

SACRAMENTO CITY PLANNING COMMISSION

June 27, 1967

Members in Session:

Request for Permission to Initiate Rezoning  
Proceedings. 1331 F Street. Walter J. Zine.

The subject property is currently under abatement proceedings by the Community Improvement Division. Attached is a memorandum indicating the procedures to date with respect to this property.

This property, along with other small stores tacked onto residential structures, have been established as non-conforming uses in past and present zoning ordinances to retain a reasonably well defined multiple family area in this section of the community.

It is therefore recommended the present multiple family zoned pattern in this area be retained and permission to initiate rezoning be denied.

It is also recommended should the applicant desire further consideration in this matter that he be advised to proceed under the Variance provisions of the Zoning Ordinance relative to reconstruction of a non-conforming use.

Respectfully submitted

  
JOSEPH AVENA  
PLANNING DIRECTOR



SACRAMENTO CITY HOUSING CODE ADVISORY AND APPEALS BOARD  
CITY HALL...ROOM 308...442-5041...SACRAMENTO, CALIFORNIA

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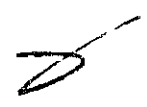
June 16, 1967

TO: J. AVENA, Planning Director  
FROM: K. JONES, Supervisor, Community Improvement  
SUBJECT: Requested rezoning of 1331 F Street

This is a two story structure located in an R-5 zone. Records indicate it was constructed as a single family dwelling. It has since been converted into two living units and commercial facility. The two units are extremely substandard and have been vacant for some time. The lower unit contains a bar and card room.

This unit has been a constant source of complaint from the neighbors and the police, due to lack of parking. Case was turned over to Community Improvement by the Building Inspector August 30, 1964. Upper unit was closed at once. Structure has continued to deteriorate at a rapid rate without proper maintenance.

Case was heard by the Housing Board on February 8, 1967, and resolution was passed ordering the structure to be repaired or demolished within 30 days. Representative has met with both owner and contractor, no action to date. Case to be turned over to City Attorney for City removal.

  
K. E. Jones, Supervisor  
Community Improvement

KEJ:ey

ITEM 9

Effie Zine  
2349 Montrose St  
Sacto, Calif

5-25-67

Attention Mr. Charles Battanyyy

I wish to submit a request for permission to rezone my property at 1331 F St Sacramento, California.

At present we have a bar and two apartments above, which is approximately fifty to seventy years old. Which has been declared a public nuisance. I would like for it to remain a bar.

Sincerely Yours

Mrs. Effie Zine

*Walter J Zine*  
Son: Walter J Zine

