

AGENDA
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, January 18, 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: Z06-243 (Project Planner: Evan Compton)
Site Address: 1726 30TH ST
Owner: FARMERS MARKET Q, LLC, 3221 POWER INN ROAD SUITE 100, SACRAMENTO, CA, 95826
Applicant: Dain Domich, Farmers Market Q, Llc, 3221 Power Inn Road, Suite 100, Sacramento, Ca 95826
Proposal: The applicant is requesting to eliminate the parking garage proposal for the site located at the NW corner of Alhambra and R Street. The required parking spaces for the new medical office building at the SE corner of 30th and Q Street will be relocated to a parking lot under the freeway located on the block bounded by Q and R Street and 29th and 30th Street. The applicant is requesting to subdivide one parcel into two for the Farmers Market III site. This requires the following entitlements from the Zoning Administrator:

A. Tentative Map to subdivide one parcel into two parcels for Farmers Market III.
B. Special Permit for offsite parking for Farmers Market III.
C. Special Permit for offsite parking to relocate required parking for the medical office under the freeway.
D. Special Permit Major Modification to modify the previous approval which included a parking garage with ground floor retail.

Parcel #: 0070348001
0070352011
District #: 3

File Number: Z06-244 (Project Planner: Elise Gumm)
Site Address: 3341 MAY ST
Owner: COOPER MARY F, 3341 MAY ST, SACRAMENTO, CA, 95838
Applicant: Franklin Scott, 3633 Cypress St, Sacramento, Ca 95838

Proposal: The applicant is requesting to expand a single family residence within the standard single family (R-1) zone. (District 2)
A. Environmental Determination: Exempted (CEQA Section 15301); B. Zoning Administrator Variance to increase the allowed lot coverage from 40 percent to not more than 45 percent.

Parcel #: 2510251019

District #: 2

File Number: Z07-008 (Project Planner: Evan Compton)

Site Address: 105 BERGUT DR

Owner: S. Thomas Enterprises of Sacramento, 431 I Street, Suite 202, Sacramento, CA, 95814

Applicant: Richard Rich, S. Thomas Enterprises Of Sacramento, 431 I Street, Suite 202, Sacramento, Ca 95814

Proposal: The applicant is requesting to subdivide one parcel into two parcels on 195.76± acres. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15315. This project requires entitlements from the Zoning Administrator:

A. Tentative Map to subdivide one parcel into two parcels in the M-2 (Heavy Industrial) and C-3 (Central Business District) zone and located in the Railyards Special Planning District and Toxic Remediation Overlay zone.

B. Subdivision Modification to waive standard public improvements.

Parcel #: 0010210013
0010210016
0020010035
0020010036
0020010037
0020010039
0020010041
0020010043

District #: 1

File Number: Z06-116 (Project Planner: Evan Compton)

Site Address: 1912 6TH ST 1912 6TH ST

Owner: HANSEN JAY C, 1318 F ST, SACRAMENTO, CA, 95814

Applicant: Rock Zierman, Rock Zierman, 4071 S Landpark Dr, Sacramento, Ca 95822

Proposal: This project was originally noticed as a Planning Commission hearing for January 25, 2007. The project has been withdrawn from the Planning Commission agenda. It has been determined that a rezone will no longer be necessary and this project will instead be heard by the Zoning Administrator on January 18, 2007.

The applicant is requesting to construct a halfplex (alternative ownership housing) on a .07± acre vacant lot in the Residential Office (RO) zone. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332 for Infill Development. This project will require a Tentative Map to subdivide the property and a Special Permit for a halfplex development.

Parcel #: 0090056012

District #: 4
