

CITY PLANNING COMMISSION

927-10th Street, Suite 300

SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mike M. Malek, 1208 Bunker Hill Drive, Roseville, CA 95678		
OWNER	Mike M. Malek, 1208 Bunker Hill Drive, Roseville, CA 95678		
PLANS BY			
FILING DATE	4-8-82	50 DAY CPC ACTION DATE	REPORT BY: JIT:bw
NEGATIVE DEC.	5-3-82	EIR	ASSESSOR'S PCL. NO. 003-181-09

- APPLICATION:
1. Environmental Determination
 2. Amend 1980 Central City Community Plan from Low Density Residential to Multi-Family Residential
 3. Rezone 0.12± acres from Single Family (R-1B) to Light Density Multiple Family (R-3A) zone
 4. Variance to waive two required spaces on the site

LOCATION: 618-22nd Street

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Single Family
Existing Zoning of Site:	R-1B
Existing Land Use of Site:	Existing two structures

Surrounding Land Use and Zoning:

North:	Residential; R-1B
South:	Residential; R-1B
East:	Residential; R-1B
West:	Residential; R-1B

Parking Required:	3 spaces
Parking Provided:	None
Property Dimensions:	52.23' x 100.96'
Property Area:	5,273.14 square feet
Total Units Permitted in R-3A:	4
Proposed Units:	3
Square Footage of Buildings:	Rear Structure: 1,462 Front Structure: 6,040 Total 7,502
Building Height:	4 units = 19 feet
Building Height:	House = 35 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

BACKGROUND INFORMATION: The subject site is located next to the alley on the west side of 22nd Street, between F and G Streets and contains two structures which are currently vacant. The subject buildings are not listed structures.

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APPLC. NO. P82-092

MEETING DATE May 27, 1982

CPC ITEM NO. 10

According to the land use records, the structure on the front was used as a boarding house, and the structure to the rear was used as a four-unit apartment.

In 1976 the front structure was converted to a childrens' group care center, while the rear structure was used for storage. Subsequently, the property was sold in 1981 and the group care use relocated to another site. The new owners are requesting to rezone the property to R-3A in order to convert the front structure to a single family unit and the rear structure into two dwelling units.

The subject site was originally zoned R-4 (Medium Density Multiple Family). However, the Central City Community Plan update rezoned this property to R-1B (Single Family).

STAFF EVALUATION

1. Staff has no objection to the proposed plan amendment and rezoning. The subject site is located across the street from R-3A zoning and multiple family uses.

The subject site is located in the City block bounded by 21st, 22nd, G and F Streets. This block is zoned R-1B; however, there are several multiple family uses and single family uses on this block and surrounding blocks (see Exhibit A). Staff believes the proposed multi-use (3 units) would be compatible with the mixed residential character on this block and surrounding blocks.

In addition, the subject property contains two structures which were originally used as a boarding house and a four-unit apartment. The new proposal would be less intensive use than the original boarding and four-unit apartment uses.

2. The applicant is requesting a variance to waive two parking spaces on the subject property because there is no room for parking on the site. Staff has no objection to the variance in that the site never had parking and the prior residential use would have required seven parking spaces. The waiver of two parking spaces would not have a significant impact on the on-street parking demand.
3. The Boulevard Park Neighborhood Association has submitted a letter of objection to the rezoning and variance. (See attached letter.)
4. In conclusion, staff believes that the rezoning and community plan amendment will not be an intrusion into an area with mixed residential uses and zoning. The proposal would be compatible with the surrounding land uses. In addition, the waiver of the two required parking spaces would not have a significant impact on the on-street parking demand.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the 1980 Central City Community Plan Amendment from Low Density Residential (R-1B) to Multi-Family Residential (R-3A);
3. Approval of the Rezoning from Single Family (R-1B) to Light Density Multiple Family (R-3A-R) zone;
4. Approval of the Variance to waive two required spaces on the site.

Findings of Fact

- a. The requested variance does not constitute a special privilege extended to one individual property owner in that:
 - 1) the site is developed to the maximum and there are no spaces provided for parking on the site;
 - 2) the proposed project is compatible with surrounding land uses which consist of single and multi-family residences.
- b. The variance request will not be injurious to the general public welfare or to properties in the vicinity in that:
 - 1) waiving the two parking spaces would not alter the character of the surrounding neighborhood and would not have a significant impact on the on-street parking demand in the neighborhood.
- c. The proposed variance does not constitute a use variance in that multiple family uses are permitted in the R-3A zone.
- d. The proposed variance complies with the 1980 Central City Housing and Residential goal to:
 - 1) Provide adequate housing for all residents of the Central City at all socio-economic levels and conserving existing housing;
 - 2) The plans designate the subject site for residential use.

