



# CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall  
915 I Street  
Third Floor Conference Room  
August 23, 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, August 23, 2007**  
**1:00 p.m.**

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

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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: Z06-226 (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

**ACTION TAKEN:** Approved subject to conditions and based on Findings of Fact.

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**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

**ACTION TAKEN:** Withdrawn from Agenda

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**File Number: Z07-138 (Project Planner: Steven Kerr)**  
Site Address: 2340 42ND ST,  
Owner: ROXANNE MOGER, 2340 42ND ST, RMOGER@EDD.CA.GOV, SACRAMENTO, CA, 95817  
Applicant: James Madison, Madson Design, 528 Myra Way, San Francisco, Ca 94127

Proposal: APPLICANT PROPOSES TO CONSTRUCT A NEW DETACHED GARAGE THAT EXCEEDS THE MAX 18' HEIGHT LIMIT AND EXCEEDS THE MAX 10' WALL HEIGHT.  
Parcel #: 014-0063-009-0000  
District #: 5

**ACTION TAKEN:** Continued to August 30, 2007

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**File Number: Z07-139 (Project Planner: Steven Kerr)**

Site Address: 2348 42ND ST,  
Owner: STEWART ELMA SHELDA, 2348 42ND ST, SACRAMENTO, CA, 95817  
Applicant: James Madson, Madson Design, 528 Myra Way, San Francisco, Ca 94127  
Proposal: APPLICANT PROPOSES TO CONSTRUCT A NEW DETACHED GARAGE THAT EXCEEDS THE MAXIMUM 18' HEIGHT LIMIT AND EXCEEDS THE MAXIMUM 10' WALL HEIGHT LIMIT.  
Parcel #: 014-0063-010-0000  
District #: 5

**ACTION TAKEN:** Continued to August 30, 2007

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**File Number: Z07-180 (Project Planner: Kimberly Kaufmann-Brisby)**

Site Address: 3869 8TH AVE,  
Owner: LOIS MCDANIEL REVOCABLE TRUST, 2158 PANTAGES CIR, RANCHO CORDOVA, CA, 95670  
Applicant: Andell Harrison, J & J Harrison Construction, 4340 Stockton Blvd., Sacramento, Ca 95820  
Proposal: A request to move an existing 675 square foot single family dwelling to a 4,500 square foot lot that fronts on an alley and lacks public right-of-way frontage then add a bedroom and full-bath (245 square feet) to the house as well as construct a 267 square foot detached single-car garage in the Standard Single-family (R-1) zone.  
Parcel #: 014-0174-019-0000  
District #: 5

**ACTION TAKEN:** Approved subject to conditions and based on Findings of Fact.

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