



CITY OF SACRAMENTO ZONING ADMINISTRATOR

New City Hall
915 I Street
Third Floor Conference Room
August 2, 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, August 2, 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: Z06-246 (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: Approved the Special Permit subject to conditions and based on Findings of Fact.

File Number: Z07-070 (Project Planner: Michael Parker)
Site Address: 2905 MARYSVILLE BLVD,
Owner: SHEFFIELD SHERRY L, 2905 MARYSVILLE BLVD, SACRAMENTO, CA, 95815
Applicant: Steve Gardner, Gardner & Associates, 601 Commerce Drive # 130, Roseville, Ca 95678
Proposal: The applicant is requesting a Tentative Map to divide one (1) .40-acre parcel into two (2) parcels in the R-2B zone, and a Subdivision Modification for lot depth less than 100 feet. Existing residence will remain. No development proposed at this time.
Parcel #: 265-0130-026-0000
District #: 2

ACTION TAKEN: CONTINUED TO AUGUST 16 2007

File Number: Z07-117 (Project Planner: Jamie Broker)
Site Address: 2116 RENE AVE,

Owner: BWP INVESTMENTS, 7721 WINDING WAY, FAIROAKS, CA, 95638
Applicant: Reginald Wilson, 3315 20th Ave, Sacramento, Ca 95820
Proposal: Request to subdivide an approx. 0.48 acre parcel into three (3) parcels in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area. A Subdivision Modification is needed to create three lots that are non-standard in width in the R-1 zone, and a driveway Variance is needed to create a driveway that is non-standard in width.
Parcel #: 238-0172-016-0000
District #: 2

ACTION TAKEN: Approved the Variance and Subdivision Modifications subject to conditions and based on Findings of Fact.

File Number: Z07-179 (Project Planner: Stephanie Hockman)
Site Address: 475 FLORIN RD,
Owner: GREENHAVEN LUTHERAN CHURCH, 475 FLORIN RD, SACRAMENTO, CA, 95831
Applicant: Earl Rogers, Greenhaven Lutheran Church, 475 Florin Rd., Sacramento, Ca
Proposal: A request for a Variance to waive the required 6 foot high solid wall of masonry, brick or similar material along property lines which abut residences, for an existing church on an approximately 3 acre parcel, in the Agricultural (A) zone.
Parcel #: 030-0370-002-0000
District #: 7

ACTION TAKEN: Approved the Variance subject to conditions and based on Findings of Fact.

File Number: Z07-110 (Project Planner: Michael York)
Site Address: 1914 45TH ST,
Owner: SCHOCK CHARLES/PAMELA KITCHENS, 1914 45TH ST, SACRAMENTO, CA, 95819
Applicant: Eric Johnson, 1624 32nd Street, Sacramento, Ca 95816
Proposal: A request for a Special Permit to exceed 10 foot wall height for a proposed two-story 676 square foot detached accessory structure located on an approximate 0.14 acre lot in the Standard Single Family (R-1) zone.
Parcel #: 011-0041-012-0000
District #: 6

ACTION TAKEN: Withdrawn to be noticed