

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Barnard Hoy Architecture - 920 20th Street, Room 230, Sacramento 95814		
OWNER	William r. Fellos - 714 22nd Street, Sacramento, CA 95816		
PLANS BY	Barnard Hoy Architecture - 920 20th Street, Room 230, Sacramento 95814		
FILING DATE	12-19-86	ENVIR. DET.	Ex. 15301e1
ASSESSOR'S-PCL. NO.	10-104-20	REPORT BY	JP:sg

APPLICATION: Variance to expand an existing non-conforming boarding house use

LOCATION: 2129 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 1,650+ square foot boarding house with 790+ square feet of common area in the R-1B zone.

PROJECT INFORMATION:

1974 General Plan Designation: Low Density Residential
 1980 Central City Community Plan Designation: Low Density Residential
 Existing Zoning of Site: R-1B
 Existing Land Use of Site: Rooming and boarding house

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single & multiple family; R-1B	Front:	25'	25' (existing)
South: Two family, multiple family; R-1B	Side(Int):	5'	5' (existing)
East: Multiple family; R-1B	Side(St):	5'	15' (existing)
West: Single family, rest home; R-1B	Rear:	15'	24'

Parking Required for Addition: None
 Property Dimensions: 60' x 120'
 Property Area: 0.16+ acres
 Square Footage of Building: Existing Structure: 1,650 sq. ft.
 Proposed Addition: 790 sq. ft.
 Height of Building: 38'
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Granite, wood shingles, wood lap siding
 Exterior Building Colors: Cream, white, maroon trim

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 60 foot by 120 foot corner lot located in the Single Family (R-1B) zone. A 1,650 square foot rooming and boarding house (Fellos Boarding House)

with 21 bedrooms is currently located on the site. Surrounding land uses include single and multiple family to the north, two family and multiple family to the south, multiple family to the east, and single family and a rest home to the west. The 1974 General Plan and 1980 Central City Community Plan designate the site for low density residential uses.

The applicant proposes to add 790 square feet to the existing structure. The addition would consist of a living room, laundry and storage areas on the first floor, a dining area and bathrooms on the second floor, a deck and fire escape stairs on the third floor, and fire escape stairs on the fourth floor. Some interior remodeling of baths, kitchens and bedrooms in the existing structure would also occur. No additional bedrooms, however, are proposed.

The R-1B zone allows for the rooming and boarding of a maximum of two guests. The applicant indicates that the structure has been used as a rooming and boarding house for approximately 40 years. Staff research indicates that as early as 1910 the structure had a boarder and in 1962 had at least three boarders. The 1980 Central City Plan land use survey indicates that the site was a multiple family use. In 1980 the zoning was changed from Medium Density Multiple Family (R-4) to the present R-1B zone. The site then, is considered a legal non-conforming use and a variance is required to permit a change or expansion to this use.

Staff finds that the existing land use is compatible with surrounding multiple family and single family uses in the area. The proposed expansion is to make the existing structure a safer, more spacious place to live and will not add any additional bedrooms that can be rented by another individual and increase the density of the site. Staff, therefore, has no objections to the applicant's request.

B. Design

The existing structure is a blend of Craftsman and Colonial Revival styles and was built between 1900 and 1905. The applicant proposes to construct the addition out of granite and wood lap siding using materials similar to the existing structure. The existing building is listed as a Priority Structure on the City's Official Register. The proposed addition and site plan design, therefore, are subject to the review and approval of the City's Design Review/Preservation Board.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301e1).

RECOMMENDATION: Staff recommends that the Planning Commission approve the variance request, subject to conditions and based upon findings of fact which follow.

