



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor Conference Room
August 16, 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 of 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 the 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)

AGENDA
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, August 16, 2007
1:00 p.m.

New City Hall
915 I Street
Third Floor Conference Room

Please Turn off All Cellular Phones and Pagers Prior to Entering the Hearing Room
Order of Hearing Items to be set by the ZONING ADMINISTRATOR

HEARING ITEMS:

File Number: Z06-226 (Project Planner: Mark Kraft)
Site Address: 1441 SANTA ANA AVE,
Owner: CALLAWAY FAMILY TRUST, 1500 W EL CAMINO AV 160, SACRAMENTO, CA, 95833
Applicant: Michael Gates, Sacramento Design Systems, 12053 Gold Pointe Lane, Gold River, Ca 95670
Proposal: Entitlements to construct a 10,000 square foot warehouse in the M-1S-R zone.
Parcel #: 215-0260-022-0000
District #: 2

File Number: Z07-058 (Project Planner: Michael Parker)
Site Address: 2630 BROADWAY, 2630 BROADWAY
Owner: LEM HANG/SHUI KAM/NGAI SHING SHUM/YUET SIM, 2400 5TH ST, SACRAMENTO, CA, 95818
Applicant: Mohammad A. Ashraf, Broadway Auto Repair & Tire Center, 2630 Broadway, Sacramento, Ca 95818
Proposal: EXPAND THE USE OF AN AUTO REPAIR SHOP TO HAVE THE SALE OF WHEELS AND TIRES
Parcel #: 010-0236-016-0000
District #: 5

File Number: Z07-087 (Project Planner: Steven Kerr)
Site Address: 510 N SUNBEAM AVE,
Owner: CARSON/CRAIG PARTNERSHIP, 1722 3RD ST 202, Attn: J.J. Jacobs, SACRAMENTO, CA, 95814
Applicant: Ron Bowman, Morton & Pitalo, Inc., 1788 Tribute Road, Suite 200, Sacramento, Ca 95815

Proposal: A request to subdivide one parcel into three parcels on approximately 2.70 developed acres in the Heavy Commercial Special Planning District (C-4 SPD) zone.
Parcel #: 001-0101-004-0000
District #: 1

File Number: Z07-115 (Project Planner: Sandra Yope)

Site Address: 2816 EDINGER AVE, (through lots between Edinger Ave & 53rd Avenue)
Owner: FERNANDEZ MICHAEL J, 2816 Edinger Ave., SACRAMENTO, CA, 95822
Applicant: Richard Varney, Varney Land Survey'S, 2285 66th Avenue, Sacramento, Ca 95822
Proposal: A request for a Tentative Map Time Extension to subdivide two partially developed parcels into four parcels on approximately 0.54 acres in the Standard Single Family (R-1) zone.
Parcel #: 036-0156-004-0000, 036-0156-005-0000
District #: 5

File Number: Z07-162 (Project Planner: Michael Parker)

Site Address: 2218 S ST,
Owner: MCNAMEE JOHN/SUSAN/EDWARD/GLORIA/ETAL, 6524 RIO OSO DR, RANCHO MURIETA, CA, 95683
Applicant: John Mcnamee, Mcnamee John/Susan/Edward/Gloria/Etal, 6524 Rio Oso Dr, Rancho Murieta, Ca 95683
Proposal: The applicant is requesting a courtyard variance and plan review to allow a single family residence to be moved from 2710 V Street and placed on the project site. A four-unit apartment complex exists at the back of the site, and the residence would be placed on the front portion of the site.
Parcel #: 010-0034-007-0000
District #: 4

File Number: Z07-167 (Project Planner: Steven Kerr)

Site Address: 1825 DEL PASO BLVD,
Owner: POP PUDDING & BUTTER, LLC (PREVIOUSLY NEW FAZE DEVELOPMENT), ALLEN WARREN, 1825 DEL PASO BLVD, SACRAMENTO, CA, 95815
Applicant: Maria Thomas, New Faze Deveopment (Working Entity Of Owner), 1825 Del Paso Blvd, Sacramento, Ca 95815
Proposal: A request for a Special Permit to waive some of the required parking spaces for the office use of two modular trailers totaling approximately 1,584 square feet on the vacant portion of property behind the New Faze Development office building in the C-2 zone for a maximum of one year.
Parcel #: 275-0093-004-0000
District #: 2

File Number: Z07-168 (Project Planner: Mark Kraft)

Site Address: 2820 P ST,
Owner: JENKINS FAMILYLIVING TRUST, P O BX 497, W SACRAMENTO, CA, 95691

Applicant: Jim B. Kaufmann, Kaufmann Architects, 1808 Q Street, Sacramento, Ca 95814
Proposal: Request to waive the 6' masonry wall requirement and provide a 6' wood fence next to residential
Parcel #: 007-0343-026-0000
District #: 3

File Number: Z07-186 (Project Planner: Stacia Cosgrove)

Site Address: 3119 BELDEN ST,
Owner: H JEANETTE BROWNING REVOCABLE TRUST, 1005 MARGARET CT, NOVATO, CA, 94947
Applicant: Sam Bousfield, Bousfield Designs, 1820 Hillish Rock Rd, Meadow Vista, Ca 95722
Proposal: A request to subdivide one approximately .84 acre parcel into four parcels and to construct two single-family homes. The request also creates two lots less than 52 feet in width, within the Standard Single-Family (R-1) zone.
Parcel #: 265-0021-016-0000
District #: 2
