

REQUEST TO REZONE for a 22-unit apartment house complex.

Existing Use: Residential. One house and a 3-unit apartment to be removed. A 4-unit apartment to be removed at a later date.

OWNER: George W. Feil et al

APPLICANT: Margaret E. Feil, 7772 Lakeshore Drive, Roseville, Calif.

PROPERTY: 2214 Fernley Avenue & 1503-07 El Monte Avenue. Lots 1, 2, and 3, Block 30, North Sacramento Subdivision #9.
No. Parcels: 3 Aggregate Size: 20,786 Sq. Ft.

ZONING: Existing: R-1. Proposed: R-4

STATEMENT: The property is located on the northeast corner of Fernley and El Monte Avenues in the North Sacramento area. It is bordered on the north and west by the R-1 single family zone and composed of single family dwellings in good repair. To the east is R-4 medium density multi-family zoning and southerly across El Monte Avenue is the C-2 General Commercial zone. Applicant proposes to remove an old 3-unit apartment and a single family dwelling. This will be replaced with a 16-unit apartment complex in the first phase of the development. A new 6-unit apartment will replace existing old 4-unit apartment in the second phase of the development, making a total of 22 units when completed. Off street parking will be from a public alley and an additional driveway from El Monte Avenue.