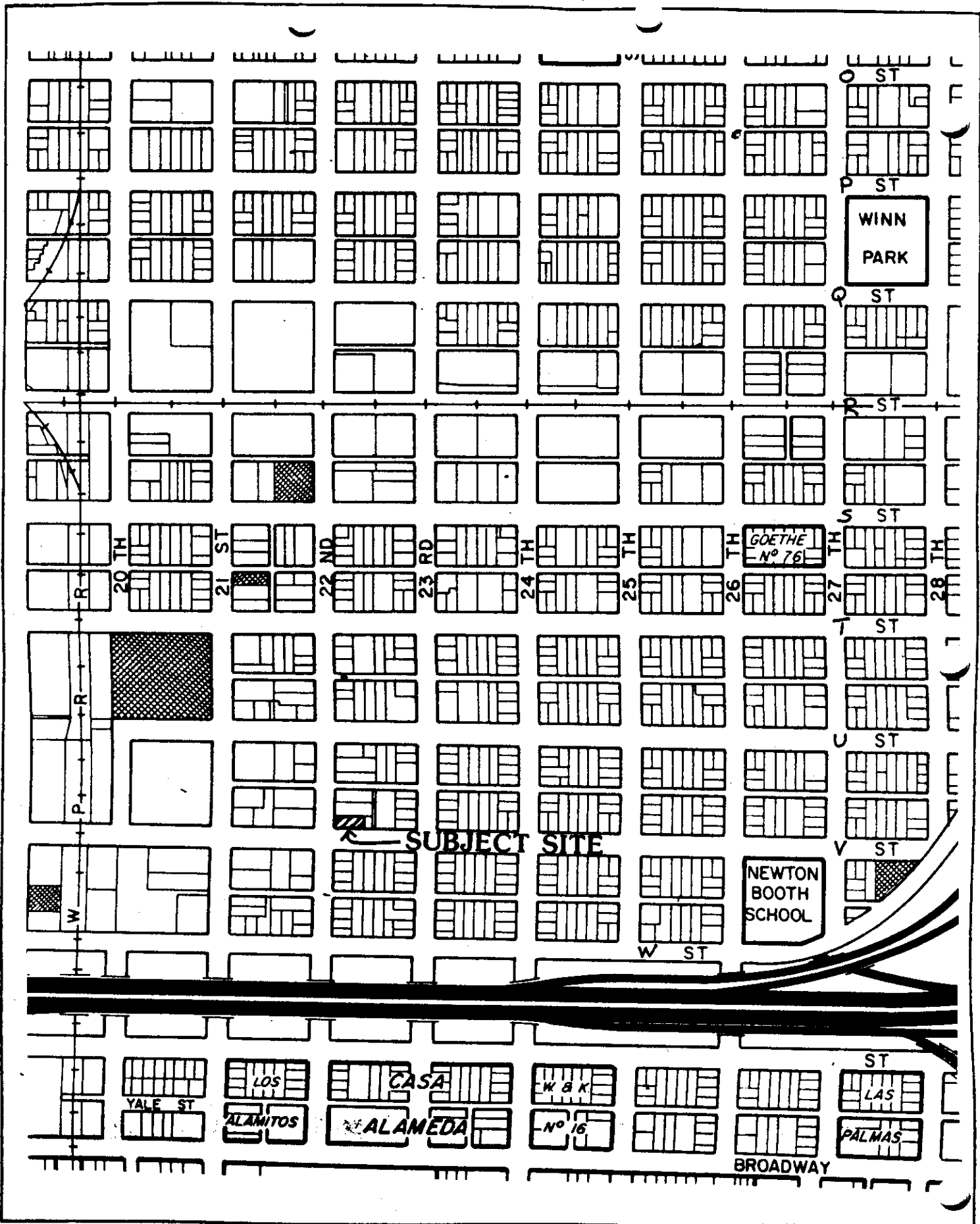
Conditions

1. A maximum of 21 bedrooms will be allowed in the rooming and boarding house use.
2. The project is subject to the review and approval of the City's Design Review/Preservation Board.

3. The project shall meet the requirements of the City Building Division.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege extended to one property owner in that approval of such a request for other property where substantially the same conditions existed would also be warranted.
2. The project, as conditioned, does not constitute a use variance in that the existing rooming and boarding house use on the site is considered a legal non-conforming use.
3. The project, as conditioned, will not be injurious to the general public nor to surrounding properties in that:
 - a. the proposed addition will not significantly alter the characteristics of the area; and
 - b. the proposed addition will provide for a safer living environment.
4. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designated for low density residential uses by the 1980 Central City Plan and changes to non-conforming uses are allowed when it is determined that the benefit to the public health, safety or welfare exceeds any detriment inherent in such change.