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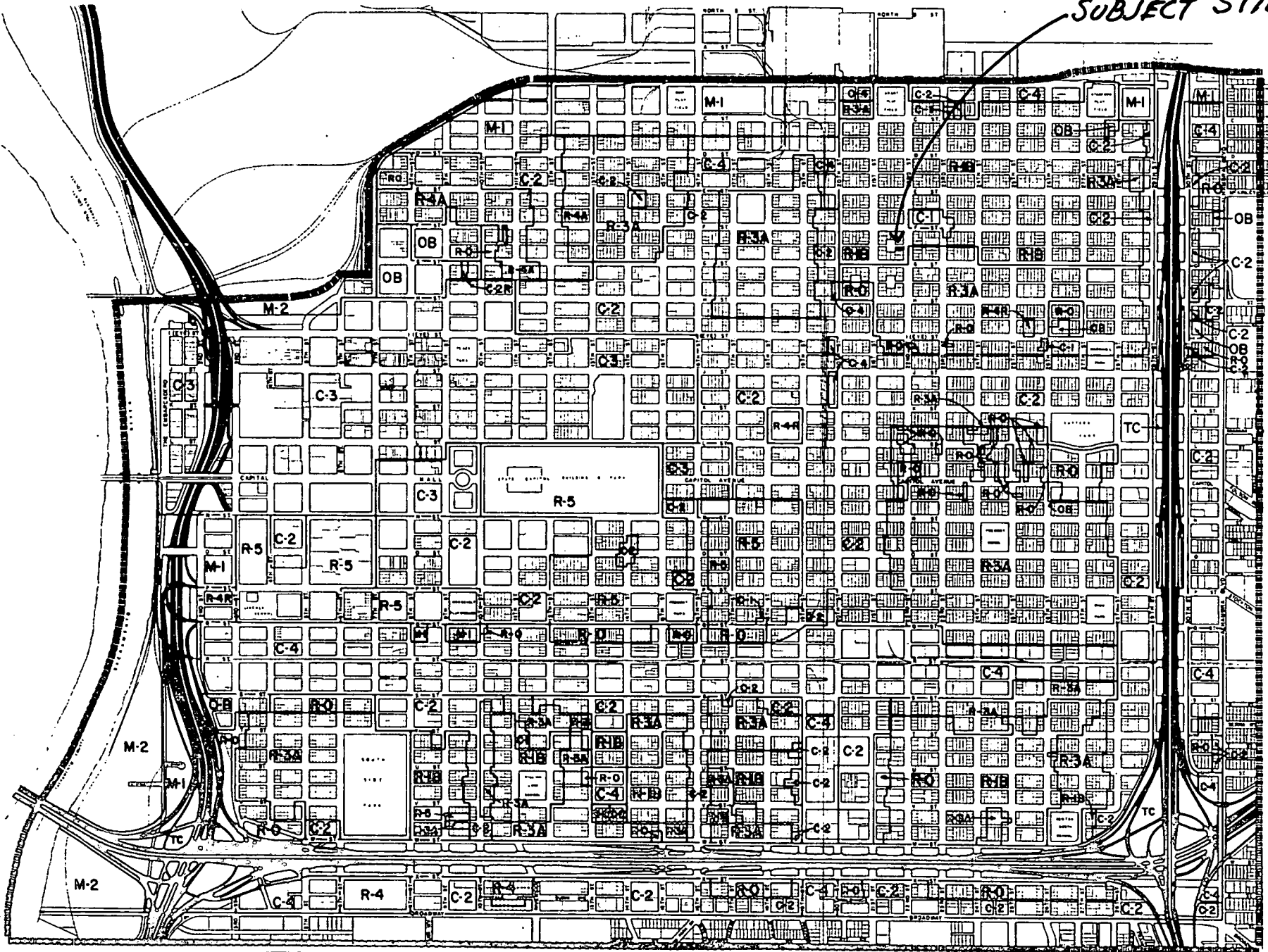
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P82-092

May 27, 1982

Item No. 10

SUBJECT SITE

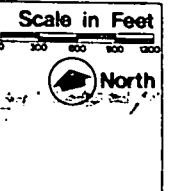


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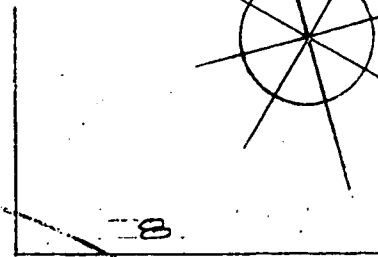
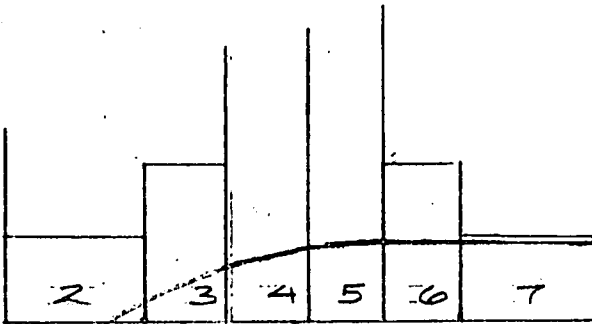
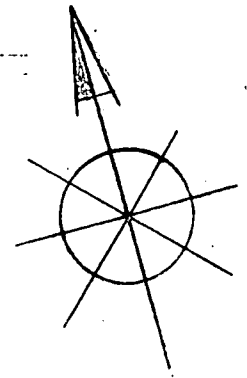
central
Sacramento city California
study

