



# CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall  
915 I Street  
Third Floor Conference Room  
June 28, 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, June 28, 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: Z07-055 (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: A request for a Special Permit to waive seven parking spaces for a twenty seat outdoor patio at an existing restaurant located on approximately 0.41 acres in the General Commercial (C-2) zone.

Parcel #: 008-0182-024-0000

District #: 3

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

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**File Number: Z07-057 (Project Planner: Jennifer Matthews)**

Site Address: 1445 7TH AVE,

Owner: YEE DONALD J/JANE W, 1445 7TH AVE, SACRAMENTO, CA, 95818

Applicant: Donald J. Yee, 1445 7th Ave, Sacramento, Ca 95818

Proposal: A request for special permits to construct a two-story 1686 square foot detached accessory structure (first floor garage with recreation room above) on an approximate .16 acre parcel in the Standard Single Family (R-1) zone. The accessory structure is proposed to exceed the maximum 10 foot wall height and maximum overall 18 foot height for an accessory structure.

Parcel #: 012-0291-020-0000

District #: 4

**ACTION TAKEN:** Continued to July 12, 2007

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**File Number: Z07-062 (Project Planner: Lindsey Alagozian)**

Site Address: 2350 NORTHVIEW DR,

Owner: NORTHVIEW VILLAGE APARTMENTS LLC, 2952 DOROTHY DR, PLEASANT HILL, CA, 94523  
Applicant: Tom Halaszynski, Northview Village Apartments, 2952 Dorthy Drive, Pleasant Hill, Ca 94523  
Proposal: A request for a Tentative Map Time Extension to subdivide an approximate one acre vacant parcel into two parcels and a Development Plan Review Time Extension to develop a 22-unit apartment complex on the one acre site. The project is located in in the Multi-Family-Review (R-2B-R) zone.  
Parcel #: 274-0232-012-0000  
District #: 1

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

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**File Number: Z07-067 (Project Planner: Michael York)**  
Site Address: 1820 J ST,  
Owner: ROBERT CAULK, EXEC DIR. (EFFORT INC/ETAL), 1820 J STREET, SACRAMENTO, CA, 95814  
Applicant: Peter Saucerman, Dreyfuss & Blackford Architects, 3540 Folsom Blvd, Sacramento, Ca 95816  
Proposal: A request for special permits to expand an existing non-residential care facility (The Effort Inc.) and to have an attendant parking area. The project is located on approximately .5 acres in the General Commercial (C-2) zone.  
Parcel #: 007-0081-025-0000, 007-0081-026-0000  
District #: 3

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

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**File Number: Z07-068 (Project Planner: Stephanie Hockman)**  
Site Address: 3525 OSMER LN,  
Owner: VILCHITSA ALLA c/o ROMBIK LLC, 7509 MADISON AVENUE, #104, CITRUS HEIGHTS, CA, 95621  
Applicant: Richard Rozumowicz, Area West Engineers, 7478 Sandalwood Dr, Suite 400, Citrus Heights, Ca 95621  
Proposal: A request to subdivide an approximately .35 acre parcel into two parcels in the Standard Single-Family (R-1) zone. The request also includes subdivision modifications to create one lot greater than 160 feet in depth and to create two lots less than 52 feet in width, and a special permit to demolish existing residences without approved building plans for reconstruction.  
Parcel #: 251-0171-012-0000  
District #: 2

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

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**File Number: Z07-075 (Project Planner: Jennifer Matthews)**  
Site Address: 1308 43RD ST,  
Owner: LEWIS ELDEN W/PATRICIA, 1308 43RD ST, SACRAMENTO, CA, 95819  
Applicant: Dennis Greenbaum, 6549 Stanley Ave, Carmichael, Ca 95608

Proposal: Requests for Special Permits to construct a 880 square foot two story accessory structure (first floor garage with room above) and to build a Porte Cochere over the driveway and attached to the existing house. The proposed special permits are to exceed 10 foot wall height and 18 foot overall height for the garage and to reduce the 3 foot interior side yard setback for the porte cochere. the project is located on an approx. 6680 square foot lot in the Standard Single Family (R-1) zone.

Parcel #: 008-0206-002-0000

District #: 3

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

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**File Number: Z07-077 (Project Planner: Jamie Cutlip)**

Site Address: 2326 N ST, Between 23rd & 24th Streets

Owner: KING KENNETH/JOHN WHIDDEN, 2326 N ST, SACRAMENTO, CA, 95816

Applicant: Ken King, 2998 Douglas Blvd, Suite 300, Roseville, Ca 95661

Proposal: A request to subdivide an existing lot with two single family homes into two lots in the Multi-Family (R-3A) zone. The project requires a Tentative Map to create 2 lots, a Subdivision Modification to create lots that do not meet minimum width and area requirements for lots in the Central City and Variances to reduce the interior side yard setbacks to less than 3 feet between the two existing homes.

Parcel #: 007-0255-007-0000

District #: 3

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

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**File Number: Z07-079 (Project Planner: Matthew Joseph)**

Site Address: 3125 OCCIDENTAL DR,

Owner: ALVAREZSTEPHEN MARK/KRISTINA MARIE, 120 GLENN VILLE CIR, SACRAMENTO, CA, 95826

Applicant: Javed Siddiqui, Jts Engineering Consultants Inc, 1808 J Street, Sacramento, Ca 95814

Proposal: Request to subdivide an approximately 0.36 acre parcel into two (2) lots in the Multi-Family (R-3) zone.

Parcel #: 079-0152-014-0000

District #: 6

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

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**File Number: Z07-086 (Project Planner: Jennifer Matthews)**

Site Address: 710 7TH AVE,

Owner: GIVENS NICOLE L/JOHN W NEWSOME, 710 7TH AV, SACRAMENTO, CA, 95818

Applicant: Nicole Newsome, Givens Nicole L/John W Newsome, 710 7th Av, Sacramento, Ca 95818

Proposal: A request for a Variance to allow an existing 6 foot high wood fence to be located on the east and west side yard property lines for a duplex dwelling on approximately .22 developed acres in the Standard Single Family (R-1) zone.

Parcel #: 012-0322-041-0000

District #: 4

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

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**File Number: Z07-100 (Project Planner: Elise Gumm)**

Site Address: 2701 13TH ST, 2701 13th Street

Owner: RICCI GARY M, 2701 13TH ST, SACRAMENTO, CA, 95818

Applicant: Gary / Linda Ricci, 2701 13th Street, Sacramento, Ca 95818

Proposal: A request to convert a single family home to a detached duplex on an approximately 0.17 acre developed corner parcel in Single Family Residential (R-1) zone. The project requires a special permit to reduce the street sideyard setback and driveway to 8 feet 8 inches.

Parcel #: 012-0024-032-0000

District #: 4

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

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**File Number: Z07-109 (Project Planner: Tom Buford)**

Site Address: 6132 VENTURA ST,

Owner: KHAN NAZRANA, 6132 VENTURA ST, 2616 53rd Ave, SACRAMENTO, CA, 95822

Applicant: Naz Khan, Khan Nazrana, 6132 Ventura St, 2616 53rd St, Sacramento, Ca 95822

Proposal: A request to leave a parcel vacant after demolishing an existing 851 square foot single-family residence on approximately 0.17 developed acres, in the Standard Single Family-Executive Airport Overlay (R-1-EA-4) zone.

Parcel #: 036-0024-009-0000

District #: 5

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

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