

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon

Date: 11-24-64

APPLICATION FOR SPECIAL PERMIT

OWNER OF RECORD: John B. Bowker. 520 Capitol Mall, Suite 404

APPLICANT: Same

LEGAL DESCRIPTION: S $\frac{1}{2}$ of E 50' Lot 5, Blk L-Capitol/24th-25th.

LOCATION: 2431 Capitol Ave.

SIZE: 50'x80'. NO LOTS 1

USE: Existing- 4-unit bldg. to be removed. PROPOSED: Office Bldg & Off St. Parking

ZONING: Existing - R5 Proposed - Same

REQUEST: To utilize R5 Heavy Density MF zone for Office Bldg & off street parking as per submitted plans and in accordance with provisions Sec. 2-E-7 Zoning Ord. 2550-4th Series.

SQ. FT. BLDGS: 3360. PARKING REQUIRED 8 PARKING PROPOSED 8

Submitted plan requires a Variance in order to reduce 15' rear yard required to 2 $\frac{1}{2}$ ' in order to allow second floor to project to within 2 $\frac{1}{2}$ ' of rear lot line, and 5' at ground floor.

Proposed bldg. to contain 3360 sq. ft - 360 sq. ft. of utility area on 1st floor and 3000 sq. ft. office on 2nd floor. Ground floor 8-car parking under building.

SKETCH

