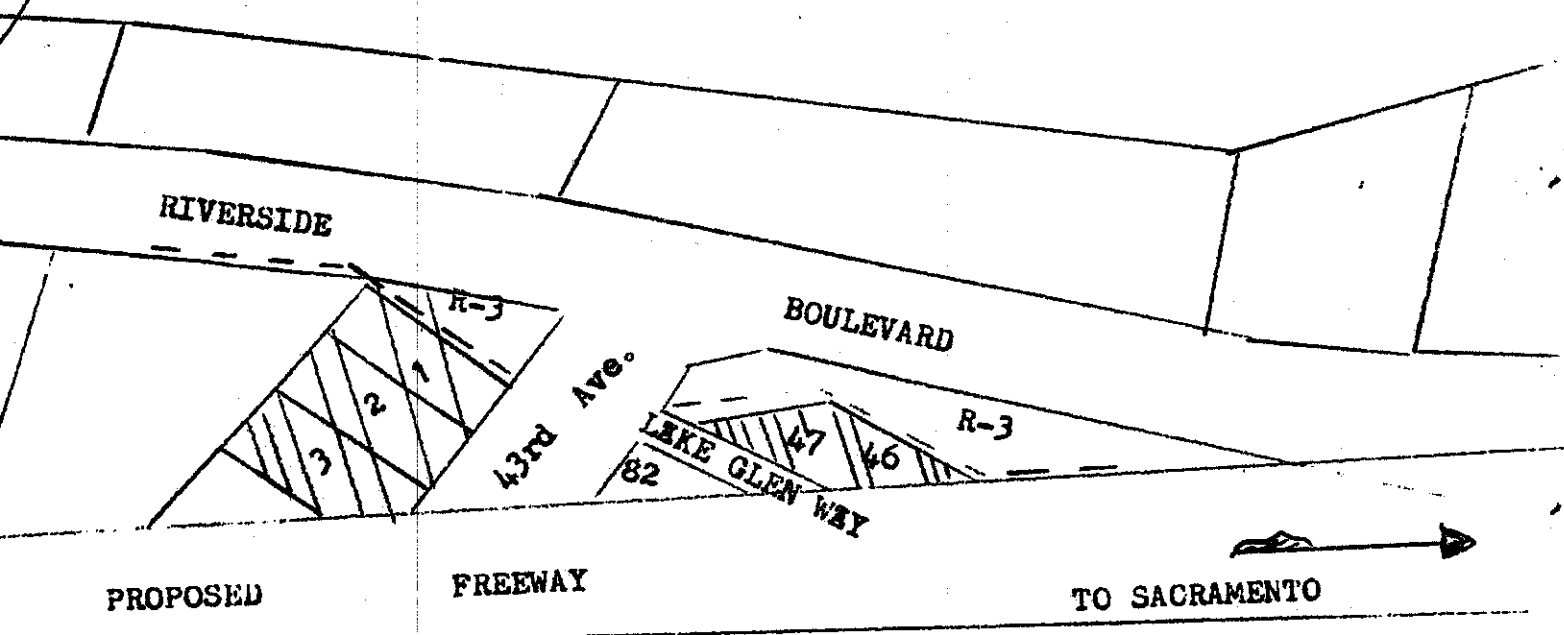


CITY PLANNING COMMISSION

REPORT OF PLANNING DIRECTOR, R. L. RATHFON ----DECEMBER 17, 1963

PETITION TO REZONE

APPLICANT: Don P. Magee, 907-5th Street, Sacramento  
OWNERS: Sierra Pacific Properties, Inc. 7215 Lindale Drive, Sacramento  
PROPERTY: Lots 1 & 2 and portions of Lots 3, 46, 47 and 82 of South Land Park Hills Unit No. 31.  
SIZE: Two lots and remnant portions of four other lots, with total area of approx .779 acres or 33,933 sq. ft.  
LOCATION: Riverside Blvd & 43rd Avenue  
EXISTING USE: Vacant  
PROPOSED USE: Multiple Family dwelling in connection with development of adjacent R-3 zoned properties, and abutting streets, proposed for abandonment, said streets being 43rd Avenue and Lake Glenn Way  
EXISTING ZONING: R-1 One Family Zone  
PROPOSED ZONING: R-3 Light Density Multiple Family Zone  
REQUEST: Petition to rezone property in the R-1 Zone to R-3 Light Density Multiple Family Zone, to permit multiple family development.