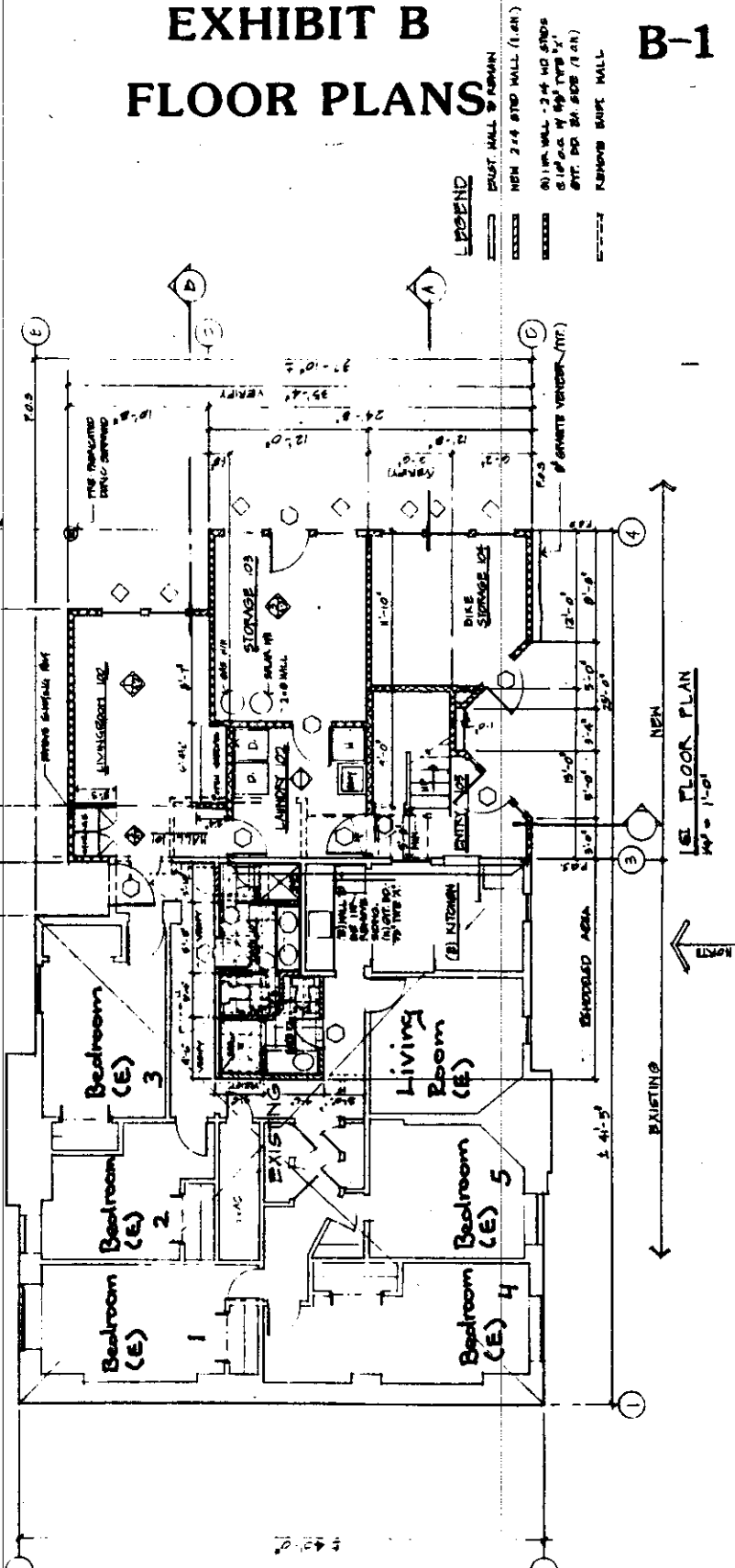
