

FILL IN ALL SPACES

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R. Judge + K. Halvan 3015 H St Sacto, 95816		
OWNER	Michael/Anna Trojan 2621 Capital Ave Sacto 95816		
PLANS BY	Applicant		
FILING DATE	3/23/84	50 DAY CPC ACTION DATE	4/26/84
REPORT BY:	SC		
NEGATIVE DEC.	4-3-84	EIR	ASSESSOR'S PCL. NO. 007-165-12

APPLICATION:

1. Environmental Determination
2. Special Permit to establish a private school in the R-O zone. (Sec 15) + (Sec 2-F)
3. Variance to waive 4 ft of the required 26 ft maneuvering space for on-site parking. (Sec 6-c)
- ~~4. Variance to waive 2 ft of required parking space. (Sec 6)~~

LOCATION:

2621 Capital Ave

PROPOSAL:

The applicant is requesting the necessary entitlements to establish an elementary school in an existing residential structure

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1980 Central City Community Plan Designation: Multi Family Residential
 Existing Zoning of Site: residential structure R-O
 Existing Land Use of Site: residential structure
 Surrounding Land Use and Zoning:
 North: care facility + residential - R-O
 South: Church - R-O
 East: Residential - R-O
 West: medical office - R-O
 Parking Required: to be determined by Commission
 Parking Provided: 4
 Property Dimensions: 40 x 160
 Property Area: 0.2±
 Density of Development:
 Square Footage of Lot(s)
 Square Footage of Building(s): 2763
 Height of Structure(s) 28 ft
 Significant Features of Site:
 Topography: Flat
 Street Improvements: existing
 Utilities: existing
 Exterior Building Colors: Gray
 Exterior Building Materials: Stucco

003277

FILL IN P#

APPLC. NO. 84-122

MEETING DATE 4/26/84

CPC ITEM NO. _____