



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor Conference Room
July 19, 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, July 19, 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 Pagers Prior to Entering the Hearing Room
Order of Hearing Items to be set by the ZONING ADMINISTRATOR

HEARING ITEMS:

File Number: Z07-043 (Project Planner: Michael Parker)

Site Address: 1817 65TH ST,

Owner: JPI XXV L P, 5665 POWER INN RD 14, SACRAMENTO, CA, 95824

Applicant: John Harris, Jackson Properties, 5665 Power Inn Rd #140, Sacramento, Ca 95824

Proposal: The applicant is requesting Zoning Administrator's Time Extensions for a Special Permit to construct a 160,000 square foot office building, a Special Permit to locate 55 parking spaces off-site, and a Variance to exceed the height limit. The Original Entitlements were approved in 2002 (P00-085), and previous time extensions were approved in 2004 (Z04-163).

Parcel #: 015-0010-037-0000

District #: 6

File Number: Z07-052 (Project Planner: Michael Parker)

Site Address: 4201 36TH ST,

Owner: VANG TXER PAUL/SHUAHER, 4201 36TH ST, SACRAMENTO, CA, 95820

Applicant: Txer P. Vang, Vang Txer Paul/Shua Her, 4201 36th St, Sacramento, Ca 95820

Proposal: The applicant is requesting to divide one 0.37-acre parcel into two lots within the Standard Single Family (R-1) Zone. An existing single-family residence will remain on proposed Parcel 2 (southernmost lot).

Parcel #: 020-0131-060-0000

District #: 5

File Number: Z07-071 (Project Planner: Steven Kerr)

Site Address: 2985 FREEPORT BLVD,

Owner: GOLDEN ARCH RLTY CORP, 333 TOSCANO CT, ROSEVILLE, CA, 95661

Applicant: Patrick Diffley, Mcdonalds Usa, 1178 Darling Way, Folsom, Ca 95630

Proposal: A request for a Special Permit to demolish an existing fast food restaurant with drive through and to construct a new fast food restaurant with drive through on approximately 0.61 acres, within the General Commercial (C-2) zone.
Parcel #: 013-0063-005-0000
District #: 4

File Number: Z07-162 (Project Planner: Michael Parker)

Site Address: 2218 S ST,
Owner: MCNAMEE JOHN/SUSAN/EDWARD/GLORIA/ETAL, 6524 RIO OSO DR, RANCHO MURIETA, CA, 95683
Applicant: John Mcnamee, Mcnamee John/Susan/Edward/Gloria/Etal, 6524 Rio Oso Dr, Rancho Murieta, Ca 95683
Proposal: The applicant is requesting a courtyard variance to allow a single family residence to be moved from 2710 V Street and placed on the project site. A four-unit apartment complex exists at the back of the site, and the residence would be placed on the front portion of the site.
Parcel #: 010-0034-007-0000
District #: 4