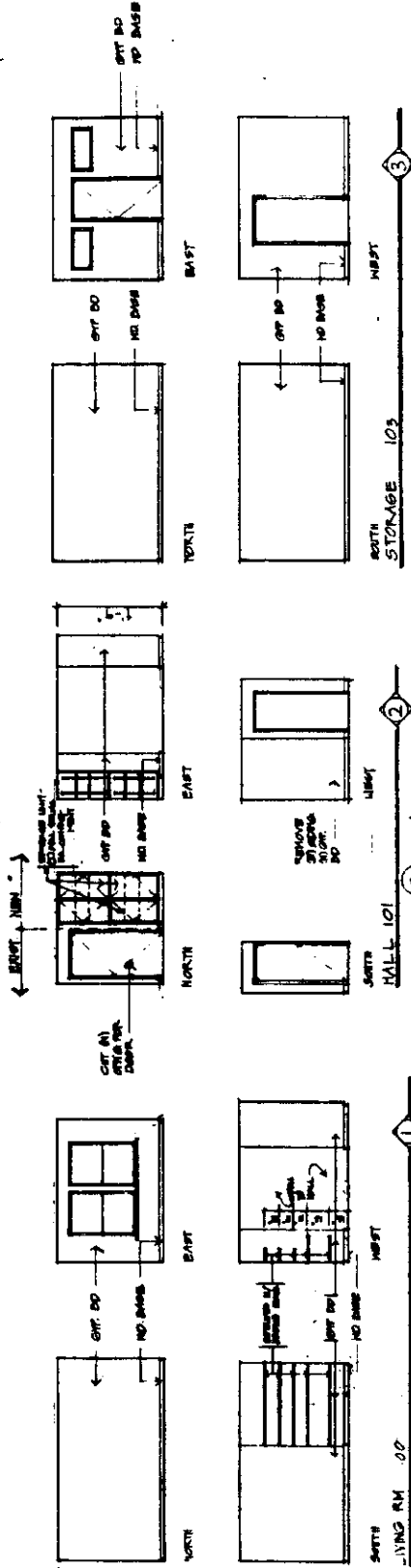


