square foot of canopy over fuel pumps (2 structures). ZONING ADMINISTRATOR PARCEL MERGER to merge two parcels into one parcel totaling 1.77+ partially developed acres  
Parcel #: 2380020022  
2380220004

**ACTION OF THE ZONING ADMINISTRATOR:** Continued until September 1, 2004

8 **File Number:** Z040165 (Project Planner: Sandra Yope)  
Site Address: 3737 COLLEGE AV (D4, Area 2)  
Location: 3737 COLLEGE AVENUE (D4, Area 2)  
Owner: KARL BERGER, 3737 COLLEGE AVENUE, SACRAMENTO CA, , 95816  
Applicant: DENNIS GREENBAUM, 700 ALHAMBRA BLVD, SACRAMENTO CA, , 95816  
Proposal: Zoning Administrator Special Permit to reduce the required side yard setback from five feet to 1.5 feet for the construction of a 156+ square foot attached porte cochere (carport) on 0.20± developed acres in the Standard Single Family (R-1) zone.  
Parcel #: 0120405011

**ACTION OF THE ZONING ADMINISTRATOR:** Continued to September 15, 2004.

9 **File Number:** Z040109 (Project Planner: Lindsey Alagozian)  
Site Address: 1801 CAPITOL AV (D3, Area 1)  
Location: 1801 CAPITOL AVENUE (D3, Area 1)  
Owner: VRILAKAS RON & ERNESTO JIMENEZ, 1901 16TH ST, SACRAMENTO CA, , 95816  
Applicant: ARNOLD BROTHERS BLDG., LLC, RON VRILAKAS, 1109 22ND STREET, SACRAMENTO, CA, 95816  
Proposal: Zoning Administrator Special Permit for a sidewalk café in the General Commercial (C-2-NC) zone. Encroachment Permit for a sidewalk café in the General Commercial (C-2-NC) zone.  
Parcel #: 0070141020

**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Special Permit subject to conditions of approval and based upon findings of fact. Issued the Encroachment Permit subject to conditions of approval.

10 **File Number:** Z040110 (Project Planner: Lindsey Alagozian)  
Site Address: 1801 CAPITOL AV (D3, Area 1)  
Location: 1801 CAPITOL AVENUE (D3, Area 1)  
Owner: VRILAKAS RON & ERNESTO JIMENEZ, 1901 16TH ST, SACRAMENTO CA, 95816  
Applicant: ARNOLD BROTHERS BLDG., LLC, RON VRILAKAS, 1109 22ND STREET, SACRAMENTO, CA, 95816  
Proposal: Zoning Administrator Special Permit for a sidewalk café in the General Commercial (C-2-NC) zone.  
Encroachment Permit for a sidewalk café in the General Commercial (C-2-NC) zone.  
Parcel #: 0070141020  
**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Special Permit subject to conditions of approval and based upon findings of fact. Issued the Encroachment Permit subject to conditions of approval.

11 **File Number:** Z040243 (Project Planner: Lindsey Alagozian)  
Site Address: 520 T ST (D4, Area 1)  
Location: 520 T STREET (D4, Area 1)  
Owner: STEWART BRYAN B / PATRICIA D, 5560 JONESBORO WY, SACRAMENTO CA, 95835  
Applicant: BEN MEYER, VRILAKAS ARCHITECTS, 1109 22ND ST, SACRAMENTO, CA, 95816  
Proposal: Zoning Administrator Plan Review to construct a 2,880 square foot duplex and an 800 square foot apartment unit above a garage on 0.15± undeveloped acres in the Multi-Family (R-3A) zone. Zoning Administrator Variance to reduce the required courtyard requirement from ten feet to six feet along the eastern property line for multi-family development. Zoning Administrator Variance to reduce the required side yard setback from five feet to four feet along the western property line for multi-family development. Zoning Administrator Special Permit to provide an entrance off the alley for an apartment unit which abuts a twenty foot wide public alley. Zoning Administrator Variance to reduce the required interior garage width from ten feet to nine feet, six inches for three parking spaces.  
Parcel #: 0090115008  
**ACTION OF THE ZONING ADMINISTRATOR:** Approved the Plan Review, Variances, and Special Permit subject to conditions of approval and based upon findings of fact. Withdrew the Variance to reduce garage width because the entitlement is not necessary.