

**AGENDA**  
**CITY OF SACRAMENTO**  
**ZONING ADMINISTRATOR HEARING**  
**Thursday, March 1, 2007**  
**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: Z06-231 (Project Planner: Antonio Ablog)**

Site Address: 8200 POCKET RD Southwest corner of Pocket Road and Greenhaven Drive

Owner: SACRAMENTO PETROLEUM PARTNERS I LLC, 7485 RUSH RVR DR 710 303, SACRAMENTO, CA, 95831

Applicant: Matt Hills, Bergamo Preparatory School, 7575 Rush River Dr, Sacramento, Ca 95831

Proposal: Bergamo Preparatory School Expansion located at on 1.72 acres at the southwest corner of Pocket Road and Greenhaven Drive. A request to expand the existing Bergamo Preparatory School from 120 students to 144 students.

1. Major Modification to a previously approved Special Permit (P04-060) to expand the Bergamo Preparatory School from 120 students to 144 students.

Parcel #: 0311210062

District #: 7

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**File Number: Z06-247 (Project Planner: David Hung)**

Site Address: (Santa Ana Avenue east of Raley Boulevard)

Owner: MCCLELLAN BUSINESS PARK LLC, 3140 PEACEKEEPER WY, MCCLELLAN, CA, 95652

Applicant: Chuck Purinton, Champion Contractors, 1755 Helena Ave Suite C, Sacramento, Ca 95815

Proposal: Request to develop a new 8,400+/- sq.ft. building for warehouse and office uses on a 2.84+/- acre parcel in the Light Industrial Review (M-1S-R) zone. District 2. APN: 215-0273-004 and 215-0273-033.

A. Environmental Determination: Previously Adopted Mitigated Negative Declaration;  
B. Zoning Administrator Plan Review to develop a new 8,400+/- sq.ft. building for warehouse and office uses on a 2.84+/- acre parcel in the Light Industrial Review (M-1S-R) zone.

Parcel #: 2150273004

2150273033

District #: 2

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**File Number: Z06-262 (Project Planner: Antonio Ablog)**

Site Address: 3300 RAMONA AVE

Owner: BRUSH MARLO/JOHN, 3300 RAMONA AV, SACRAMENTO, CA, 95826

Applicant: John Brush, Brush Marlo/John, 3300 Ramona Av, Sacramento, Ca 95826

Proposal: A request to add 280 square feet of garage/work space to an existing 1,935 square-foot residence on 0.25 acres in the Heavy Industrial (M-2S-SWR) Zone located at 3300 Ramona Avenue.

Parcel #: 0790281028

District #: 6

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**File Number: Z07-004 (Project Planner: Michael York)**

Site Address: 1948 DEL PASO RD

Owner: Granite Bay Ventures, 2998 Douglas Blvd, Suite 300, Roseville, CA, 95661

Applicant: Bob Eynck, Rfe Engineering Inc, 8680 Greenback Lane, Suite 107, Orangevale, Ca 95662

Proposal: Tentative Map-1 to 4 Parcels  
1948 & 1972 Del Paso Road Tentative map for commercial condo purposes (to subdivide an existing commercial center on one lot into two lots with four condominium units on each lot for a total of eight condominium units.

Parcel #: 2251620015

District #: 1

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**File Number: Z07-014 (Project Planner: Matthew Joseph)**

Site Address: 1060 42ND ST

Owner: JIM LOPEZ, 1060 42ND ST, SACRAMENTO, CA, 95819

Applicant: Dennis Greenbaum, 6549 Stanley Ave, Carmichael, Ca 95608

Proposal: Request to rebuild an existing garage with a second story that exceeds the height limit in the Single-Family Residential (R-1) zone. Entitlements: A. Categorical Exemption pursuant to CEQA section 15301 (Minor Additions to Existing Structures); and B. Zoning Administrator's Special Permit to exceed the maximum 18 foot height limit for Accessory Structures.

Parcel #: 0080142007

District #: 3

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**File Number: Z06-152 (Project Planner: Robert W. Williams)**

Site Address: 3601 20TH AV (@ 36th Street)

Owner: VADIM VILCHITSA, 7509 MADISON AVE STE 104, CITRUS HEIGHTS, CA, 95610

Applicant: Andrey Chuprikov, Premier Design, 2650 Kalamer Street, Sacramento, Ca 95835

Proposal: The request is to deviate from development standards to allow for the construction of a new home on a vacant corner parcel of only 25 feet in width. A public hearing must be scheduled before 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 street-side setback. 3. ZONING ADMINISTRATOR VARIANCE to construct a single-family home of less than twenty (20) feet in width.  
Entitlements requested in order to construct a 2-story single-family residence on 0.07± vacant acres on a corner parcel in the Standard Single Family (R-1) zone. (Concurrent with DR06-198, Oak Park Design Review).

Parcel #: 0200213034  
District #: 5

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**File Number: Z06-211 (Project Planner: David Hung)**  
Site Address: NW CORNER OF GARDEN HWY @ NATOMASPARK DR  
Owner: KOBRA PROPERTIES, 2251 DOULGAS BL #120, ROSEVILLE, CA, 95661  
Applicant: Karin Rylander, Karin Rylander, Calpo Hom & Dong Architects, Inc, 2120 20th St Ste 1, Sacramento, Ca 95818  
Proposal: Request for a Special Permit Time Extension to develop two new office buildings totalling 176,356+/- square feet on 10.9+/- gross acres.  
A. Environmental Determination: Previously Adopted Addendum to the Creekside Oaks Phase IV Mitigated Negative Declaration;  
B. Zoning Administrator Special Permit Time Extension to develop two new office buildings totaling 176,356+/- square feet on 10.9+/- gross acres in the Office Planned Unit Development (OB-PUD) zone in the Creekside Oaks PUD.  
Parcel #: 2740410025  
2740410026  
District #: 1

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