VICINITY MAP

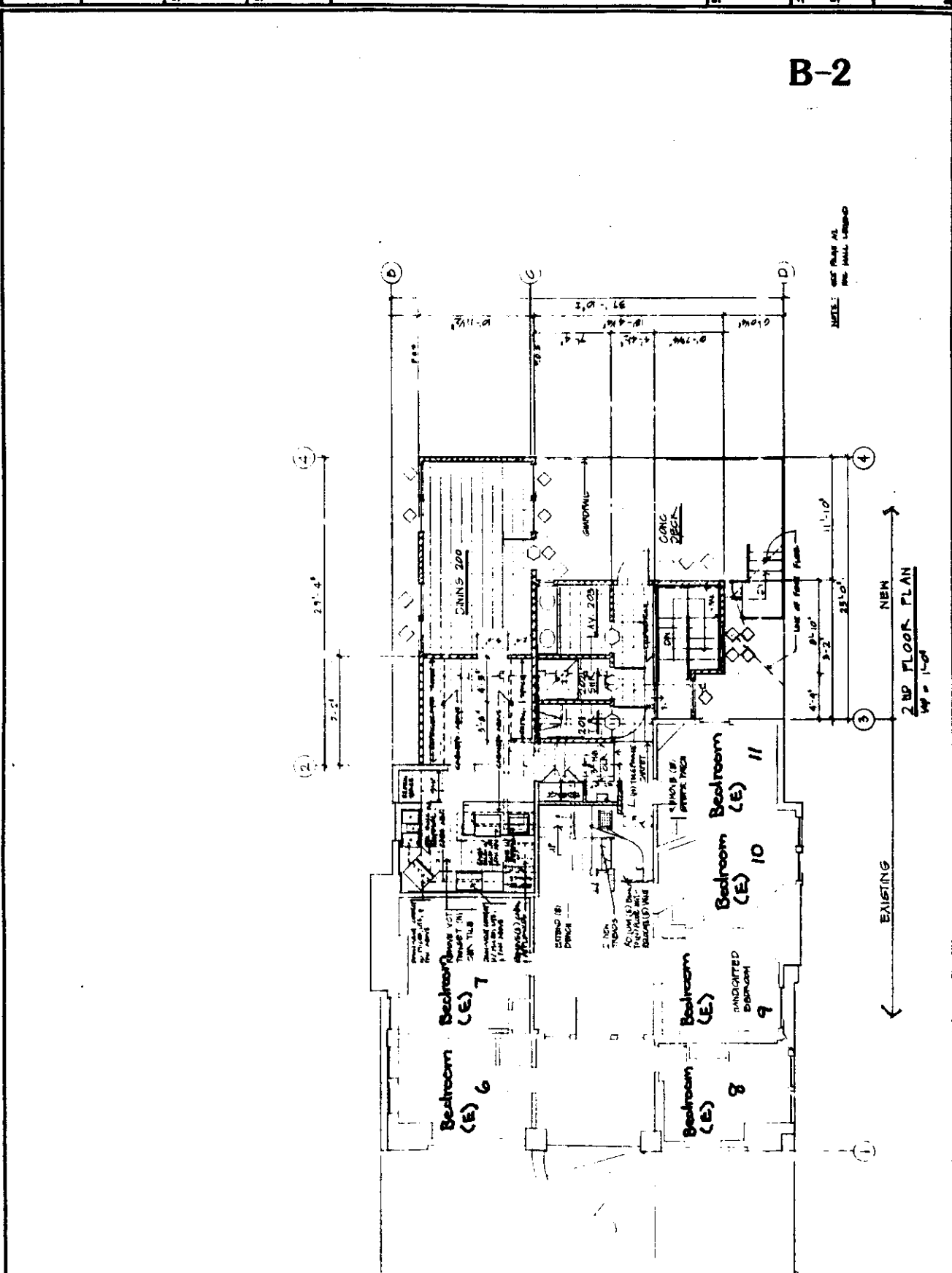
EXHIBIT B FLOOR PLANS

B-1

P87035



ARCHITECT: BARNARD FOX ARCHITECTURE	CLIENT: WILLIAM F. PELOS	PROJECT: PELOS BOARDING HOUSE
DATE: _____	ADDRESS: 2121 22 RD ST SACRAMENTO, CA 95818	DATE: _____
SCALE: 1/4" = 1'-0"	JOB NO.: _____	2ND FLOOR PLAN
A 3		



B-2

NOTE: SEE PLAN AT THE HALL CORNER

NEW
2ND FLOOR PLAN
1/4" = 1'-0"