LEGEND:		ADOPTED ZONING	
R-1B	SINGLE FAMILY	C-1	LIMITED COMMERCIAL
R-3A	LIGHT DENSITY MULTIPLE FAMILY	C-2	GENERAL COMMERCIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY	C-3	CENTRAL BUSINESS DISTRICT
R-5	HEAVY DENSITY MULTIPLE FAMILY	C-4	HEAVY COMMERCIAL
R-0	RESIDENTIAL - OFFICE	M-1	LIGHT INDUSTRIAL
O-B	OFFICE BUILDING	M-2	HEAVY INDUSTRIAL
		T-C	TRANSPORTATION CORRIDOR

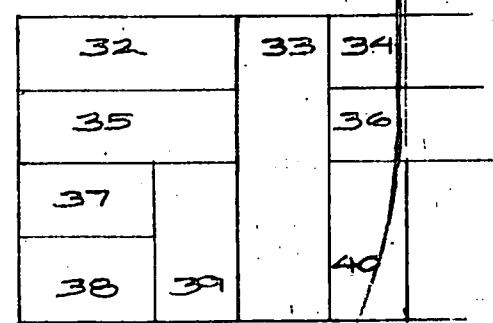
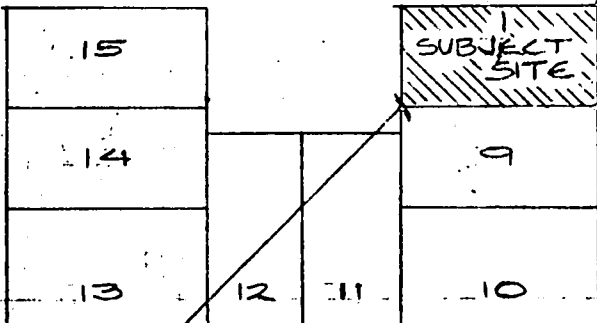
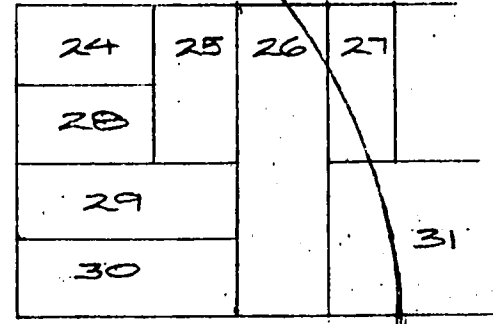
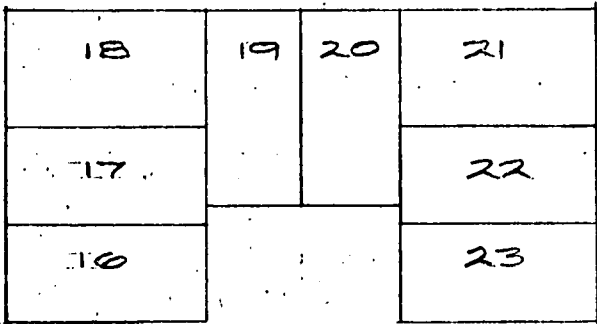
ADOPTED: DATE: 9-23-80 (Revised)



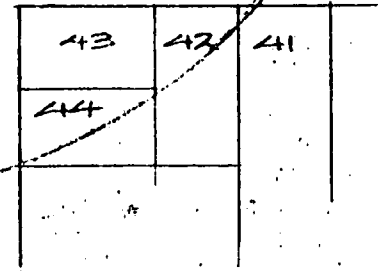
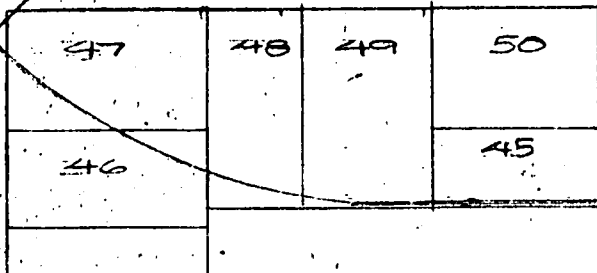
NORTH



F R-1-B ST.



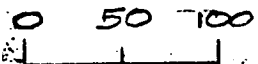
300' G ST.



