

SYNOPSIS
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, January 11, 2007
1:00 p.m.

New City Hall
915 I Street
Third Floor

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: Z06-228 (Project Planner: Heather Forest)
Site Address: 7413 38TH AVE
Location:
Owner: KLINE SHIRLEY ANN, 7413 38TH AV, SACRAMENTO, CA, 95824
Applicant: Shirley Kline, Owner/Applicant, 7413 38th Ave, Sacramento, Ca 95824
Proposal: A request to subdivide one parcel totaling 0.78 acres into two parcels, on the property located at 7413 38th Avenue, within the Standard Single Family (R-1) zone. Council District 6. APN: 027-0321-005
Parcel #: 0270321005
District #: 6

ACTI
ON
TAKE
N:

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

File Number: Z06-232 (Project Planner: Evan Compton)
Site Address: 114 J ST
Location:
Owner: William Beale, 3000 Dorlaine Ct, Sacramento, CA, 95821
Applicant: Vickie Allen, Discover California Gifts!, Inc, 114 J Street, Sacramento, Ca 95814
Proposal: The applicant currently operates a bar and retail store at 114 J Street. The request is to expand the wine tasting area into an adjacent tenant space that was formerly a bar. This requires the approval of a major modification to the existing Special Permit for alcohol sales.
Parcel #: 0060071033
District #: 1

**ACTI
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N:**

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

File Number: Z06-073 (Project Planner: Robert W. Williams)

Site Address: 3920 TEMPLE AV

Location:

Owner: DEVON LEWIS, GLADE PROPERTIES, 35338 RAMGATE DRIVE, NEWARK, CA, 94560

Applicant: Devon Lewis, Glade Properties, 35338 Ramgate Drive, Newark, Ca 94560

Proposal: The applicant is requesting to subdivide one existing parcel which has street frontage on both Temple Avenue and 34th Street. The lots will not meet the normal subdivision size standards. (The existing home will be demolished and replaced with two new homes, file #DR06-284).

The project will require a public hearing by the Zoning Administrator for the following entitlements: 1. ZONING ADMINISTRATOR TENTATIVEMAP to subdivide one (1) parcel into two (2) parcels on 0.12± partially developed acres in the Standard Single-Family (R-1) zone. 2. SUBDIVISION MODIFICATION to create two interior lots of less than 100 feet in length. 3. SUBDIVISION MODIFICATION to create an interior lot of less than 52 feet in width. 4. SUBDIVISION MODIFICATION to create two interior lots of less than 5200 square feet in area.

Parcel #: 0200052003

District #: 5

**ACTI
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N:**

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

File Number: Z06-204 (Project Planner: Antonio Ablog)

Site Address: 3565 9TH AV

Location:

Owner: SHILOH BAPTIST CHURCH, 3565 9TH AV, SACRAMENTO, CA, 95817

Applicant: Wesley E. Kizer, Architect, Wesley E. Kizer, Architect, Wesley E. Kizer, 7902 Rocky Point Ct, Citrus Heights, Ca 95610

Proposal: A request to construct an 18,565 square foot multi-use building and a 2,400 square foot storage facility for an existing church. APN: 013-0341-081. Council District 5. A. Environmental Determination: Exempt (CEQA 15303); B. Major Modification to allow an 18,565 square foot multi-use building and a 2,400 square foot storage facility for an existing church.

Parcel #: 0130341081

District #: 5

**ACTI
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N:**

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

File Number: Z06-195 (Project Planner: Bradley Angell)

Site Address: 428 S ST

Location:

Owner: PAJOUHESH DAVOUD/GHOLAMREZA HA, 512 MONTRIDGE WY, EL DORADO HILL, CA, 95762

Applicant: Reza Valizadeh, Reza Valizadeh, Adg Engineering, 3921 Mona Park Land, Carmichael, Ca 95608

Proposal: The applicant is proposing to divide one lot and create two lots to be developed as alternative housing condominium units each three-story, approximately 1,500 square feet, with a one car garage. Zoning Administrator Tentative Map to subdivide one lot into two lots on .08 net acres. Subdivision Modification to create two lots less than 100 feet deep. Subdivision Modification to create one lot less than 62 feet deep on the corner. Subdivision Modification to create one lot less than 52 feet deep on the interior. Subdivision Modification to create one lot less than 6,200 square feet on the corner. Subdivision Modification to create one lot less than 5,200 square feet on the interior. Special Permit to create two alternative housing condominium units on .08 net acres in the Residential Office (RO) zone.

Parcel #: 0090054010

District #: 4

**ACTI
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N:**

Approved the Tentative Map, Subdivision Modifications and Special Permit subject to conditions and based on Findings of Fact.

File Number: Z06-223 (Project Planner: Evan Compton)

Site Address: 2007 K ST

Location:

Owner: M I BRUCE REVOCABLE TRUST, 2001 K ST, SACRAMENTO, CA, 95814

Applicant: T.J. Bruce, M I Bruce Revocable Trust, 2001 K St, Sacramento, Ca 95814

Proposal: The applicant is requesting to construct an addition to an existing building. Currently at the site is a restaurant and retail use. The proposal will increase the retail tenant space and add a second floor restaurant called "The Attic." This request requires a Zoning Administrator Special Permit to waive the additional parking spaces for the restaurant and expanded retail use.

Parcel #: 0070085011

District #: 3

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