EXISTING

P87-035

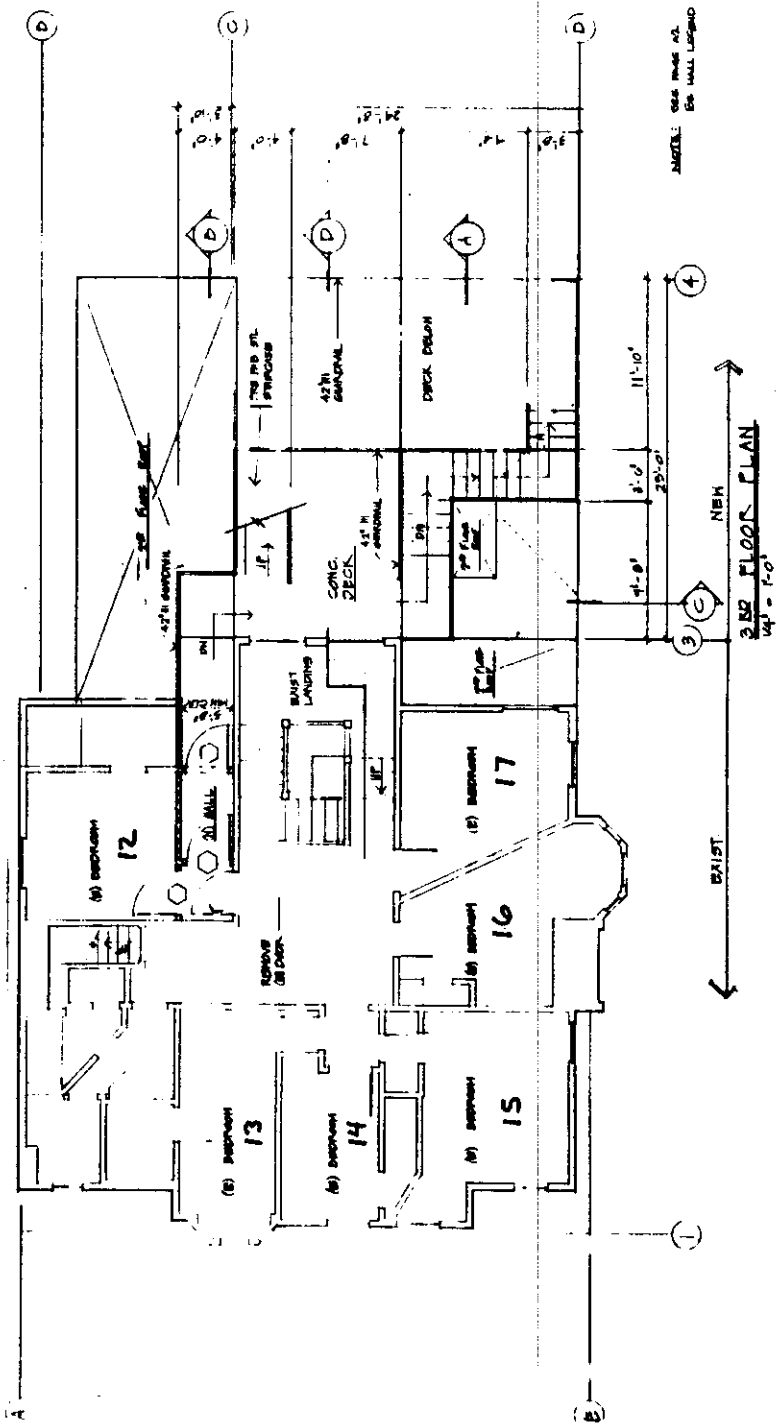
1-22-87

Stem 25

P87-035

BARNARD HOY ARCHITECTURE
 CONSULTANTS:
 RESIDENCE:
 PROJECT: FLOS DORINGS HOUSE
 2121 22ND ST
 SACRAMENTO, CA 95816
 CLIENT: MILVAN P FIELDS
 DRAWING: 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 SHEET: A 4

B-3



P87-035

1-22-87

Item 25

P87-035

P87035

A 6

Scale: 1/4" = 1'-0"

