

September 21st, 1967

Planning Board
 City of Sacramento
 City Hall - 9th and I Streets
 Sacramento, California

Gentlemen:

In compliance with the rules and regulations governing the initiation of rezoning, please consider this a request to rezone acreage fronting the new alignment of Riverside Boulevard and Valine Street, immediately adjacent to and south of new Interstate 5 Freeway, more particularly described on maps attached as Exhibit "A" consisting of South Land Park Hills Unit 37-A and Assessor Parcels Numbers 29-241-01, 29-242-04, and 29-243-03.

You will note that this ground was originally subdivided and streets dedicated to the City of Sacramento as South Land Park Hills Unit 37. The finalization of Freeway 5 severed this development causing the abandonment of one-third of this development as well as the then proposed Riverside Boulevard. The present new alignment of Riverside Boulevard now joins 43rd Avenue at the Freeway with off- and on-ramps from the north.

We are proposing that Commercial or Highway Commercial, or planned development zoning, be granted for the areas fronting the 43rd Avenue Bypass at the off-ramp, and the lots backing into the Freeway be zoned R-2.

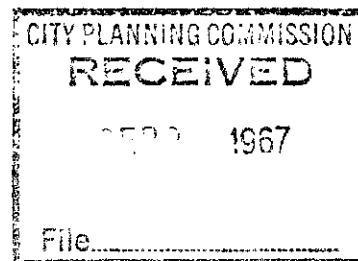
It is our desire to create a new and interesting concept in a Community Freeway Service Center, as follows: (See Exhibit "B" Attached)

(1) All improvements to be architecturally controlled by Architect Dean Unger, A.I.A., through deed restrictions, as well as naming the Architectural Committee of the City Planning Commission as advisor to Architect Dean Unger.

(2) Development of an area rest center improved and dedicated to the City or maintained by the adjacent service stations.

The rest center will provide an area for those traveling through our community to enjoy a rest stop convenient to shops, offering play equipment for the children, picnic facilities in the shade, and rest rooms furnished by the adjacent service stations.

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(3) The main corridors are designed to accommodate architecturally designed, community orientated service stations, well landscaped and screened from adjacent areas by the landscaped mounds.

(4) In addition, the inside area to the west has been designated for a restaurant, convenience store, delicatessen, barber and beauty shop, cleaning and laundromat, lounge and auto wash, following the same architectural scheme.

(5) The inside area to the east has been designated as a professional center, of the same concept.

(6) We are proposing one master sign at the corner of the Freeway and 43rd Avenue Underpass which will indicate all service offered; additional signs in the center will be restricted to 6 feet in height.

It is our strong belief that this small center is ideal for both the residents of the area as well as those traveling the Freeway. This exciting new concept will be a credit to the City of Sacramento as well as the gas station industry, establishing a precedence that could be followed in future developments.

Very truly yours,

LYON MUTUAL INVESTMENT FUND, INC.


WILLIAM L. LYON, President


FRANK R. SKOVER, Vice-President

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