



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor Conference Room
May 31, 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 31, 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: Z07-111 (Project Planner: Heather Forest)
Site Address: 2642 32ND ST
Owner: STYRSKY VICTOR L/MARITA, 3749 1ST AV, SACRAMENTO, CA, 95817
Applicant: Victor Styrsky, Styrsky Victor L/Marita, 3749 1st Av, Sacramento, Ca 95817
Proposal: A request to move a 1,021 square foot single family residence onto a parcel totaling 2,000 square feet in size, located at 2642 32nd Street, within the Multi-Family (R-2B) zone. Council District 5. APN: 010-0305-010

A. Environmental Determination: Exempt per CEQA Guidelines Section 15332.
B. Variance to reduce the required rear yard setback from fifteen (15) feet to nine feet, four inches (9'-4").
C. Variance to exceed the required lot coverage from fifty percent (50%) to fifty-one percent (51%).
D. Variance to waive the required onsite parking space.

Parcel #: 0100305010
District #: 5

File Number: Z07-056 (Project Planner: Jennifer Matthews)
Site Address: 1930 Del Paso Road and 1996 Del Paso Road
Owner: GRANITE BAY VENTURES, 2998 DOUGLAS BLVD, SUITE 300, ROSEVILLE, CA, 95661
Applicant: Bob Eynck, Rfe Engineering Inc, 8680 Greenback Lane, Suite 107, Orangevale, Ca 95662

Proposal: The Applicant requests a Zoning Administrator Tentative Map to subdivide two existing 5,931 square foot office buildings located on two separate lots (parcel 12: 1930 Del Paso Road APN: 225-1620-061 and parcel 15: 1996 Del Paso Road APN: 225-1620-064) into a total of 8 office condominium units (4 units per building) for commercial office condominium purposes. Parcel 12 consists of .709 gross acres and parcel 15 consists of .759 gross acres in the Employment Center 50 Goldenlands Planned Unit Development (EC-PUD) zone.

Parcel #: 2251620061
2251620064

District #: 1

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: Zoning Administrator Special Permit to waive seven parking spaces for a twenty seat outdoor patio within an existing restaurant on 0.41± acres in the General Commercial (C-2) zone.

Parcel #: 0080182024

District #: 3

File Number: Z07-040 (Project Planner: Steven Kerr)

Site Address: 5100 COPPERSMITH AVE

Owner: NIELSEN CARSTEN/LORI/LEIF KLAUSEN, 5100 COPPERSMITH AV, SACRAMENTO, CA, 95838

Applicant: Bill Mitchell, Land Development Services Inc, 2571 Warren Dr, Rocklin, Ca 95677

Proposal: A request to subdivide one parcel into two for half-plex development on 0.15± developed acres in the Standard Single Family Residential (R1) zone. (District 2) APN: 226-0122-038; A. Environmental Determination: Exempt (Section 15301) B. Zoning Administrator Tentative Parcel Map to subdivide one parcel into two for half-plex development; C. Zoning Administrator Subdivision Modification to create two lots less than 100' deep; D. Zoning Administrator Variance to reduce the required front setback.

Parcel #: 2260122038

District #: 2

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

Site Address: 2200 HARVARD ST

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. PLAN REVIEW to construct a 162,235 square foot office building on 5 +/- net acres in the proposed Office (OB) zone; C. VARIANCE to increase the height from 35 to 78 feet in the OB zone; D. VARIANCE to reduce the front setback from 25 feet to 20 feet in the proposed Office (OB) zone.

Parcel #: 2770153016

District #: 3
