

**SYNOPSIS**  
**CITY OF SACRAMENTO**  
**ZONING ADMINISTRATOR HEARING**  
**Thursday, March 22, 2007**  
**1:00 p.m.**

**New City Hall**  
**915 I Street**  
**Third Floor**

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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: Z06-267 (Project Planner: Matthew Joseph)**  
Site Address: 1301 SANTA ANA AVE  
Location:  
Owner: SACTO TAP DEVELOPMENT IN, 3112 O ST 17, SACRAMENTO, CA, 95816  
Applicant: Javed T. Siddiqui, Jts Engineering Consultants, Inc, 1808 J Street, Sacramento, Ca 95814  
Proposal: Zoning Administrator Tentative Map for commercial condo purposes to divide a 15,340 square foot commercial/industrial building into 10 individual units for sale in the Light Industrial Review (M-1S-R) zone.  
Parcel #: 2150260029  
2150260030  
District #: 2

**ACTION TAKEN:** approved subject to conditions and based on findings of fact

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**File Number: Z07-007 (Project Planner: Brad Angell)**  
Site Address: 7041 CARNATION AVE  
Location:  
Owner: JADUBANS BISHWANAUTH K, P O BX 653, DAVIS, CA, 95617  
Applicant: David/Merwin Rose, Roses Engineering And Planning Co, 8612 Banff Vista Dr, Elk Grove, Ca 95624  
Proposal: Proposed time extension on a previously approved Zoning Administrator Tentative Map of January 7, 2004, project file number Z03-343.  
Parcel #: 0410066007  
District #: 5

**ACTION TAKEN:** approved subject to conditions and based on findings of fact

**File Number: Z06-152**

**(Project Planner: Robert W. Williams)**

Site Address: 3601 20TH AV

Location:

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

**ACTION TAKEN:**

Continued to March 29, 2007