

September 25, 1984

Councilmembers in Session

REQUEST FOR AN EMERGENCY ORDINANCE FOR  
ZONE CHANGE BACK TO R4-A

Re: 520/522 10th Street  
Rehabilitation under HUD Funding

This project is planned for the rehabilitation of the structure from a 2 unit apartment to 4 units by using the flood basement as a 2 bedroom and a one bedroom unit.

By using the HUD funding, this will allow for the rehabilitation of this building at low interest rates. The effect will allow for family housing at low income rates.

The project has been approved by design review and planning. However, the approval by planning had a 10 day appeal period before a permit could be issued. This pushed the time into the new zone change of R3-A.

It is respectfully requested that this property be rezoned back to R4-A to allow for the issuing of a building permit and the rehabilitation of this structure to 4 low income family units.

In the matter of the decision of the )  
Planning Commission on an application )  
for a special permit to establish two )  
residences in the R-4A zone, and a )  
variance to waive two required park- )  
ing spaces located at 520-10th Street )  
(P84-263) )

NOTICE OF DECISION  
and  
FINDINGS OF FACT

On August 9, 1984 the Planning Commission indicated an intent to approve the request, based upon Findings of Fact due August 23, 1984. Based upon documentary and oral evidence, the Commission approved the special permit and variance and hereby finds:

Findings of Fact - Special Permit

1. Granting the special permit is based upon sound principles of land use, in that it will provide for the revitalization of existing housing stock in the Alkali Flat area and will provide rental housing for low income residents.
2. Granting the special permit will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that the project is compatible with other residential uses in the area.
3. The special permit complies with the intent of the Housing and Residential Goal of the 1980 Central City Update to:

"Provide adequate housing for all residents of the Central City at all socio-economic levels, and in particular, provide the opportunity for low and moderate income persons to reside within the Central City; and further, to provide a choice of housing types by developing new housing and conserving existing housing."

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant, in that four residential units is the least impactive, economically feasible use for the subject site.
2. The variance is not a use variance, in that residential uses are allowed in the R-4A zone.
3. Granting the variance is not injurious to public welfare, nor to property in the vicinity, in that there is a preferential parking program in effect in the area to provide for residential parking.

4. The variance is in harmony with the 1974 General Plan which designates the site for residential purposes.

*Suzanne Elmstad*

Approved by the Planning Commission on  
August 23, 1984 for the August 9, 1984  
City Planning Commission meeting

*Lisa Robinson*

CHAIR

Application Information

Application taken by/date: 7/5/84

Project Location 520-10th Street P 84-263

Assessor Parcel No. 002-112-14

Owners August Joseph Cafferata Phone No.

Address 30341 Shelly Court, Newark, CA 94650

Applicant James M. Barlow Phone No.

Address P.O. Box 1681, Sacramento, CA 95814

Signature C.P.C. Mtg. Date 8/9/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Environ. Determination Exempt 15311

Commission date Council date Filing Fees

General Plan Amend

Res.

Community Plan Amend

Res.

( )

Res.

Rezone

Res.

Tentative Map

Res.

Special Permit to establish 2 residential units

Res.

Variances to waive two required on-site parking spaces for art. expansion in R-44 zone

Res.

Plan Review

Res.

PUD

Res.

Other

Res.

Sent to Applicant: 9-12-84 Date

By: [Signature] Sec. to Planning Commission

FEE TOTAL \$

RECEIPT NO. 4285-4287

Key to Entitlement Actions Add'l. Fees #4364 FG 8/9/84

By/date FG 7/5/84

JP 7/5/84

- R - Ratified D - Denied
Cd - Continued RD - Recommend Denial
A - Approved RA - Recommend Approval
AC - Approved W/conditions RAC - Recommend Approval W/conditions
AA - Approved W/amended conditions RMC - Recommend Approval W/amended conditions

- IAF - Intent to Approve based on Findings of Fact
AFF - Approved based on Findings of Fact
RPC - Return to Planning Commission
CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book P 84-263