R-3-A

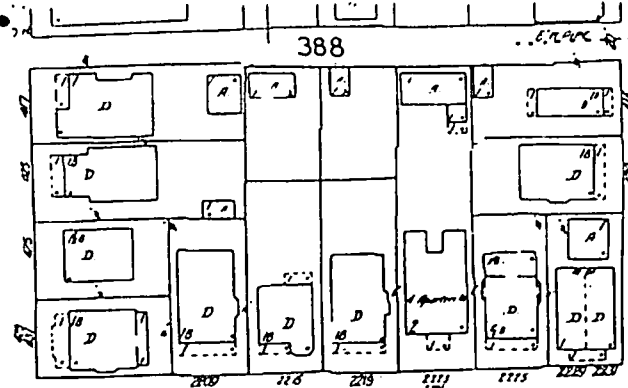
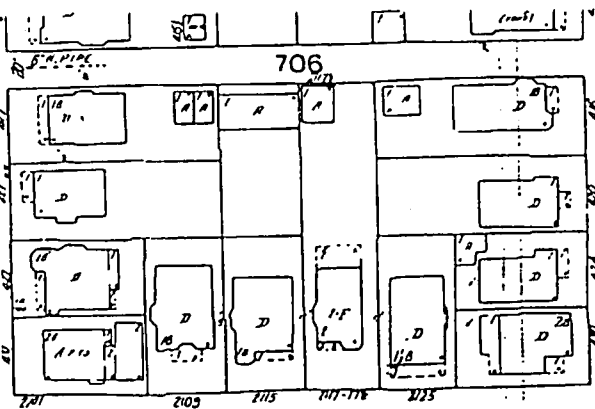
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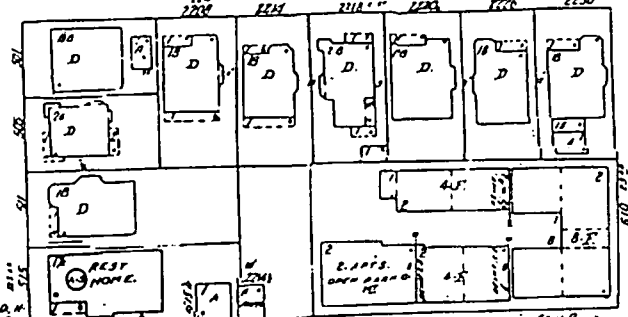
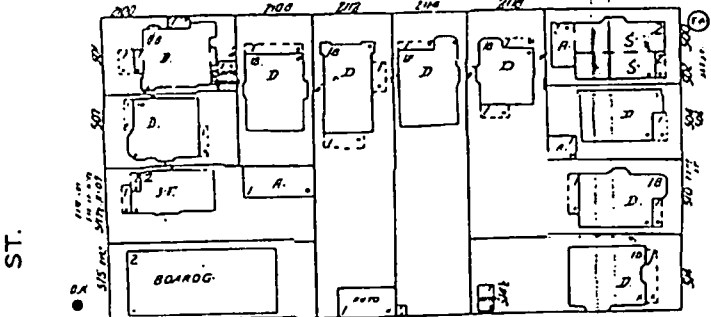
SCALE 1" = 100'

P 82092



E

ST. 80' wide



ST.

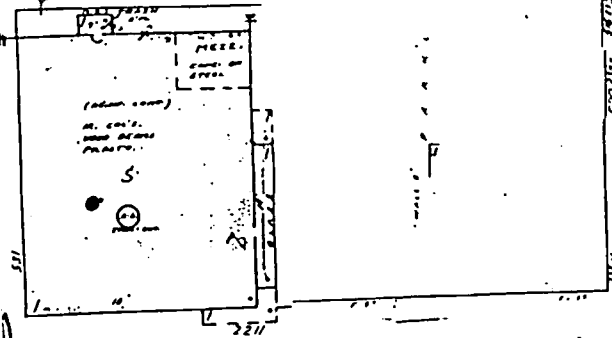
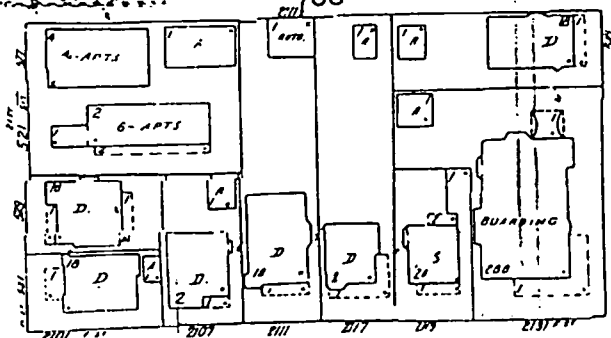
ST.

ST.

21ST

22ND

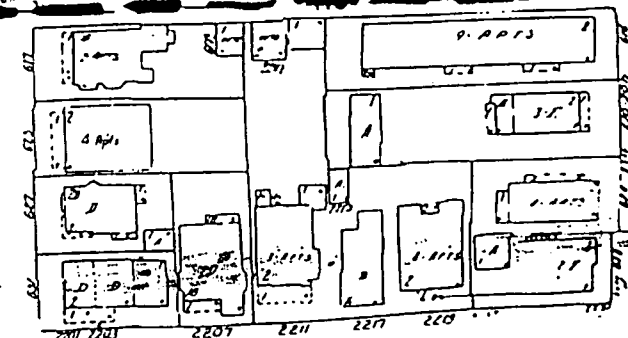
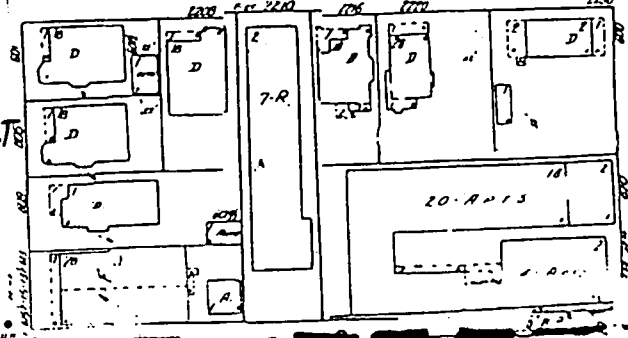
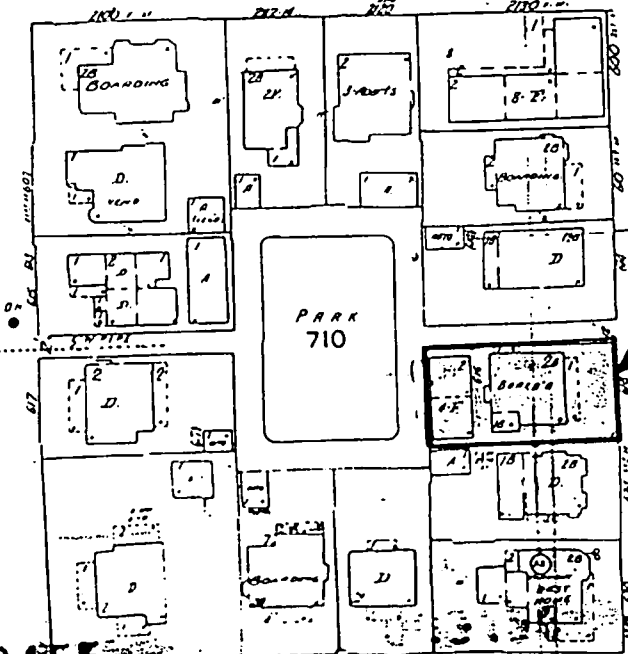
23RD



