

REPORT AMENDED BY STAFF 8-9-90
 CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Patricia Barnard, 1310 H Street, Sacramento, CA 95814</u>		
OWNER <u>William P. Fellos, 714 22nd Street, Sacramento, CA 95816</u>		
PLANS BY <u>Patricia Barnard, 1310 H Street, Sacramento, CA 95814</u>		
FILING DATE <u>6-12-90</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CAS</u>
ASSESSOR'S PCL. NO. <u>010-0104-020</u>		

APPLICATION: A. Negative Declaration

 B. Special Permit to change a non-conforming use consisting of a 22 room boarding house into another non-conforming use consisting of a five unit apartment building on 0.17+ developed acres in the Single Family or Two Family (R-1B) zone.

LOCATION: 2129 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing non-conforming 22 room boarding house into a non-conforming 5 unit apartment in the Single Family or Two Family (R-1B) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
 1980 Central City
 Community Plan Designation: Low Density Residential
 Existing Zoning of Site: Single Family or Two Family, R-1B
 Existing Land Use of Site: Boarding house (vacant)

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single and Multi-Family, R-1B	Front:	25'	28' (existing)
South: Duplex and Multi-Family, R-1B	Side(Inf):	5'	5'6" (existing)
East: Single and Multi-Family, R-1B	Side(St):	12-1/2'	14' (existing)
West: Single Family and a Rest Home, R-1B	Rear:	15'	31' (proposed)

Parking Required: 0 spaces (credited with street parking)
 Parking Provided: 0 spaces
 Property Dimensions: 60' x 120'
 Property Area: 0.17+ developed acres
 Square Footage of Building: 6,759+ square feet
 Height of Building: Three story, 30+ feet
 Topography: Sloping
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Granite, wood shingles, and lap siding
 Roof Material: Composition shingle

CITY OF SACRAMENTO
 PERMIT ASSISTANCE

MAR 24 1998

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APPLC. NO. P90-267

MEETING DATE August 9, 1990

ITEM NO. 24

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