

**AGENDA**  
**CITY OF SACRAMENTO**  
**ZONING ADMINISTRATOR HEARING**  
**Tuesday, November 21, 2006**  
**1:00 p.m.**

New City Hall  
915 I Street  
Third Floor

Joy Patterson  
Zoning Administrator

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**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**

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**HEARING ITEMS:**

**File Number: Z06-230 (Project Planner: Lindsey Alagozian)**  
Site Address: 1415 S ST  
Location:  
Owner: BRADLEY ALLAN SLOCUM TRUST, 1421 S ST, SACRAMENTO, CA, 95814  
Applicant: Bradley Slocum, Bradley Allen Slocum Trust, 1421 S Street, Sacramento, Ca 95814  
Proposal: The applicant is requesting to create four individually owned units (including one existing single family home) by constructing three attached units and a four car garage on 0.14± net acres in the Residential Mixed Use R Street Corridor, Special Planning District (RMX-SPD) zone. Entitlements include: A. Environmental Determination: Exempt; B. Tentative Subdivision Map to subdivide one parcel into four lots including three individual lots and one condominium lot; C. Subdivision Modification to create three lots without street frontage; D. Special Permit to develop four alternative housing units within the RMX-SPD zone; E. Special Permit to allow off-site parking; F. Variance to reduce the required ten foot interior courtyard requirement.  
  
Parcel #: 0090085016

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**File Number: Z06-095 (Project Planner: Evan Compton)**  
Site Address: 2219 O ST  
Location:  
Owner: BLATTER VERN D/CHRIS, 2616 16TH STREET, SACRAMENTO CA, 95818  
Applicant: Kevin Fong, Kevin Fong Design, 2 Blue Dun Ct, Sacramento, Ca 95831

Proposal: The applicant is proposing to construct a new duplex. The project site currently has an existing duplex which is a listed landmark structure. With approval, the site will have a total of four dwelling units. The proposal requires a Plan Review for multifamily development and a Variance to reduce the required courtyard requirements.

Parcel #: 0070253014

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

Site Address: 3401 2ND AV

Location:

Owner: LOMBERA MIGUEL/MARIA S, 2862 POPLAR AV, PALOALTO, 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

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**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

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