

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon - Dec. 15, 1964

PETITION TO REZONE

OWNER OF RECORD: Angeline Jaworski, 7739 Fairfield, North Sacramento

APPLICANT: Anatol Jordan, 2611 U Street, Sacramento

LEGAL DESCRIPTION OF PROPERTY: Lot 27, East Sacramento Admn. "B"

LOCATION: 3319 J Street

SIZE: 42'x119' - 4998 Sq.Ft. No Lots 1 No Parcels 1

USE: Existing - Residential R1. Proposed- Office Building

ZONING: Existing - R-4 Proposed - O.B.

REQUEST: To rezone R-4 medium density multi-family to O.B. office bldg. zone in order to erect an office bldg. according to submitted plans, which request will also require a variance to waive a 5' side yards and reduce front setback from required average of 12' to 5', and reduce the 44' minimum maneuverable area for 90° parking on this 42' wide lot.

SQ.FT. BLDGS. 3646 Parking Required 9 Parking proposed 10

STATEMENT: Submitted plot plan shows bldg. extending to side property lines. Ord. requires 5' sideyards. 5' front setback is shown. Applicant stated he would conform to setback of apt. on West, (6') from inside edge of sidewalk. Adjacent bldg. to East sets back 25½' from front inside edge of sidewalk but has a roof overhang and decorative partial partition with a large brick column projecting out in front to within 18' of the sidewalk. 12' average setback would be proper for proposed bldg. based on 6' setback of bldg adj. on West and 18' setback for bldg. adj. on East. 90° parking is shown on this 42' lot which does not meet min. width as required by Sec 6-C of Ord. 2550-4th Series.

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