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Law Offices of
H. WARD DAWSON, JR.
291 Geary Street
San Francisco 94102

June 9, 1965

Sacramento City Planning Commission
City Hall
Sacramento, California 95814

Gentlemen:

You have scheduled for hearing on July 27, 1965 the rezoning of the South Hills Shopping Center, located at 35th Avenue and South Land Park Drive, Sacramento, California, also described as Lot G South Land Park Hills from its present zoning of C-1.

Originally our request was to change the zoning from Limited Commercial (C-1) to General Commercial (C-2). As was pointed out in a discussion of the matter with Planning Director Rathfon neither classification appears valid. It should be rezoned Shopping Center Zone (CS) as this is exactly what it is.

Because of its size (14 acres) it is in fact a medium or intermediate center. When contemplated construction is completed it will contain 122,000 sq. ft. All medium size centers are zoned C-2 as are all the large or regional centers. In fact all the small shopping centers are zoned C-2 with the exception of South Hills and the 3 acre Land Park Center with 8 tenants and 37,280 square feet. South Hills has 31 tenants at the present time and will probably have 45 when the building program is completed.

Request is therefore made that the South Hills Shopping Center be zoned Shopping Center (CS) as that is exactly what it is and what the CS classification was established to provide for in zoning.

Very truly yours,

signed

H. WARD DAWSON, JR.

HWD/jb

cc: Philip C. Wilkins, Esq.
cc: Union Oil Co. Attn: Larry Bruce

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