

H. WARD DAWSON, JR.
291 Geary St.
San Francisco 2

February 11, 1965

Sacramento City Planning Commission
City Hall
Sacramento, California

Gentlemen:

You are hereby requested to initiate the rezoning of the South Hills Shopping Center which is the property described in the enclosed letter of authorization from C-1 to C-2 to permit the use of this 14 acre shopping center for a Drive In, Commercial cleaning establishment, Printing Shop, Blue Printing Shop, Gas Station, etc.

This request is based on the change in character of the surrounding property from single dwelling to multiple dwelling units and apartment houses, the fact that the sewage treatment plant, an industrial use is kitty corner from the center, the fact that the proposed new 10-acre shopping center, a short distance from the South Hills Center on South Land Park Drive and Florin has been recently zoned C-2 and as well the fact that there is C-2 zoning two blocks away at 35th Avenue and Riverside Drive.

Recently a printing shop and Drive In operation could not be given space in the Center because of the C-1 zoning. All in all it is the contention of my clients that in the light of the facts C-1 zoning creates an undue and unfair burden upon this property which is detrimental and could have harsh economic results. Please remember that the center comprises 14 acres which is of much greater size than the usual neighborhood shopping center.

A gas station or two is an integral part of the shopping center of this size. More particularly is this true in the light of present circumstances in the area because the new North-South Freeway will mean removal of the two stations on the corner of 35th Avenue and Riverside Drive (Douglas and Mobile), and the Chevron and Richfield stations to the North on Riverside. This will leave the people in the area without a gas station either in their home area or on the way to work, obviously necessitating new stations in the area.

Will you please let me know the date this matter will be on your calendar for hearing. I will be available for a conference prior to hearing should you desire.

Very truly yours

(Signed)

H. WARD DAWSON JR.

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