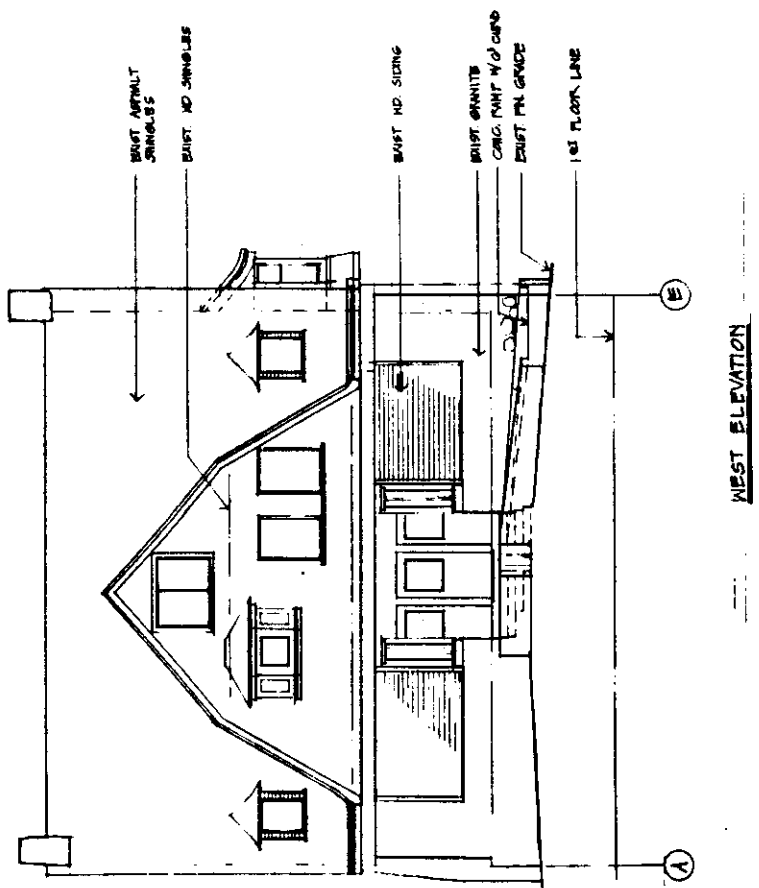
Project: WEST ELEVATIONS

Client: FELLOS DOMINGO HOUSE
2129 22ND ST
SACRAMENTO, CA 95818
Architect: WILLIAM F. FELLOS

BARNARD HOY ARCHITECTURE

EXHIBIT C ELEVATIONS

C-1



WEST ELEVATION

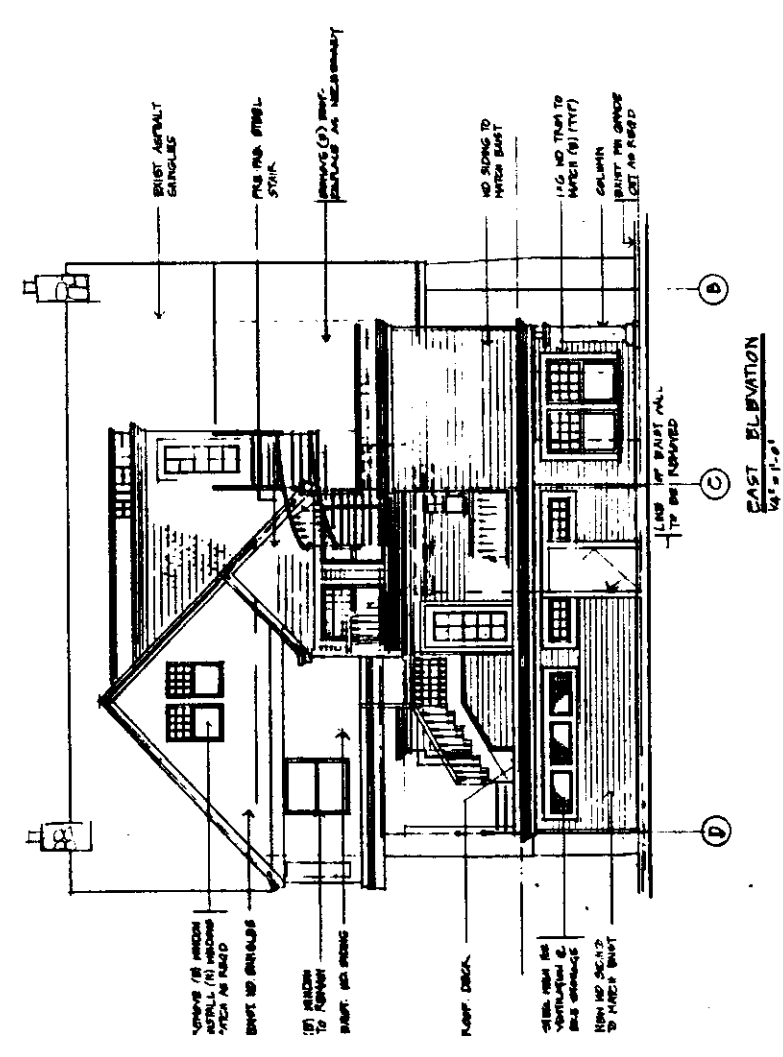
P87-035

1-22-87

Item 25

BARNARD - HOY ARCHITECTURE		CLIENT: WILLIAM F. FLOS	PROJECT: FLOS DORMING HOUSE
CONDITIONS:		2121 22 ND ST SACRAMENTO, CA 95811	DATE: 1/22/87
REVISIONS:		PROJECT TITLE: SLVB V BAPT	SCALE: 1/4" = 1'-0"
			SHEET NO. A 8

C-3



P87-035

1-22-87

Item 25

P87-035