



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor
April 5, 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, April 5, 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:
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

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
