

REQUEST: PETITION TO REZONE for 8 unit apartment development as per submitted plans.

EXISTING USE: 2 vacant lots and 2-unit dwelling to be removed.

OWNER: Maleville Brothers

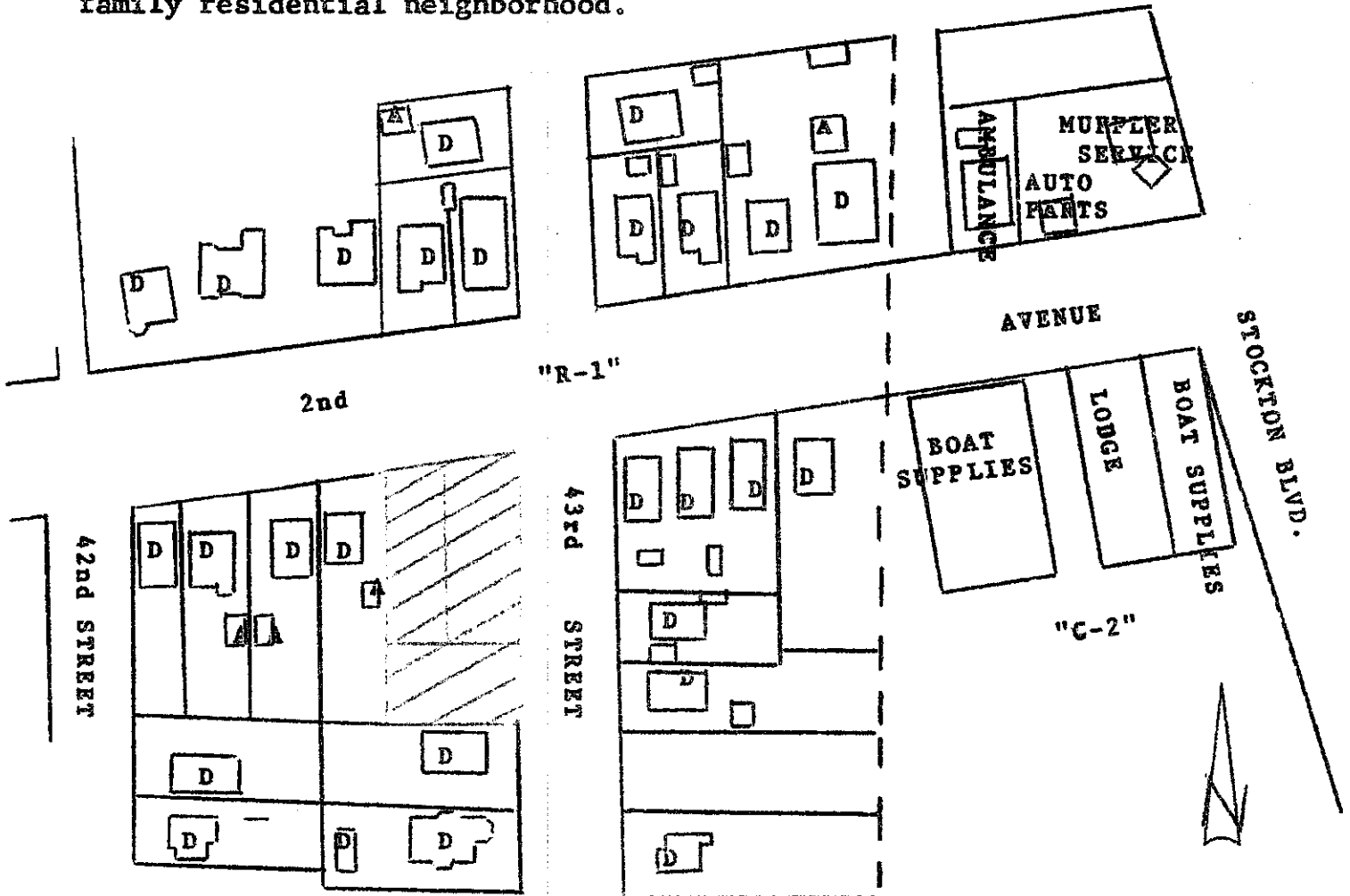
APPLICANT: Veralee Swift, 2525 Fulton Avenue, Sacramento

PROPERTY: 2710-43rd St. & 4238 2nd Ave. Lots 35-36 Alta Vista Subd.

NO PARCELS: 3 Aggregate Size: Approx. 80.34'x175.74'
13,641, Sq. Ft.

ZONING: Existing - R-1 Single Family. Proposed - M-3 Light Density.

- STATEMENT: 1. Submitted plot plan shows two 4-unit apts. with interior yard & off street parking area for 8 cars in between units with driveways from 2nd Ave. & 43rd Street.
2. Lots 35 & 36 have been previously split into 3 lots. Nly. 120' of Lot 35 has an existing 2-flat dwelling. Nly. 120' Lot 36 is vacant and sly 50' of Lots 35 & 36 had a 1-family dwelling which has been removed.
3. The surrounding area is zoned R-1 and has been developed as a single family residential neighborhood.



SACRAMENTO CITY PLANNING COMMISSION

February 28, 1967

Report of Planning Director - Property at 2710 - 43rd Street

LOCATION

The subject property is in the American Legion neighborhood of the Oak Park Community located at the southwest corner of the intersection of 2nd Avenue and 43rd Street. The property comprises lots 35 and 36 of the Alta Vista Subdivision which were subsequently divided into three parcels. The three parcels are as follows: One corner lot and one adjacent interior lot approximately 40 ft. x 125 ft. and one 50 ft. x 80 ft. interior lot to the rear. There is an existing two-story duplex on the interior 40 ft. x 125 ft. lot. The other two lots are vacant.

CURRENT ZONING

The American Legion neighborhood is largely R-1 single family zone. The residential areas are bordered by strip commercial zoning along Broadway and Stockton Boulevard. The neighborhood contains over 50 acres of multiple family zoning which is in transition from primarily single-family use to apartments. The area so zoned is located principally around the Oak Park Business District and the adjacent commercial area north of Broadway.

Under existing R-1 zoning one additional single family unit and a duplex would be allowed under current regulations for a total of five units on the property.

The Community Plan

The "Oak Park Community Plan" for this area has been adopted by the Planning Commission and City Council. This plan recognized and provided for generous amounts of rental housing in the community.

Observations

The land use map of this neighborhood indicates that residential development in the vicinity of this proposal free from the intrusion of multi-family and non-residential uses. The single family character of this area has been retained.

Previous actions of the Commission, in reviewing rezoning proposals, have resisted more intensive zoning proposals where the integrity of the developed single family neighborhood would be jeopardized. This application for rezoning would cause scatteration and dilute the emerging efforts of this community in rebuilding itself.

If this property, located in the interior of a single family neighborhood, is rezoned for apartment house use, it would set a dangerous precedent and could constitute the first step in an unplanned zoning pattern for the area.

The Commission has had a policy of utilizing apartment zoning as a buffer to commercial and other non-residential high impact uses, as well as to key locations along major boulevards. This long-standing policy has, over the years, been demonstrated to be sound, and should be sustained.