

SACRAMENTO CITY PLANNING COMMISSION 9-12-67

REQUEST: Special Permit to provide room and board for five aged persons in the R-1 single family residential zone as per Section 2-G-4 of Zoning Ordinance 2550-4th Series.

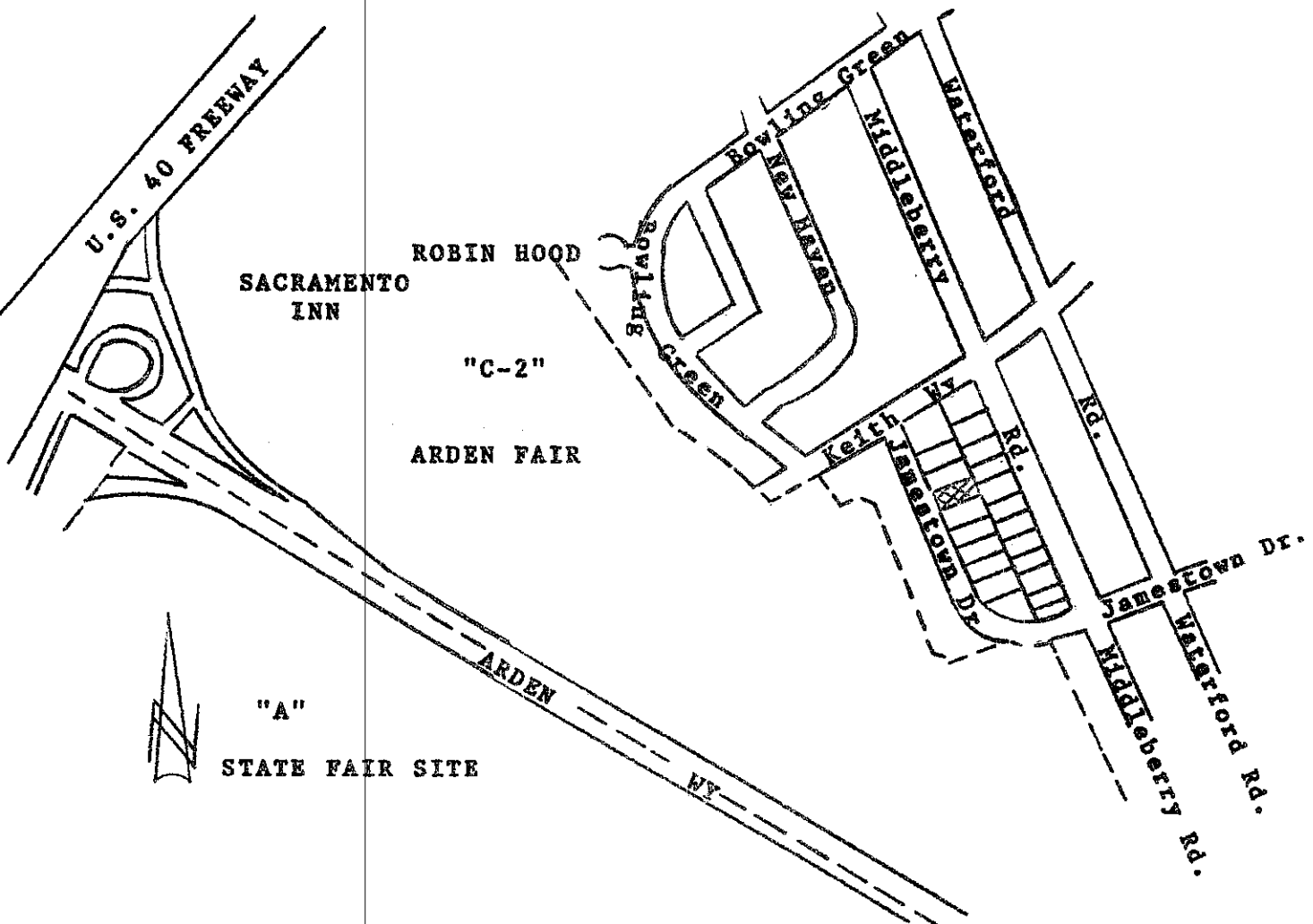
OWNER: Mrs. Louis Barbeau, 1813 Jamestown Drive, Sacramento

APPLICANT: Mrs. Hilma Nugent, 3900 Auburn Boulevard, Sacramento

PROPERTY: 1813 Jamestown Drive. Lot 440 Swanston Estates #4
No. Parcels: 1 Aggregate Size: 58' x 150' = 8700 Sq. Ft.

ZONING: R-1 Single Family Residential

STATEMENT: See attached sheet, Page 2 of this Report.



STATEMENT Re: Special Permit Application - 1813 Jamestown Drive.
9-12-67.

The Zoning Ordinance provides that any dwelling unit in the City may be utilized for the accessory purpose of providing room and/or board for not more than two people. In addition, the Ordinance also provides that any R-4 or R-5 zoned property may be utilized for commercial rooming and boarding house purposes. These provisions establish ample zoning in the City for this type of land use.

It was recognized, however, there may be occasional instances where a particular property in a neighborhood has unique characteristics either in the scope of the property, its location, or improvements so that an increase beyond two roomers and/or boarders could be justified.

It was not the intent of this section of the ordinance, however, to permit or encourage each and every typical residence in a neighborhood to become a commercial rooming or boarding house. To permit such uses, except under exceptional circumstances, would be to encourage the establishment of business use of residential property in every neighborhood in the City.