

**SYNOPSIS**  
**CITY OF SACRAMENTO**  
**ZONING ADMINISTRATOR HEARING**  
**Thursday, January 4, 2007**  
**1:00 p.m.**

**New City Hall**  
**915 I Street**  
**Third Floor**

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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: Z06-233 (Project Planner: Antonio Ablog)**  
Site Address: 2620 24TH AVE  
Location:  
Owner: CARRILLO MARLENE L, 2620 24TH AVE, SACRAMENTO, CA, 95820  
Applicant: Marlene L. Carrillo, 2620 24th Ave, Sacramento, Ca 95820  
Proposal: A request to allow vehicle parking in the front setback area to accomodate a garage conversion. APN: 019-0151-004. Council District 5. A. Environmental Determination: Exempt (CEQA 15303); B. Variance to allow required vehicle parking in the front yard setback area (driveway).  
Parcel #: 0190151004  
District #: 5

**ACTI  
ON  
TAKE  
N:**

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

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**File Number: Z06-238 (Project Planner: Brad Angell)**  
Site Address: 2416 D ST  
Location:  
Owner: CRONIN HOLLY B, 2416 D ST, SACRAMENTO, CA, 95816  
Applicant: Holly B. Cronin, 2416 D St, Sacramento, Ca 95816  
Proposal: Construct a three car garage with upstairs second unit on a lot with an existing single family unit. This requires a Special Permit for the construction of a detached duplex on an interior lot in the R-1B zone.  
Parcel #: 0030141007  
District #: 3

**ACTI  
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N:**

Approved the Special Permit subject to conditions and based on Findings of Fact.

**File Number: Z06-245 (Project Planner: Greg Sandlund)**

Site Address: 7600 GREENHAVEN DR, ## 1

Location:

Owner: Rachel Landes Trust, Eve Gordon, Et al, 1909 Cortereal Avenue, Oakland, CA, 94611

Applicant: Bruce Piland, Applied Wireless Consulting, Inc., For T-Mobile Usa, 6728 Fair Oaks Blvd, Suite 400, Carmichael, Ca 95608

Proposal: ZA Special Permit to install antenna panels within roof-mounted cupolas on existing commercial building. The height of the cupolas will be increased to accommodate the proposed concealed antenna panels.

Parcel #: 0311030017

District #: 7

**ACTI  
ON  
TAKE  
N:**

Approved the Special Permit subject to conditions and based on Findings of Fact.

**File Number: Z06-106 (Project Planner: Michael York)**

Site Address: 2636 LATHAM DR

Location:

Owner: SACRAMENTO COUNTRY DAY SCHOOL, 2636 LATHAM DR, SACRAMENTO, CA, 95825

Applicant: Will Weitman, Weitman & Associates Consulting, 10114 Sorenstam Dr, Sacramento, Ca 95829

Proposal: Request to amend prior approvals of the Sacramento Country Day School Master Plan; A. Environmental Determination: TBD; B. Special Permit Modifications to a) Reconfigure building 'H' from three buildings to one building and increase the size from 15,000sf to 21,000sf, b) Install three portable classrooms during construction of building 'H', c) allow two existing portable classrooms to be utilized for five years, d) Install two portable classrooms in High School area and be utilized for five years, e) Renovate sw building and increase by 500sf, f) Reconfigure on-site parking to increase from 77 to 82 spaces, g) Reduce off-site parking spaces from 85 spaces to 50 spaces.

Parcel #: 2930070032

District #: 3

**ACTI  
ON  
TAKE  
N:**

Approved the Special Permit subject to conditions and based on Findings of Fact.

**File Number: Z06-091 (Project Planner: Sandra Yope)**

Site Address: 6600 30TH ST

Location:

Owner: PEREZ RAMON, 5200 SIHON WY, SACRAMENTO, CA, 95823

Applicant: Titus & Company Inc, Titus & Company Inc, Titus & Company Inc, P.O.Box 163558, Sacramento, Ca 95816

Proposal: Zoning Administrator Tentative Map to subdivide one parcel into two parcels (for a halfplex) totaling 0.25+ partially developed acres in the Single Family Residential, Executive Airport Overlay-4 (R-1)(EA-4).

Parcel #: 0360115001

District #: 5

**ACTI  
ON  
TAKE  
N:**

withdrawn from agenda to be re-noticed.

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**File Number: Z06-194 (Project Planner: Robert W. Williams)**

Site Address: 3417 2ND AV

Location:

Owner: RASHID MOHAMMAD A, 960 RINALDO WAY, SACRAMENTO, CA, 95833

Applicant: Mark Groen, Greon Architect, 1624 42nd Street, Sacramento, Ca 95819

Proposal: 1. ZONING ADMINISTRATOR SPECIAL PERMIT to construct a Commercial Mixed Use Development. 2. ZONING ADMINISTRATOR SPECIAL PERMIT to waive one (1) parking space.

Entitlements requested on 0.14± vacant acres in the General Commercial, Broadway-Stockton Special Planning District (C-2-SPD) zone.

Parcel #: 0100315016

District #: 5

**ACTI  
ON  
TAKE  
N:**

Approved the Special Permits subject to conditions and based on Findings of Fact.

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**File Number: Z06-215 (Project Planner: Michael York)**

Site Address: 0 ELEANOR AVE

Location:

Owner: RUSS TRANSMISSION INC, SACRAMENTO CA, 95816

Applicant: Dave Matson, Matson Properties, Po Box 519, Roseville, Ca 95678

Proposal: Time extension of a previously approved Tentative Map and Special Permit (P02-059)

Parcel #: 2630110029

District #:

**ACTI  
ON  
TAKE  
N:**

Approved the Tentative Map and Subdivision  
Modifications Time Extension subject to conditions  
and based on Findings of Fact.

**File Number: Z06-216**

**(Project Planner: Greg Sandlund)**

Site Address: 2740 57TH AV

Location:

Owner: PHRAXAYAVONGMAYOULEE, 2740 57TH AVE, SACRAMENTO, CA, 95822

Applicant: Joel Magana, Po Box 582264, Elk Grove, Ca 95758

Proposal: Zoning Administrator Tentative Map to subdivide one parcel into two parcels totaling  
0.38 Single Family Residential, Executive Airport Overlay-4 (R-1){EA-4} zone.

Parcel #: 0410063009

District #: 5

**ACTI  
ON  
TAKE  
N:**

Approved the Tentative Map subject to conditions  
and based on Findings of Fact.