

SACRAMENTO CITY PLANNING COMMISSION

REPORT OF CITY PLANNING DIRECTOR -- R. L. RATHFON - June 13, 1961

APPLICATION FOR SPECIAL USE
PERMIT

APPLICANT: David J. Zinniel
2720 Capitol Avenue
Sacramento

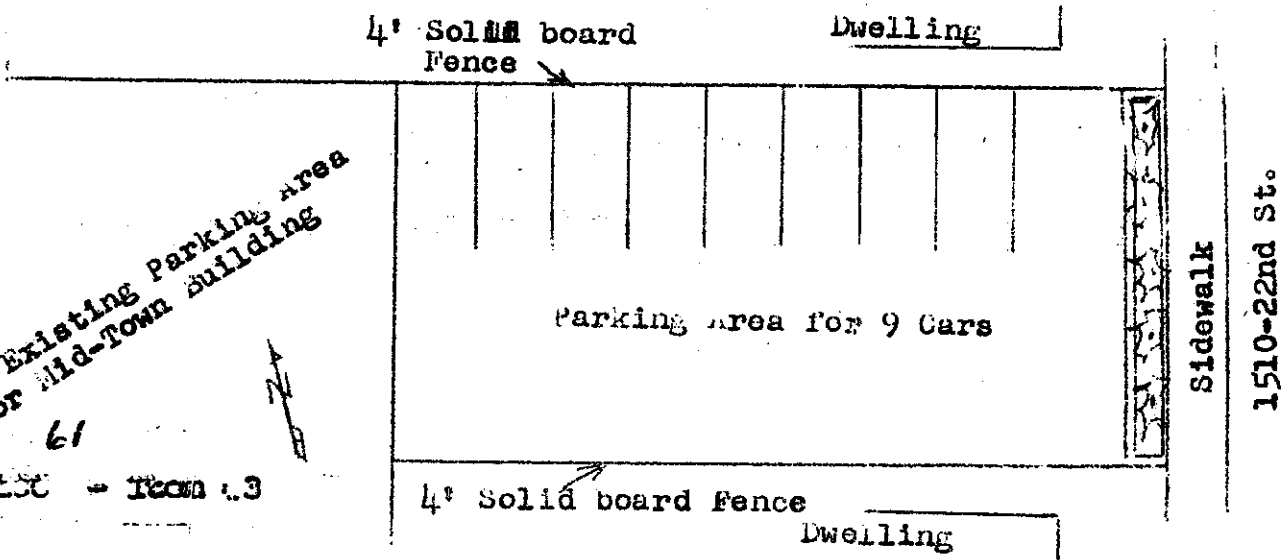
OWNER: Alfred Kuhn & Inks Bros.
2720 Capitol Avenue
Sacramento

PROPERTY: N $\frac{1}{2}$ of S $\frac{1}{2}$ Lot 4, Block O-P/21st-22nd Streets
LOCATION: 1510 - 22nd Street
SIZE: 40'x80'

ZONING: R-5 Heavy Density Multiple Family Zone
EXISTING USE: Vacant
PROPOSED USE: Off-Street parking lot.

REQUEST: Application for Special Use Permit in order to develop an off-street parking lot in R-5 Heavy Density Multiple Family Zone in accordance with submitted plot plan.

1. Lot in question was black-topped without the owner having procured the required Special Use Permit, based upon a public hearing, which is necessary when the property is in a residential zone.
2. Rear of applicant's 40'x80' lot abuts upon an 80'x80' parcel (S $\frac{1}{2}$ Lot 3) on which a parking lot was established by Special Use Permit #115 issued on February 14, 1956. This lot was to be used by the customers and employees of the nearby Mid-Town Building located on the southeast corner of 21st & O Streets.
3. Submitted plot plan indicates that rear of applicant's 40'x80' parking lot abuts upon the side of the above-mentioned 80'x80' parking area and will tie into same. There will be no ingress to or egress from the 40'x80' parking lot from 22nd Street. Submitted plans provide for a 4' wide landscaped planter box in the inside edge of the sidewalk, across the entire front of the lot. Submitted plans do not indicate required 4' solid fence along both northerly and southerly sides of property due to fact that adjacent lots are also residentially zoned.



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