ST. 80' wide

R-1-B F (

SUBJECT SITE



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G

ST.

13

R-3-A

No. 10

EAST DUNELM

PLAY FIELD

R-3A

C-1

R-1B

D ST

ST

E ST

F ST

G ST

H ST

(EYE) ST

J ST

ST

ST

ST

ST

ST

ST

ST

ST

BLUE DIAMOND

BLUE DIAMOND

-4

R-3A

C-2

SUBJECT SITE

R-1B

R-0

C-4

R-0

R-0

C-2

C-4

No. 10

18TH ST

18TH ST

19TH ST

20TH ST

21ST ST

22ND ST

23RD ST

18TH ST

19TH ST

20TH ST

21ST ST

22ND ST

23RD ST

18TH ST

19TH ST

20TH ST

21ST ST

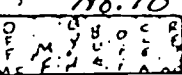
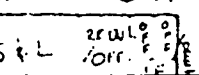
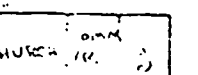
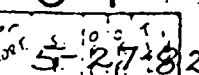
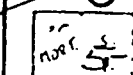
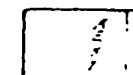
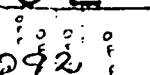
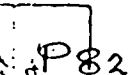
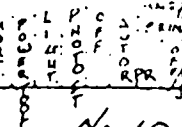
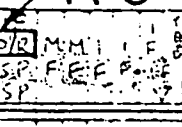
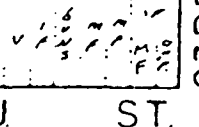
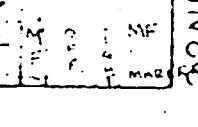
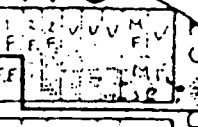
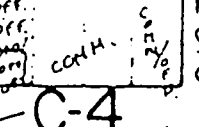
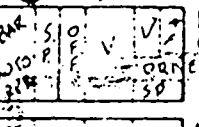
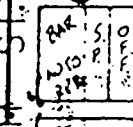
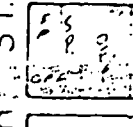
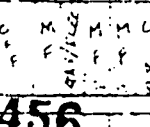
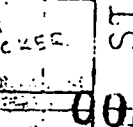
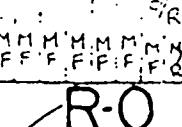
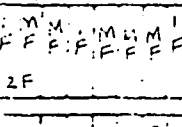
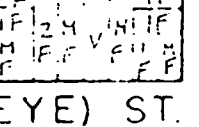
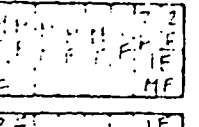
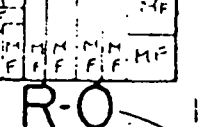
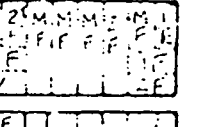
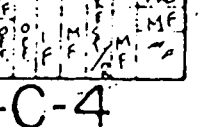
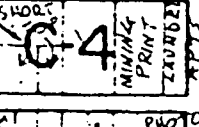
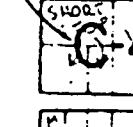
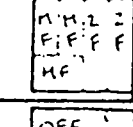
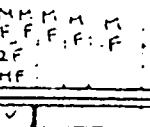
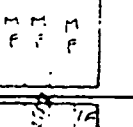
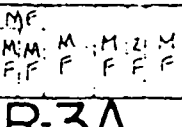
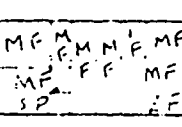
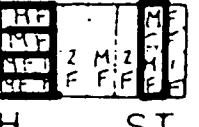
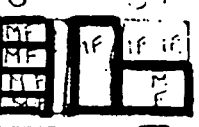
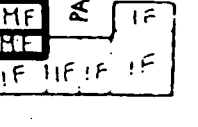
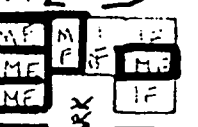
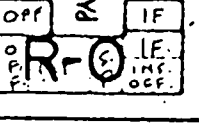
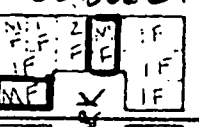
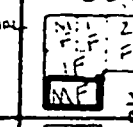
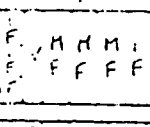
