



# CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall  
915 I Street  
Third Floor Conference Room  
May 24, 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 24, 2007**  
**1:00 p.m.**

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

\*\*\*\*\*  
**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:  
Location:  
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

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

---

**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:**

Approved subject to conditions and based on findings of fact

**File Number: Z07-050 (Project Planner: Stephanie Hockman)**

Site Address: 1501 MEADOWVIEW RD

Location:

Owner: Harman Management Corporation, 199 First Street, Suite 212, SACRAMENTO, CA, 94022

Applicant: Linda Budge, Geometra Planning, 10824 Olson Drive, Suite C345, Rancho Cordova, Ca 95670

Proposal: A request for a time extension of entitlements to construct and operate a 3,450 sq. ft. restaurant with drive-up service and two retail buildings totaling 16,638 sq. ft. on 2.49± acres in the Limited Commercial Review (C-1-R) zone and the General Commercial Review (C-2-R) zone. APN: 048-0250-005 & 048-0250-006. Council District 8. Extending the following entitlements:

A. Environmental Determination: Prior Mitigated Negative Declaration (Approved by P01-005)

B. Prior Mitigation Monitoring Plan (Approved by P01-005)

C. Variance to exceed by four, the maximum allowable attached signs for commercial structures in the General Commercial Review (C-2-R) zone.

D. Special Permit to construct and operate a 3450 sq. ft. restaurant with drive-up service on 0.78 acres in the General Commercial Review (C-2-R) zone.

E. Plan Review to Construct a 16,638 square foot Shopping Center on 2.49± acres in the Limited Commercial Review (C-1-R) zone and the General Commercial Review (C-2-R) zone.

Parcel #: 0480250005

0480250006

District #: 8

**ACTIONTAKEN:**

Approved subject to conditions and based on findings of fact

**File Number: Z06-257 (Project Planner: Antonio Ablog)**

Site Address: 6900 POWER INN RD

Location:

Owner: SYCAMORE HOMES, 2020 HURLEY WAY, SUITE 150, SACRAMENTO, CA, 95825

Applicant: Eyasu Mulatv, Sycamore Homes, 2020 Hurley Way, Sacramento, Ca 95825

Proposal: A request to modify previously approved alternative single family home in the Alternative Single Family (R-1A) Zone located at 6900 Power Inn Road. APN 043-0260-049. Council District 6. A. Environmental Determination: Exempt (CEQA 15332); B. Zoning Administrator Major Modification to modify previously approved plans for single family homes in the Alternative Single Family (R-1A) Zone.

Parcel #: 0430260049

District #: 6

**ACTIONTAKEN:**

Approved subject to conditions and based on findings of fact

**File Number: Z06-237****(Project Planner: Kimberly Kaufmann-Brisby)**

Site Address:

Location:

Owner: BUZZ OATES DEVELOPMENT LIMITED PARTNERSHIP, 8615 ELDER CREEK RD, SACRAMENTO, CA, 95828

Applicant: Tracy Stigler, Buzz Oates Development Limited Partnership, 8615 Elder Creek Rd, Sacramento, Ca 95828

Proposal: A request to subdivide a ±15 gross (±13.1 net) acre site, currently under development, into four (4) parcels with varying acreage within the Heavy Industrial Special (M-2S) zone. A. Environmental Determination: Categorically Exempt CEQA Section 15315; B. Tentative Parcel Map to subdivide a ±15 gross acre site into four (4) parcels with varying acreages within the Heavy Industrial Special (M-2S) zone.

Parcel #: 0610140079

District #: 6

**ACTIONTAKEN:**

Approved subject to conditions and based on findings of fact

**File Number: Z07-037****(Project Planner: Jennifer Matthews)**

Site Address: 2200 HARVARD ST

Location:

Owner: TEACHERS INSURANCE ANNUITY ASSOCIATION, 730 THIRD AV, NEW YORK, NY, 10017

Applicant: David Temblador, Law Offices Of Gregory D. Thatch, 1730 I St, Suite 220, Sacramento, Ca 95814

Proposal: The applicant is requesting a Zoning Administrator Special Permit for a Time Extension to the Entitlements from P01-139 California Plaza Phase II.

P01-139:

ENTITLEMENTS to construct a 162,235 square foot office building on 5 +/- net acres in the Office (OB) zone. APN: 277-0153-016. Council District 3. A. ENVIRONMENTAL DETERMINATION: Previously Certified Environmental Impact Report; B. Previously Certified Environmental Mitigation Monitoring Program; C. PLAN REVIEW to construct a 162,235 square foot office building on 5 +/- net acres in the proposed Office (OB) zone; D. VARIANCE to increase the height from 35 to 78 feet in the OB zone; E. VARIANCE to reduce the front setback from 25 feet to 20 feet in the proposed Office (OB) zone.

Parcel #: 2770153016

District #: 3

**ACTIONTAKEN:**

Continued to May 31, 2007

**File Number: Z07-112****(Project Planner: Michael Parker)**

Site Address: 3018 G ST

Location:

Owner: ANTIPAGEOFFREY G/ANTOINETTE, PO BOX 239, GEORGETOWN, CA, 95634

Applicant: Geoffrey Antipa, Antipa Geoffrey G/Antoinette, Po Box 239, Georgetown, Ca 95634

Proposal: Relocation of an existing landmark structure from 3023 G ST and development of the site with three residential units, an office, and a three-car garage on 0.15+/- net acres in the Residential-Office Alhambra Corridor Special Planning District (RO-SPD) zone. Specific Entitlements include: 1. Environmental Determination: EXEMPT Section 15331 and 15332; 2. SPECIAL PERMIT to allow an office use in a landmark structure in the RO-SPD Zone; 3. SPECIAL PERMIT to reduce parking by one parking space. 4. PLAN REVIEW for a mult-family development in the RO-SPD Zone; 5. VARIANCE to reduce the courtyard requirement.

Parcel #: 0030211009

0030212008

District #: 3

**ACTION TAKEN:**

Withdrawn from agenda