

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon

May 11, 1965

PETITION TO REZONE

OWNER OF RECORD: Pentecostal Church of God of America

APPLICANT: Project Coordination Co., by Walt Hanson Associates
2011 Arden Way, Sacramento

LEGAL DESCRIPTION OF PROPERTY: All Lot 120 Lemon Hill Tract and Lot 119,
excepting the E. 210' of the No. 333' of said lot.

LOCATION: SW cor. 63rd St. & Lemon Hill Avenue

SIZE: 326,970 Sq. Ft. Approx 7.20 acres No. Parcels: 1

USE: Existing-Vacant Land Proposed: Multi-unit Apartment Development.

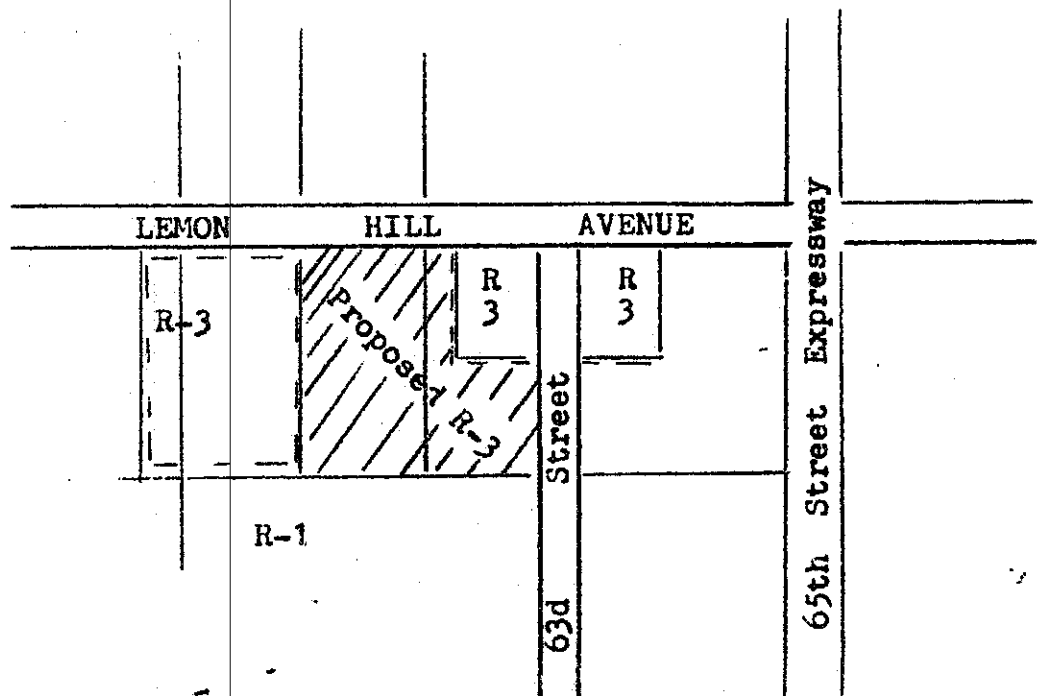
ZONING: Existing - R1 Single Family. Proposed: R-3 Light Den. Multifamily.

REQUEST: To rezone Single Family property to R-3 Light Density Multiple
family in order to utilize property for a multi-unit apartment
development with off street parking, according to submitted plot plan.

NO. APTS: 115 PARKING REQUIRED 115 PARKING PROPOSED: 160

STATEMENT: Submitted plans are for a 2-story townhouse type project. Proposed
development site is "L" shaped, having 420' frontage on Lemon Hill Ave.
and 297' frontage on 63rd St. Access to off-street parking area
shows one driveway from Lemon Hill and 63rd St.

SKETCH



Item # 3

65-67