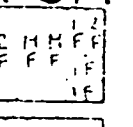
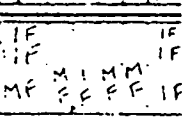
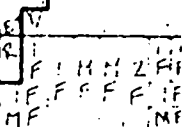
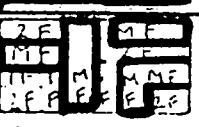
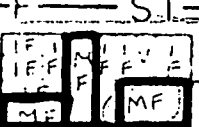
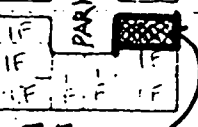
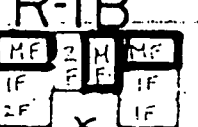
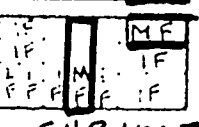
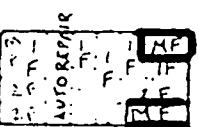
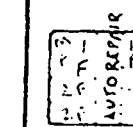
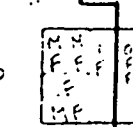
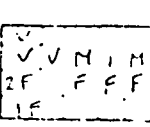
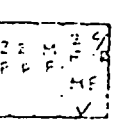
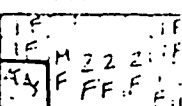
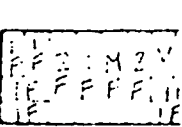
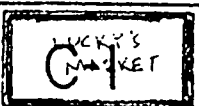
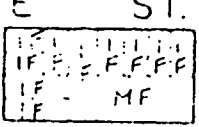
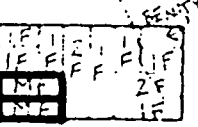
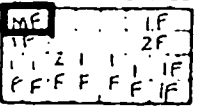
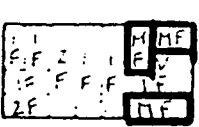
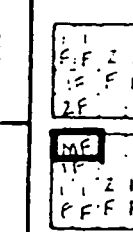
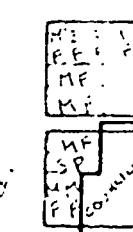
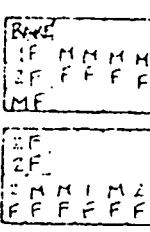
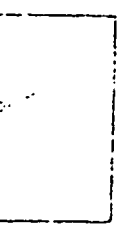
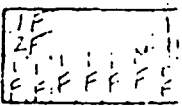
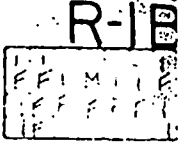
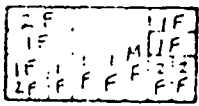
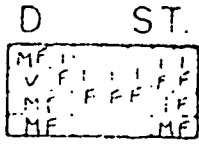
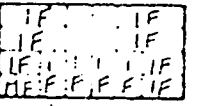
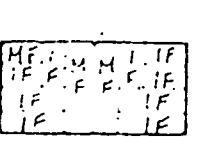
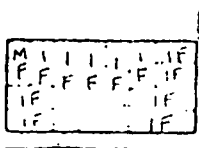
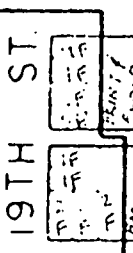
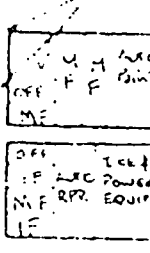
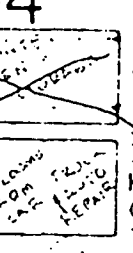
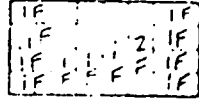
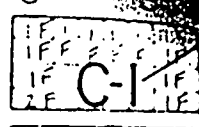
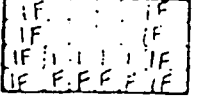
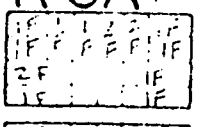
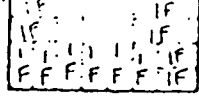
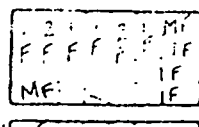
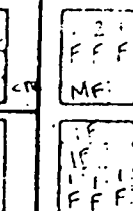
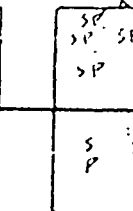
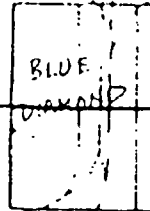
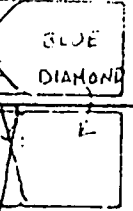
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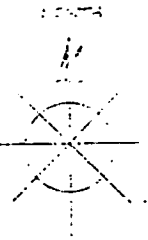
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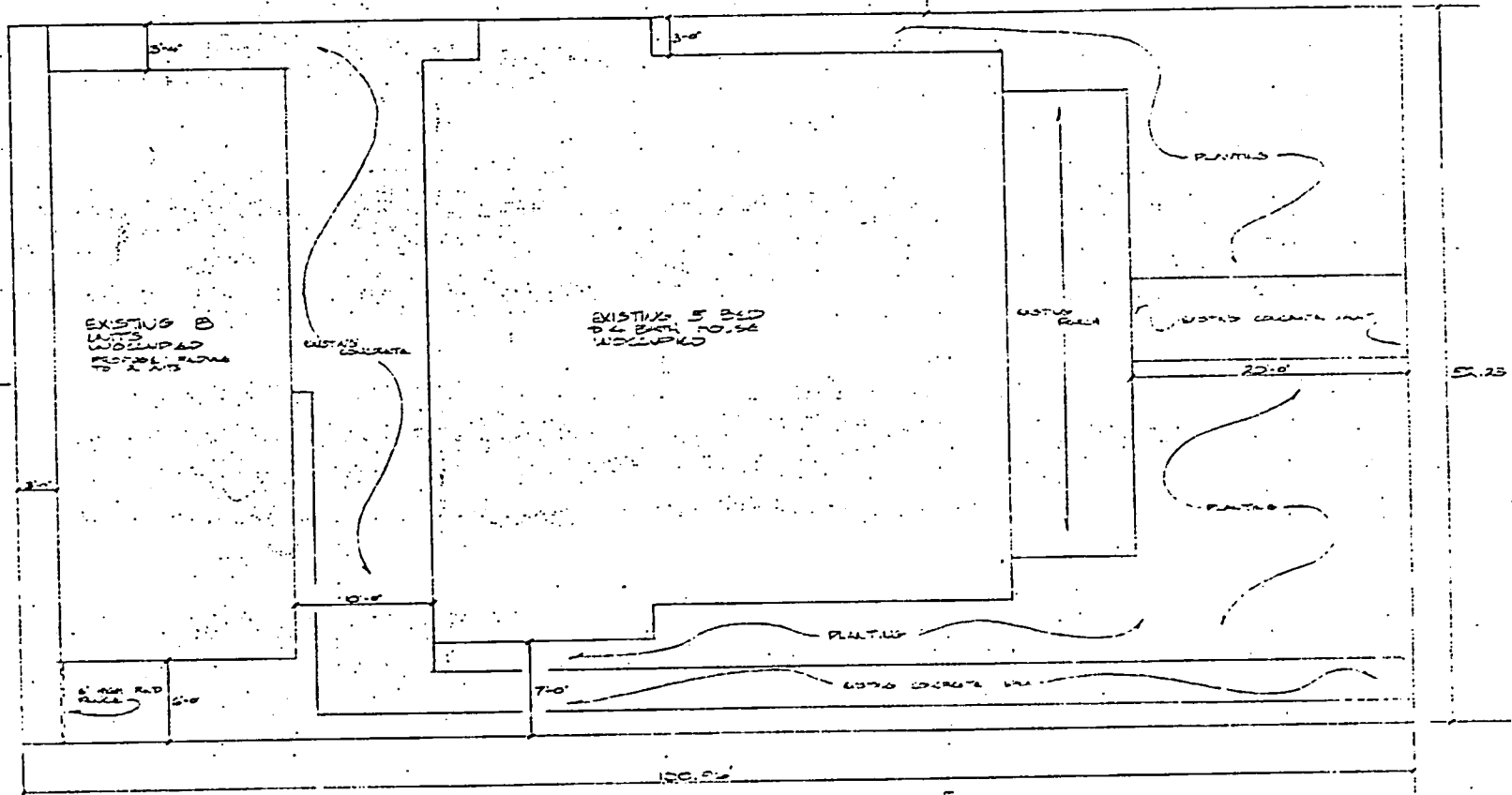
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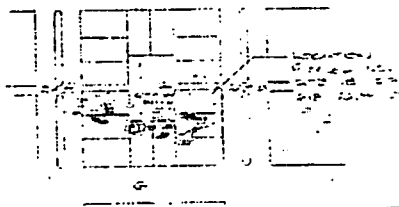
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22' NR

