

SYNOPSIS
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, November 16, 2006
1:30 p.m.

New City Hall
915 I Street
Third Floor

Joy Patterson
Zoning Administrator

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

HEARING ITEMS:

File Number: Z06-197 (Project Planner: Robert W. Williams)

Site Address: 7501 24TH ST

Location:

Owner: QUIJADA EDWARD, 1840 BEAR ROCK RD, PLACERVILLE, CA, 95667

Applicant: Ed & Amy Quijada, 1840 Bear Rock Road, Placerville, Ca 95667

Proposal: The request is to divide one (1) large corner parcel which is currently developed with a Single Family residence into three (3) parcels, in order to allow for future Single Family Development. The project requires a public hearing by the Zoning Administrator for the following entitlements:
ZONING ADMINISTRATOR TENTATIVE MAP to subdivide one (1) parcel into three (3) parcels on 0.39± partially developed acres in the Standard Single-Family (R-1) zone.

Parcel #: 0490151001

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

File Number: Z06-161 (Project Planner: Robert W. Williams)

Site Address: 3401 2ND AV

Location:

Owner: LOMBERA MIGUEL/MARIA S, 2862 POPLAR AV, PALO ALTO, CA, 94303

Applicant: Miguel Lombera, Broadway Bicycles, 3401 2nd Avenue, Sacramento, Ca 95817-2802

Proposal: This property contains an existing mixed use building with commercial uses on the ground floor and one existing dwelling unit on the second floor. The proposal is to convert the existing dwelling unit into two dwelling units. No expansion of the existing structure is proposed. The property does not have any existing or proposed parking spaces. The project requires the following entitlements:

1. ZONING ADMINISTRATOR SPECIAL PERMIT MAJOR MODIFICATION to expand the number of dwelling units (from 1 to 2) in an existing Commercial Mixed Use Development, in the Broadway-Stockton Special Planning District.

2. ZONING ADMINISTRATOR SPECIAL PERMIT to waive one (1) parking space.

Entitlements on 0.14± developed acres in the General Commercial, Broadway-Stockton Special Planning District (C-2-SPD) zone.
(Concurrent with DR06-111, Design Review for Broadway-Stockton SPD)

Parcel #: 0100315018

ACTION OF THE ZONING ADMINISTRATOR: Continued to November 21, 2006.

File Number: Z06-194 (Project Planner: Robert W. Williams)

Site Address: 3417 2ND AV

Location:

Owner: RASHID MOHAMMAD A, 960 RINALDO WAY, SACRAMENTO, CA, 95833

Applicant: Mark Groen, Greon Architect, 1624 42nd Street, Sacramento, Ca 95819

Proposal: The proposed project is to construct a two-story Residential Mixed Use Development which will contain a retail-office space and a dwelling unit on the ground floor and a dwelling unit on the second floor. The project requires the following entitlement:

ZONING ADMINISTRATOR SPECIAL PERMIT to construct a Residential Mixed Use Development on 0.14± vacant acres in the General Commercial, Broadway-Stockton Special Planning District (C-2-SPD) zone.
(Concurrent with DR06-249, Design Review for Broadway-Stockton SPD)

Parcel #: 0100315016

ACTION OF THE ZONING ADMINISTRATOR: Continued to November 21, 2006.

File Number: Z06-166 (Project Planner: Sandra Yope)

Site Address: 1210 LOS ROBLES BL

Location:

Owner: SARFIELD STEVE, 3171 WOODCREST DR, SAN JOSE, CA, 95118

Applicant: Richard Varney, Varney Land Surveys, 2285 66th Ave, Sacramento, Ca 95822

Proposal: Zoning Administrator Tentative Map to subdivide one parcel into two parcels totaling 0.718+ partially developed acres in the Standard Single Family (R-1) zone. Zoning Administrator Subdivision Modification to create one lot greater than 160 feet in depth.

Parcel #: 2510212005

ACTION OF THE ZONING ADMINISTRATOR: Approved the Tentative Map and Subdivision Modification subject to conditions and based on Findings of Fact.

File Number: Z06-200 (Project Planner: Robert W. Williams)

Site Address: 530 SANTA ANA AV

Location:

Owner: BONDARENKO YURIY, 4990 WILLARD AVE, SACRAMENTO, CA, 95838

Applicant: Hassan Pejuhesh, Hp Engineering & Construction, 629 Commons Drive, Sacramento, Ca 95825

Proposal: The request is to divide one large corner parcel, at the corner of Santa Ana Avenue and (the approved private street of) Willard Avenue. The property is currently developed with two homes, and the request is to divide the property so that each home will be on a separate parcel. A setback variance will be required for the existing home on the new interior lot, as it will now be facing a front property line (existing is street-side property line). The project requires a public hearing by the Zoning Administrator for the following entitlements:

1. ZONING ADMINISTRATOR TENTATIVE MAP to subdivide one (1) parcel into two (2) parcels on 0.47± developed acres in the Standard Single-Family (R-1) zone.

2. ZONING ADMINISTRATOR VARIANCE to reduce the front yard setback from 25 feet to not less than 12.5 feet.

Parcel #: 2260190031

ACTION OF THE ZONING ADMINISTRATOR: Continued to November 30, 2006
