



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor

March 29, 2007

The Zoning Administrator welcomes and encourages participation in the meetings. Public testimony may be given on any item as it is called. At the beginning of the meeting the Zoning Administrator describes the hearing process procedure including the appropriate time for testimony to be given during the process.

For purposes of the Brown Act (Government Code Section 54954.2(a), the numbered items as shown on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting.

APPEALS The decision of the Zoning Administrator may be appealed to Planning Commission . An appeal must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day. If you need additional information on the appeal process please contact the project planner.

LOBBYISTS If you are a Lobbyist, you must identify yourself as such, and you must identify the client(s)/business/organization you are representing.
(Sacramento City Code 2.15.150)

SYNOPSIS
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

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: Z06-249 (Project Planner: Mark Kraft)
Site Address:
Location:
Owner: BOKOCH VASILIIY/NATALYA6429 SOL WY, CITRUS HEIGHTS, CA, 95621
Applicant: Michael Buschow, Gra Architecture, 2016 P Street, Sacramento, Ca 95814
Proposal: Entitlments to develop an 8,388 square foot industrial trucking operations adm
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

ACTIONTAKEN:

Continued to April 5, 2007

File Number: Z06-261 (Project Planner: Brad Angell)
Site Address: 3009 T ST
Location:
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: ZONING ADMINISTRATOR VARIANCE to reduce the ten (10) foot required interior
courtyard requirement to five (5) feet for a multi-family residential main entrance access
on the interior side court on 0.15 +/- acre in the Residential Office Special Planning
District (RO-SPD) zone.

Parcel #: 0100062013
District #: 4

ACTIONTAKEN:

Approved subject to conditions and based on
findings of fact

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

Site Address: 6200 MCMAHON DR

Location:

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

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

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

Site Address: 1173 MARIAN WAY

Location:

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

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 April 5, 2007