



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor Conference Room
May 17, 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, May 17, 2007
1:00 p.m.

New City Hall
915 I Street
Third Floor Conference Room

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: South Side of Vinci Ave, 800 feet east of Raley Blvd.
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: Z07-024 (Project Planner: Stephanie Hockman)
Site Address: 2741 FRANKLIN BLVD
Owner: Lee Archie, 2955 3RD AVE, SACRAMENTO, CA, 95817
Applicant: Robert Archie, Pangaea Cafe, 2955 3rd Ave Ste 207, Sacramento, Ca
Proposal: A request for a special permit to waive 11 parking spaces for a proposed cafe, on the property located at 2741 Franklin Boulevard, within the General Commercial (C-2) Zone. Council District 5. APN: 010-0363-022.

Parcel #: 0100363022
District #: 5

File Number: Z07-055 (Project Planner: Michael York)
Site Address: 5644 J ST
Owner: LUSKY 1 FAMILY LIMITED PARTNERSHIP/ETAL, 2443 FAIR OAKS BL 368, SACRAMENTO, CA, 95825
Applicant: Philip Courey, Opa! Opa! Opa!, 5644 J Street #103, Sacramento, Ca 95819

Proposal: APPLICANT PROPOSES TO WAIVE SEVEN PARKING SPACES FOR A TWENTY SEAT PATIO.

Parcel #: 0080182024

District #: 3

File Number: Z07-053 (Project Planner: Steven Kerr)

Site Address: 1825 DEL PASO BLVD 2365/2371 WINNIPEG STREET, APN 275-0093-004

Owner: WARREN ALLEN W, 1825 DEL PASO BLVD, SACRAMENTO, CA, 95815

Applicant: Maria Thomas, New Faze Development, 1825 Del Paso Blvd, Sacramento, Ca 95815

Proposal: Request for a Zoning Administrator Special Permit to demolish a residential duplex in the General Commercial Special Permit District (C-2-SPD) zone and leave that portion of the lot vacant. There is currently an office building located towards the front of the lot.

Parcel #: 2750093004

District #: 2

File Number: Z07-046 (Project Planner: Steven Kerr)

Site Address: 220 MAIN AVE

Owner: SMITH MARCOS/KIMBERLY, 2020 HURLEY WAY STE 245, SACRAMENTO, CA, 95825

Applicant: Steve Gardner, Gardner & Associates, 601 Commerce Dr #130, Roseville, Ca 95678

Proposal: A request for a Zoning Administrator Tentative Map Time Extension for two years to divide one parcel into four parcels located on 0.91 +/- acres in the Standard Single Family (R-1) zone and a Zoning Administrator Subdivision Modification Time Extension for two years to reduce the required lot width from 52 feet to 50 feet for four standard single family lots.

Parcel #: 2370022008

District #: 2

File Number: Z07-017 (Project Planner: Evan Compton)

Site Address: 427 10TH ST

Owner: SABER SHEHADEH, 1001 E STREET, SACRAMENTO, CA, 95814

Applicant: Saber Shehadeh, Saber Shehadeh, 1001 E Street, Sacramento, Ca 95814

Proposal: The applicant is requesting to convert an existing garage into living space on the ground floor. Currently the site has a grocery store and two residential units. This proposal will require entitlements to waive the required parking space for the new unit and add one living unit (for a total of 3 living units) in an industrial zone.

Parcel #: 0020113018

District #: 1