



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor Conference Room
July 26, 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, July 26, 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: Z06-246 (Project Planner: Kimberly Kaufmann-Brisby)
Site Address: 2877 36TH AVE,
Owner: RIDLEY TREE PAUL V, 2877 36th Avenue, Sacramento, CA
Applicant: Paul Moore, 1233 Lewis Avenue, Vallejo, Ca 94591
Proposal: A Special Permit request to convert an existing accessory structure (garage) with less than the required side- and rear-yard setbacks on a 5,500 square foot lot in the Standard Single-family Executive Airport Overflight 4 (R-1-EA-4) zone into a second residential unit with an area of approximately 288 square feet.
Parcel #: 025-0192-026-0000
District #: 5

ACTION TAKEN: Continued to August 2, 2007

File Number: Z07-101 (Project Planner: Stephanie Hockman)
Site Address: 1170 2ND AVE,
Owner: Linda Wallahan, 1170 2nd Avenue, Sacramento, CA, 95818
Applicant: Thomas Crowell, Crowell Construction, 9479 Fort Worth Way, Sacramento, Ca 95827
Proposal: A request for a Special Permit to construct a new 176 square foot addition to an existing nonconforming garage on approximately .15 acres, within the Standard Single-Family (R-1) zone.
Parcel #: 012-0021-007-0000
District #: 4

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

File Number: Z07-106 (Project Planner: Jennifer Matthews)
Site Address: 5100 MARYSVILLE BLVD,
Owner: JOHN A VITTORE REVOCABLE TRUST, 5628 JACKS LN, SACRAMENTO, CA, 95822

Applicant: Richard Rozumowicz, Area West Engineers Inc, 7478 Sandalwood Dr, #400, Citrus Heights, Ca 95621
Proposal: A request for a Tentative Map to subdivide one parcel into two parcels totaling 0.64+/- partially developed gross acres in the Standard Single Family (R-1) zone and a Subdivision Modification to create two lots less than 100 feet in depth. Parcel 1 will retain the existing 2,000 square foot single family residence with a 600 square foot detached garage. Parcel 2 is for future development.
Parcel #: 226-0132-014-0000
District #: 2

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

File Number: **Z07-113** **(Project Planner: Stephanie Hockman)**
Site Address: 2016 BURNETT WAY,
Owner: JAY & MELISSA SERRAO, 690 PENNSYLVANIA AVE, #114, SAN FRANCISCO, CA, 94107
DORL PROPERTIES INC, 900 ROBERTSON WY, SACRAMENTO, CA, 95818
Applicant: Jay Serrao, 690 Pennsylvania Avenue, # 114, San Francisco, Ca 94107
Proposal: A request for a Variance to reduce the front yard setback from 20 feet to 10 feet in order to construct a new single family residence (approximately 2,303 square feet in size) on an approximate .11 acre parcel in the Standard Single-Family (R-1) zone.
Parcel #: 010-0276-022-0000
District #: 4

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

File Number: **Z07-122** **(Project Planner: Jennifer Matthews)**
Site Address: 1916 19TH ST, 1916 19th Street
Owner: 19TH STREET GROUP LLC, 1919 19TH ST, SACRAMENTO, CA, 95814
Applicant: Bruce R. Starkweather, Lionakis Beaumont Design Group, 1919 19th St, Sacramento, Ca 95814
Proposal: A request to extend the Development Plan Review for a 3 unit 3 story multi-family development on approximately 0.06 acres in the Multi-Family (R-5) zone. The time extension also includes variances to reduce the 15 foot rear yard setback, 5 yard side yard setback and the 26 foot maneuvering space for a 3 car garage.
Parcel #: 010-0022-013-0000
District #: 4

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

File Number: **Z07-136** **(Project Planner: Elise Gumm)**
Site Address: 3163 ACADEMY WAY, Southeast corner of Del Paso Blvd and Academy Way
Owner: NEW FAZE DEVELOPMENT, 1825 DEL PASO BLVD, SACRAMENTO, CA, 95815
Applicant: Kristan Otto, Kristan Otto Group, 891 Commons Drive, Sacramento, Ca 95825

Proposal: A request for a time extension for an approved tentative map to subdivide an approximate 0.56 acre undeveloped parcel into seven single family lots and extend the time and modify a previously approved special permit to construct seven detached single family homes in the Residential Office (RO) zone.

Parcel #: 265-0384-011-0000

District #: 3

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

File Number: Z07-143 (Project Planner: Mark Kraft)

Site Address: 5107 MARTIN LUTHER KING JR BLVD,
Owner: ALVARADO JOSE C, 520 SECOND AV, SAN BRUNO CA, 94066
Applicant: Fran Pen, Fp Construction, 10824 Olson Dr C376, Rancho Cordova, Ca 95670
Proposal: A request for a variance to reduce the rear yard setback from 15' to 10' for a single family home in the Standard Single Family (R-1) zone. The proposed home has been issued a building permit (Res-0619804), received Design Review approval (DR06-160) and is under construction. After construction commenced it was discovered that the lot dimensions were incorrect and the rear yard setback was insufficient.

Parcel #: 022-0101-020-0000
District #: 5

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

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

ACTIONTAKEN: Continued to August 16, 2007
