



## **CITY OF SACRAMENTO ZONING ADMINISTRATOR**

New City Hall  
915 I Street  
Third Floor  
April 26, 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, April 26, 2007**  
**1:00 p.m.**

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

**Joy Patterson**  
**Zoning Administrator**

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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: Z07-060 (Project Planner: Evan Compton)**  
Site Address: 1106 42ND ST  
Location:  
Owner: GATES RAYMOND R/MARTHA M, 1106 42ND ST, SACRAMENTO, CA, 95819  
Applicant: Eric Johnson, 1524 32nd St, Sacramento, Ca 95816  
Proposal: A request to construct a new accessory building that does not meet the standard height requirements. This proposal requires a Zoning Administrator Special Permit for a new accessory building that exceeds the 10 foot wall height requirement and the maximum 18 foot overall height requirement.  
Parcel #: 0080142009  
District #: 3

**ACTIONTAKEN:** Approval subject to conditions and based on findings of fact

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**File Number: Z07-029 (Project Planner: Michael Parker)**  
Site Address: 8600 YOUNGER CREEK DR  
Location:  
Owner: LEROY CROWE, 10931 VIANO COURT, RANCHO CORDOVA, OR, 95670  
CROWE LEROY/VICTORIA, 10931 VIANO CT, RANCHO CORDOVA, CA, 95670  
Applicant: Javed Siddiqui, Jts Engineering Consultants, Inc, 1808 J Street, Sacramento, Ca 95814  
Proposal: The applicant is requesting a Tentative Map to divide one lot into two lots in the M-2S zone.  
Parcel #: 0620130006  
District #: 6

**ACTIONTAKEN:** Approved subject to conditions and based on findings of fact

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**File Number: Z07-023 (Project Planner: Michael Parker)**

Site Address: 1001 K ST

Location:

Owner: Trancas Fund I, LP, PO Box 3686, Napa, CA, 94558

Applicant: Michael Dequine, Michael Dequine And Assoc, 2295 Gateway Oaks Drive, Suite 140, Sacramento, Ca 95833

Proposal: Zoning Administrator Tentative Map to subdivide one (1) existing parcel into one (1) parcel for condominium purposes on .18± developed acres in the Central Business District (C-3 SPD) zone.

Parcel #: 0060103012

District #: 1

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

**File Number: Z07-051 (Project Planner: Evan Compton)**

Site Address: 3126 O ST

Location:

Owner: ALHAMBRA/O ASSOCIATES, 3126 O ST, SACRAMENTO, CA, 95816

Applicant: John Warobick, Comstock Architects, Inc, 10520 Armstrong Ave, Mather, Ca 95655

Proposal: A request to construct an addition to an existing 19,400 square foot office building. The previous building was damaged by a fire. This proposal requires a Plan Review Major Modification for the addition to the existing building located on 1.09± acres in the General Commercial(C-2R SPD)and located in the Alhambra Corridor Special Planning District.

Parcel #: 0070282017

District #: 3

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

**File Number: Z07-018 (Project Planner: Matthew Joseph)**

Site Address: 203 NIMITZ ST

Location:

Owner: CABALLERO JOSE, 8240 AUBERRY DR, SACRAMENTO, CA, 95828

Applicant: SIAOSI FINAU, LUA CONSTRUCTION, 1466 JANRICK AVE, SACRAMENTO, CA 95832

Proposal: New construction of a duplex in the standard single-family residential (R-1) zone. A. Variance to allow both driveways to be located off of Nimitz Street. B. Variance to allow a reduced setback off of Doolittle Street.

Parcel #: 2380073011

District #: 2

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

**File Number: Z07-042 (Project Planner: Matthew Joseph)**

Site Address: 4905 13TH AVE  
Location:  
Owner: ROONEY FRANCIS M, 4905 13TH AVE, SACRAMENTO, CA, 95820  
Applicant: Francis M. Rooney, 4905 13th Ave, Sacramento, Ca 95820  
Proposal: Project involves the conversion of a garage to a residential second unit on 0.12 developed acres in the R-1 Zone. A. Special Permit to allow reduced setback requirements for the residential second unit; B. Special Permit to waive one parking space.  
Parcel #: 0150242021  
District #: 5

**ACTIONTAKEN:** Approved subject to conditions and based on findings of fact

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**File Number: Z06-206 (Project Planner: Heather Forest)**  
Site Address: 4929 15TH AV  
Location:  
Owner: JOSE LUIS GARCIA & JESUS GARCIA, 4875 BROADWATERDRIVE, SACRAMENTO, CA, 95835  
Applicant: Randy A. Moore, Arteco Industries, 5628 2nd Street, Rio Linda, Ca 95673  
Proposal: A request to construct a sixteen (16) foot wide home, on the property located at 4929 15th Avenue, within the Standard Single Family (R-1) zone. Council District 5. APN:021-0021-015  
A. Environmental Determination: Exempt per CEQA Guidelines Section 15303(a).  
B. Variance to construct a single family home of sixteen (16) feet in width, within the Standard Single Family (R-1) zone.  
C. Variance to allow side yard setbacks of three (3) feet, within the Standard Single Family (R-1) zone.  
D. Variance to allow the front setback lot coverage exceed forty (40) percent, within the Standard Single Family (R-1) zone.  
Parcel #: 0210021015  
District #: 5

**ACTIONTAKEN:** Approved subject to conditions and based on findings of fact

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**File Number: Z06-239 (Project Planner: Antonio Ablog)**  
Site Address: 4121 FRANKLIN BLVD  
Location:  
Owner: TOVAR MOCTEZUMA, 931 Howe Avenue #101, SACRAMENTO, CA, 95825  
Applicant: Kevin Pressey, Hmr Architects, 2130 21st Street, Sacramento, Ca 95818  
Proposal: A request to construct a two-story, 20,000 square foot mixed-use building in the Transit Corridor (TC) zone.  
Parcel #: 0200111037  
District #: 5

**ACTION TAKEN:**

Approved subject to conditions and based on findings of fact

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