

SACRAMENTO CITY PLANNING COMMISSION

Report of City Planning Director -- R. L. Rathfon, Sept. 12, 1961

APPLICATION FOR VARIANCE

APPLICANT: Fred Naify as Executor of the estate of Lee Naify
1531 - 7th Avenue, Sacramento

OWNER: Estate of Lee Naify, Deceased.

PROPERTY: Pcl. sly $\frac{1}{2}$ of Lot 49 of River Gardens
LOCATION: 1001 GARDEN HIGHWAY

SIZE: Approx 138' x 160'

ZONING: R-1 One-Family Zone

EXISTING USE: Vacant

PROPOSED USE: Plumbing shop and office

REQUEST: Application for change of non-conforming use. Request to utilize building formerly used for making honey and popcorn confection, a food catering business, and a studio for recording music, as a plumbing shop and office.

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1. Subject property is in the Northgate Annexed Area which officially became a part of the City of Sacramento on January 3, 1961, and was given a R-1 Classification upon adoption of the Zoning Plan for the Northgate Annexed Area.

In accordance with established procedure for applications of the nature (change of non-conforming use) proposed plumbing shop building has been inspected by the City Building, Electrical, and Plumbing Divisions and a written report made thereon, a copy of which was supplied to both the owner of the property (Mr. Naify) and the prospective tenant (Mr. Phillips).

2. As the reports indicate existing building does not meet code requirements for the proposed use. The property owner has agreed to bring the building up to code if his request for a change of non-conforming use is granted, and attached herewith are copies of letters from both the property owner and his Attorney to this effect.

LAW OFFICES

C O P Y

WHITE, HARBER, FORT & SCHEI
Central Valley Nat'l Bk
Suite 200, 928 Twelfth St.
Sacramento, Calif.

C O P Y

August 30, 1961

City Planning Commission
City Hall
Sacramento, California

RE: 1001 Garden Highway Property
owned by Fred Naify

Gentlemen:

Our client, Mr. Fred Naify, is the owner of property situated at 1001 Garden Highway, Sacramento, California. It is his desire to lease this property to Mr. Ray Phillips. Mr. Phillips intends to use this property for a plumbing warehouse and shop.

At the request of representatives of your office, this property has been inspected by representatives of the office of Building Inspector and representatives of the Electrical and Plumbing Inspection Divisions of that office. Recommendations have been made by the respective representatives as to the repairs that must be effected to this property to make it meet the standards required. Mr. Naify agrees to perform all of the requested modifications to this building if the City Planning Commission will grant to him a permit of non-conforming use for this property.

Application is respectfully made to the City Planning Commission for a permit of non-conforming use for this property situated at 1001 Garden Highway, Sacramento, California, said property to be used for a plumbing shop and plumbing supply warehouse.

Very truly yours,

WHITE HARBER, FORT & SCHEI

(signed) Robert O. Fort

ROF:gcp