Item #1 \_\_\_\_\_  
65-16 \_\_\_\_\_

South Land Park Hills #31

South Land Park Hills #30

Report of Planning Director, R. L. Rathfon January 26, 1965

APPLICATION FOR VARIANCE

OWNER OF RECORD: Frank R. Skover

APPLICANT: Frank R. Skover, 2430 J Street

PROPERTY: N. 40' Lot 5, Blk D-E/12th-13th

LOCATION: 416-13th Street

SIZE: Sq.Ft. 3200. 40'x80' No. Lots 1

USE: Existing: 2-flat Residential. Proposed: 6-Unit Apt.

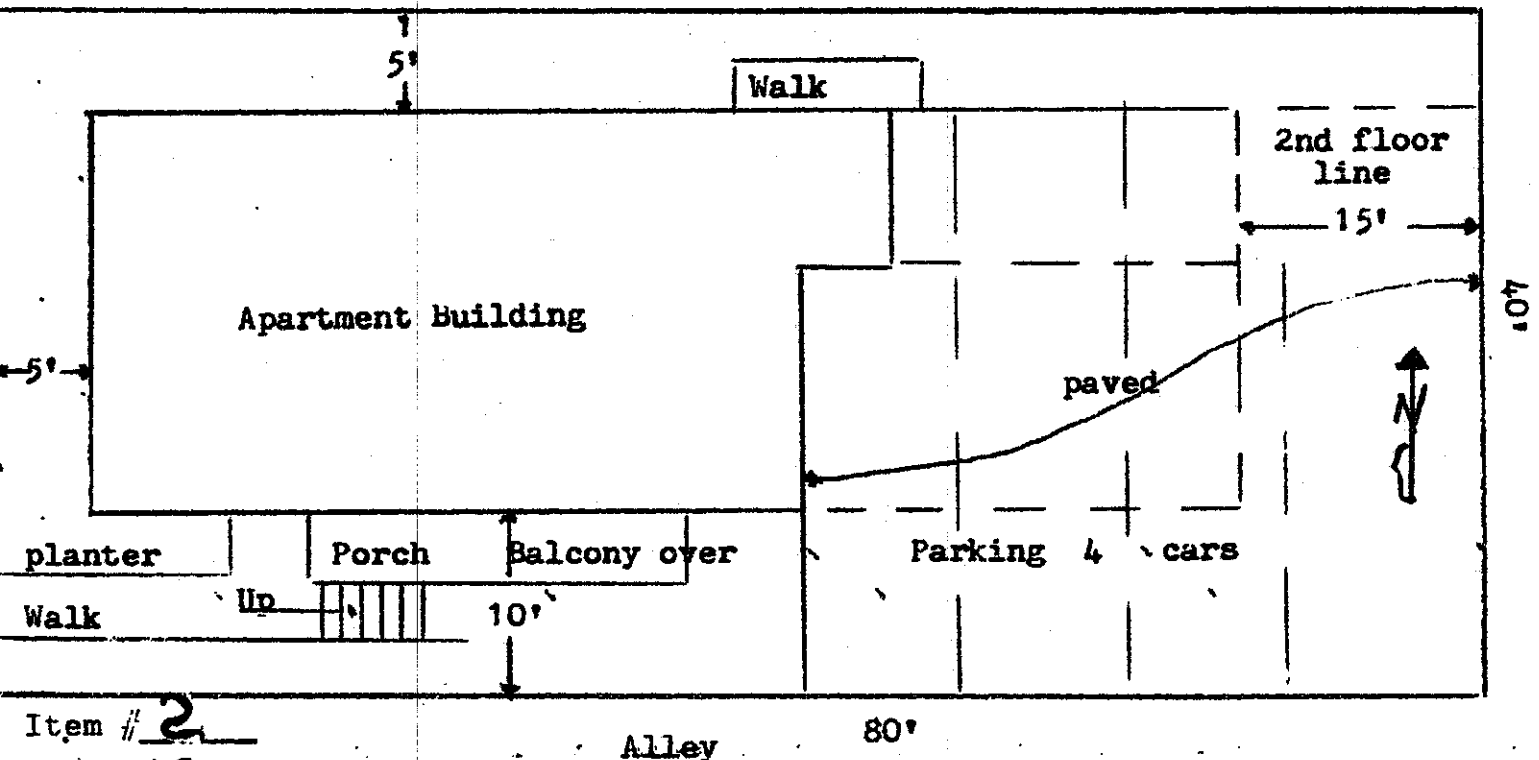
ZONING: Existing: R-5 Proposed: Same

REQUEST: To reduce 10' court requirement to 2' at one point in order to allow a 4' balcony and 4' stairway to project 8' into minimum court on alley side for proposed 6-unit apartment house development and to reduce the 5 parking spaces required to 4 spaces, according to submitted plans.

NO. APTS: 6 PARKING REQUIRED 5 PARKING PROPOSED 4

NO. APTS. PERMITTED BY ZONE 6 NO. PROPOSED 6

SKETCH



Item # 2  
65- 10