

SACRAMENTO CITY PLANNING COMMISSION

November 28, 1967

MEMBERS IN SESSION:

SUBJECT: Request for Rezoning - R-4 to OB Zone
NW Corner of J Street and Santa Ynez Way

The most recent zoning action in this general area consisted of a request for "OB" zoning near the northeast intersection of 33rd and J Street. This application was granted in January, 1965, on the basis of an adjacent land use (the adjoining Christian Science Reading Room) and its proximity to the retail center on the south side of J Street between Alhambra Boulevard and 33rd Street.

In its hearing on this matter, the Commission made its policy very clear that it would not look favorably upon further extension of non-residential zoning easterly along J Street in this general area.

The J Street corridor from roughly 33rd Street to the beginning of the Commercial zone at Dolores Way is predominantly a residential area composed primarily of existing well-maintained apartments and new apartment construction. This is not a deteriorating strip in the process of transition from one basic land use to another.

The Commission has adopted the policy of looking favorably upon the development of an office complex in the general area between the easterly end of the business district at 39th Street and the Mercy Hospital complex.

It is recommended their past policy with respect to retaining the residential character of the area between 33rd Street and Dolores Way be continued, and that further medical office development be directed towards the transitional area west of the Mercy Hospital where previous requests to develop an office complex have been granted.

Respectfully submitted,


JOSEPH AVENA
PLANNING DIRECTOR

PETITION TO REZONE for Office Building for two doctors.
Existing Use: Residential. (Dwelling to be removed)

OWNER: Gerald D. Myers, 940 Santa Ynez Way
APPLICANT: Same.

PROPERTY: 3531 J Street. Lot 13 Klotz Tract.
No. Parcels: 1. Aggregate Size: 6,466 Sq. Ft.

ZONING: Existing: R-4 Medium Density Multi-family residential.
Proposed: OB Office Building

STATEMENT: Property is located on the NE corner of J Street and Santa Ynez Way in a R-4 medium density multi-family zone. The immediate neighborhood is composed of some large 1-family dwellings, but mostly 2-flat and apartment dwellings. Proposed office building to be a 2-story structure with 650 sq. ft. on front ground floor portion and 2710 sq. ft. on 2nd floor with parking for 11 cars under rear portion of the building, with driveway access off Santa Ynez Way.

