

**AGENDA**  
**CITY OF SACRAMENTO**  
**ZONING ADMINISTRATOR HEARING**  
**Thursday, March 29, 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: Z06-249 (Project Planner: Mark Kraft)**

Site Address:

Owner: BOKOCH VASILIIY/NATALYA6429 SOL WY, CITRUS HEIGHTS, CA, 95621

Applicant: Michael Buschow, Gra Architecture, 2016 P Street, Sacramento, Ca 95814

Proposal: Entitlements to develop an 8,388 square foot industrial trucking operations and maintenance building in the Light Industrial M-1-R zone.

A. Environmental Determination: Exempt 15332

B. Plan Review to develop an 8,388 square foot building in the M-1-R zone.

Parcel #: 2150244016

District #: 2

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**File Number: Z06-261 (Project Planner: Brad Angell)**

Site Address: 3009 T ST 3007 T Street

Owner: CAMERON ROBERT S/NELOU NAZIFI, 3248 C ST, SACRAMENTO, CA, 95816

Applicant: Nelou Nazifi, Cameron Robert S/Nelou Nazifi, 3248 C St, Sacramento, Ca 95816

Proposal: Convert downstairs garage into second unit of rear building on parcel. Primary entrance to proposed unit has an interior courtyard that is less than the required 10'.

Parcel #: 0100062013

District #: 4

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**File Number: Z07-011 (Project Planner: Jamie Cutlip)**

Site Address: 6200 MCMAHON DR South of McHan Drive, between 61st and Ortega.

Owner: ROMAN CATHOLIC BISHOP OF SACRAMENTO, 2110 Broadway, Attn CFO Thomas McNamara, SACRAMENTO, CA, 95824

Applicant: Sister Kathryn Camacho, Cristo Rey Hs, 6200 McMahan Drive, Sacramento, Ca 95824

Proposal: A. Zoning Administrator's Special Permit Major Modification to add 5 portable classrooms & B. Variance to waive a 6ft wall requirement adjacent to residential on 5± acres in the Standard Single Family (R-1)zone.  
Parcel #: 0270284020  
District #: 6

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**File Number: Z07-021 (Project Planner: Jamie Cutlip)**

Site Address: 1173 MARIAN WAY Land Park  
Owner: ERIC DECETIS TRUST, 2717 HARKNESS ST, SACRAMENTO, CA, 95818  
Applicant: Greg Richter, Darryl Chinn Architects, 2612 J Street, Sacramento, Ca 95816  
Proposal: Zoning Administrator's Special Permit to exceed height of 18 feet for a detached accessory structure. The applicant proposes to remodel an existing accessory garage and second floor with new window locations and addition of a second floor balcony, raised interior ceiling, increased roof slope and a raised roof height of 22 feet to match the existing slope of the main house in the Standard Single Family (R-1) zone.  
Parcel #: 0120202008  
District #: 4

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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: 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. 4. ZONING ADMINISTRATOR SPECIAL PERMIT to allow an attached covered patio to encroach into the street-side setback.  
Entitlements on 0.07± vacant acres in the Standard Single Family (R-1) zone.  
Parcel #: 0200213034  
District #: 5

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