

SYNOPSIS
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, December 21, 2006
1:00 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: Z06-091 (Project Planner: Sandra Yope)
Site Address: 6600 30TH ST
Location:
Owner: PEREZ RAMON, 5200 SIHON WY, SACRAMENTO, CA, 95823
Applicant: Titus & Company Inc, Titus & Company Inc, Titus & Company Inc, P.O.Box 163558, Sacramento, Ca 95816
Proposal: Zoning Administrator Tentative Map to subdivide one parcel into two parcels (for a halfplex) totaling 0.25+ partially developed acres in the Single Family Residential, Executive Airport Overlay-4 (R-1)(EA-4).
Parcel #: 0360115001

ACTION OF THE ZONING ADMINISTRATOR: Continued to January 4, 2007

File Number: Z06-168 (Project Planner: Robert W. Williams)
Site Address: 3824 6TH AV
Location:
Owner: GLADE PROPERTIES INCORPORA, 35338 RAMSGATE DR, NEWARK, CA, 94560
Applicant: Devon Lewis, Glade Properties, P.O.Box 5114, Sacramento, Ca 95817

Proposal: The request is to reduce the standard setback requirements of the Zoning Code in order to construct a new Single-Family residence on an existing substandard size lot. The project requires a public hearing by the Zoning Administrator for the following entitlements:

1. ZONING ADMINISTRATOR VARIANCE to reduce the required front setback.

2. ZONING ADMINISTRATOR VARIANCE to reduce the required rear setback.

3. ZONING ADMINISTRATOR VARIANCE to exceed the maximum lot coverage.

Entitlements are to develop a new 2-story, Single Family Residence (with an attached garage), on 0.05± vacant acres in the Standard Single Family (R-1) zone.

(This project is concurrent with a DR06-169, Oak Park Design Review.)

Parcel #: 0130302017

ACTION OF THE ZONING ADMINISTRATOR: Approved both of the Setback Variances subject to conditions and based on Findings of Fact. Lot Coverage Variance was not needed and is withdrawn.

File Number: Z06-219 (Project Planner: Antonio Ablog)

Site Address: 1108 CORPORATE WY

Location:

Owner: OK & B, 8615 ELDER CREEK DR, SACRAMENTO CA, 95828

Applicant: Dr. Dennis Wong, 930 Florin Rd, Suite 100, Sacramento, Ca 95831

Proposal: A Zoning Administrator Special Permit to reduce the amount of required parking by six (6) spaces for a 6,274 square foot commercial building located at 1108 Corporate Way in the Office, Executive Airport Overlay, Greenhaven Executive Park Planned Unit Development (OB-EA-3-PUD) zone.

Parcel #: 0310054022

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

File Number: Z06-203 (Project Planner: Evan Compton)

Site Address: 1501 V ST

Location:

Owner: ED WASNIOWSKI, V ST PARTNERS LLC, 1999 S BASCON AVENUE #700, CAMPBELL CA, 95008

Applicant: Justin Roberts, Justin Roberts, V St Parnters, 11005 Wabash River Court,
Rancho Cordova Ca 95670

Proposal: The subject site has a duplex under construction. The applicant is
requesting a map for condo purposes to allow separate ownership of each
unit. The proposed floor plans did not allow the option for a halfplex. The
proposal requires both a Zoning Administrator Tentative Map and Special
Permit for alternative ownership housing.

Parcel #: 0090152021

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