



# 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 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, May 17, 2007**  
**1:00 p.m.**

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

**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: Z07-053 (Project Planner: Steven Kerr)**  
Site Address: 1825 DEL PASO BLVD  
Location:  
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 Planning 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

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

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**File Number: Z07-046 (Project Planner: Steven Kerr)**  
Site Address: 220 MAIN AVE  
Location:  
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 three 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 three years to reduce the required lot width from 52 feet to 50 feet for four standard single family lots.  
Parcel #: 2370022008  
District #: 2

**ACTIONTAKEN:**

Approved subject to conditions and based on findings of fact

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

Site Address: 427 10TH ST

Location:

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

**ACTIONTAKEN:**

Approved subject to conditions and based on findings of fact

**File Number: Z06-249****(Project Planner: Mark Kraft)**

Site Address:

Location:

Owner: BOKOCH VASILYI/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

**ACTIONTAKEN:**

Continued to May 24, 2007

**File Number: Z07-024****(Project Planner: Stephanie Hockman)**

Site Address: 2741 FRANKLIN BLVD

Location:

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

**ACTIONTAKEN:**

Continued to May 24, 2007

**File Number: Z07-055**

**(Project Planner: Michael York)**

Site Address: 5644 J ST

Location:

Owner: LUSKY 1 FAMILYLIMITED 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

**ACTION TAKEN:**

Continued to May 31, 2007