

AGENDA
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, February 8, 2007
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: Z06-240 (Project Planner: David Hung)

Site Address: 1513 MAIN AVE

Owner: JASBIR KAUR, 129 WEST M ST, RIO LINDA, CA, SACRAMENTO, CA, 95673

Applicant: Richard Hobbs, 7936 Eloise Ave, Elverta, Ca 95626

Proposal: Request to change use from single-family residential to commercial on a 23,000+/- square-foot parcel in the Light Industrial Review (M-1S-R) zone. District 2. APN: 215-0280-067

A. Environmental Determination: Exempt (CEQA Section 15303);

B. Zoning Administrator Plan Review Major Modification to change use from single-family residential to commercial on a 23,000+/- square-foot parcel in the Light Industrial Review (M-1S-R) zone.

Parcel #: 2150280067

District #: 2

File Number: Z06-252 (Project Planner: Jeanne Corcoran)

Site Address: 1831 F ST

Owner: KARACOFF DAVID I/INGRID A/KIRK I/SUSAN B, 1831 F ST, SACRAMENTO, CA, 95814

Applicant: David Karacozoff, 4699 24th Street, Sacramento, Ca 95822

Proposal: Request to allow a retail use to occupy the ground floor of a nonconforming historic structure. This requires a Zoning Administrator Special Permit Major Modification to modify the previous approval limiting the tenant space to office use only. This project is exempt under CEQA (15301 Existing Facilities).

Parcel #: 0030122015

District #: 3

File Number: Z06-181 (Project Planner: Robert W. Williams)

Site Address: 1481 MEADOWVIEW RD (@ Amherst St.)

Owner: UNITED GAS/FOOD INCORPORATE, 1481 MEADOWVIEW RD, SACRAMENTO, CA, 95832

Applicant: Maqsood Ali, Insight Environmental, Engineering & Construction, Inc., 4620 Northgate Blvd., Suite 155, Sacramento, Ca 95834

Proposal: The existing use of the subject property is a service station with a convenience market (which does not sell alcohol). The applicant has previous Planning approval to expand the building (Z06-009) and add new canopies (Z05-301). These projects are not yet constructed but the applicant has been issued a building permit. The applicant is now proposing to add a car wash facility behind the existing service station. The proposed project requires a public hearing by the Zoning Administrator for the following entitlement:

ZONING ADMINISTRATOR MAJOR MODIFICATION to add a car wash facility behind an existing service station and convenience store on 0.52± developed acres in the General Commercial (C-2) zone.

Parcel #: 0480250007

District #: 8