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No. 10

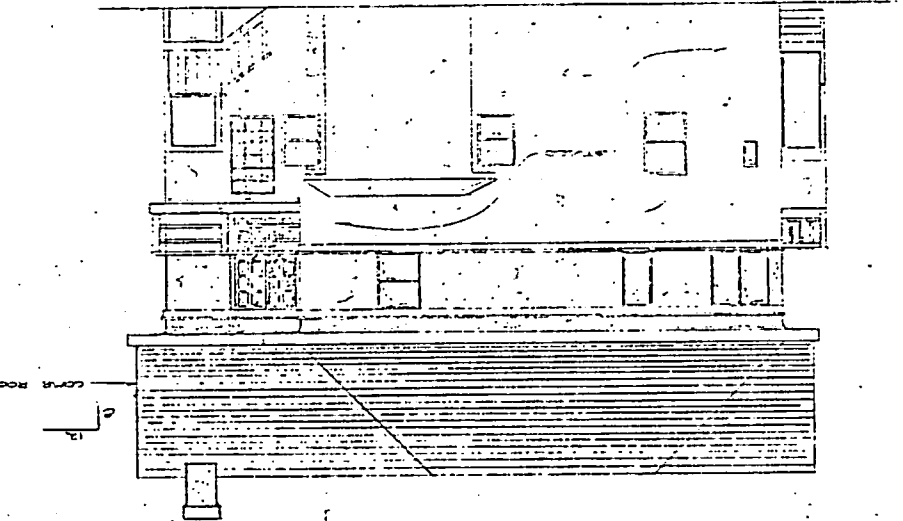
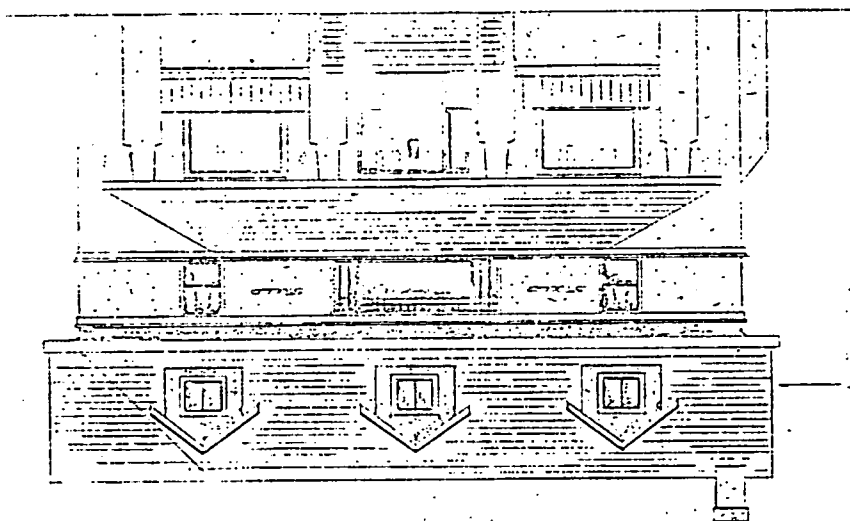
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No. 10



