

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon - 1-12-65

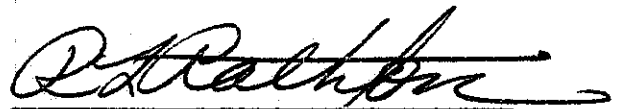
MEMBERS IN SESSION:

SUBJECT: Request by Mr. Ilias Frangos to initiate rezoning proceedings for property on Lemon Hill Avenue East of 65th Street Expressway. Appeared before CPC December 15, 1964. Referred to Staff for Report.

The applicant's request conflicts with Planning Commission's policy of keeping multiple-family zoning West of 65th Street Expressway, and developing the area East of the Expressway as a single-family residential area. The Colonial Community Plan adopted by the Planning Commission and the City Council proposes single-family uses in this area.

The Planning Staff has prepared a preliminary development plan for this area showing how this parcel may be developed with a public street system. Eighteen standard single-family lots can be created, including four corner lots, permitting a total of 22 dwelling units. Two large parcels could be developed with about 17 units under the deep lot clause. This parcel is therefore capable of being developed with a total of 39 dwelling units under the existing single-family zoning.

It is recommended that the applicant's request to initiate rezoning proceedings on this property be denied.



R. L. RATHFON
Planning Director

Item # 3

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