COMMON ROOF

PLANNING

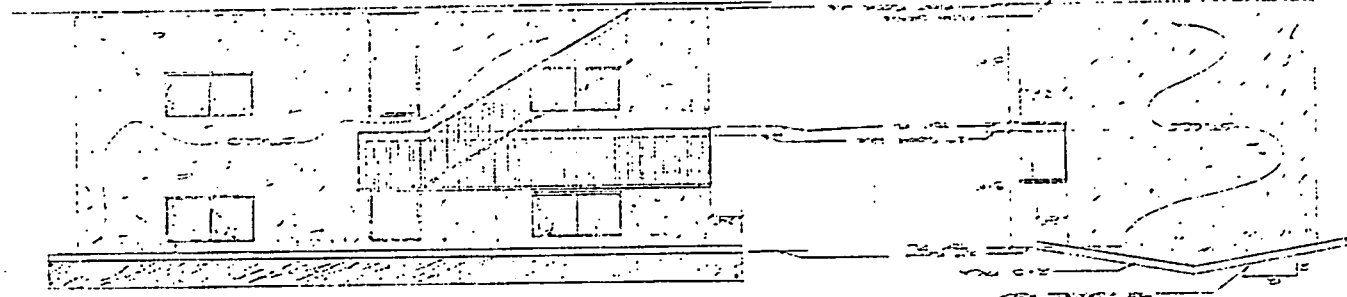
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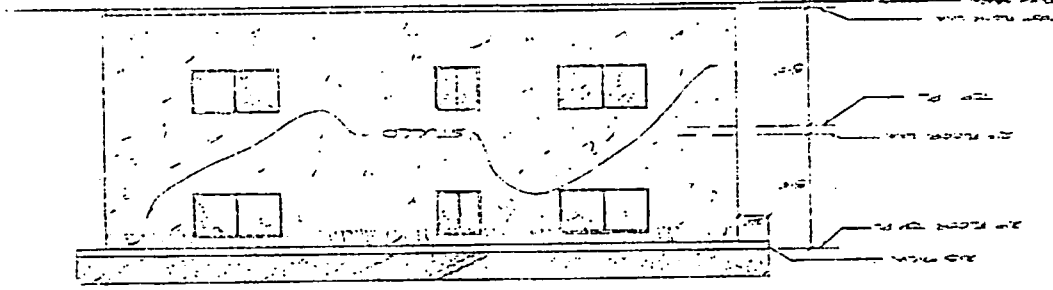
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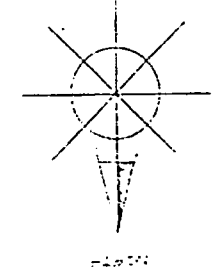
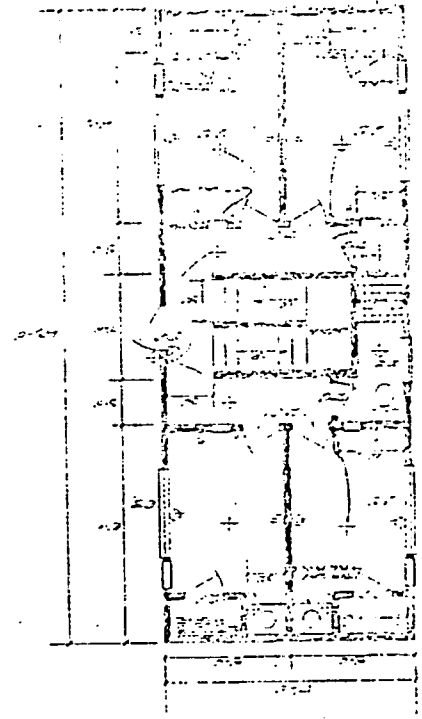
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WEST ELEVATION



WEST ELEVATION



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No. 10