

CITY PLANNING COMMISSION

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

APPLICANT	Bonnie Fitzpatrick, 2100 F Street, Sacramento, CA 95816				
OWNER	Bonnie Fitzpatrick, 2100 F Street, Sacramento, CA 95816				
PLANS BY	Kim Fitzpatrick, 2100 F Street, Sacramento, CA 95816				
FILING DATE	9-4-87	ENVIR. DET.	EX. 15301(a)	REPORT BY	CS:rt
ASSESSOR'S-PCL. NO.	003-193-004				

APPLICATION: Special Permit to convert the basement of an existing residence into a second residence.

LOCATION: 2508 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert the basement of an existing single family Victorian structure into a second residential unit.

PROJECT INFORMATION:

1980 Central City Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R1-B
Existing Land Use of Site:	Single family home (vacant)

Surrounding Land Use and Zoning:

North:	Residential (1F and MF), R1-B
South:	Single family residential, R1-B
East:	Multiple family residential, R1-B
West:	Residential (4F and 1F), R1-B

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	80' x 160'
Property Area:	.29+ acres
Square Footage of Building:	2,442 square feet
Height of Building:	2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Ship lap wood siding
Roof Material:	Composition Shingle

PROJECT EVALUATION:

Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of .29+ developed acres in the Single Family Residential (R1-B) zone. The site is developed with a single family Victorian structure built in 1893. The structure has exceptional architectural significance and is listed as a Priority structure on the City's official register. The 1980 Central City Community Plan designates the site for Low Density Residential use. The proposed project is consistent with the Community Plan designation. Surrounding land uses include single family and multiple family to the north, a 9-unit apartment to the east, two single family residences to the south, and two single family and a four family apartment to the west.

B. Applicant's Proposal

The applicant proposes to add a second unit to the existing single family home by converting the basement into living quarters. The ceiling of the basement is over nine feet high. The building was originally a one bedroom house. The structure has been vacant for two years and is now undergoing exterior renovation (the building was recently re-roofed and re-gutted). The applicant will also provide new plumbing, wiring, central air and heat, and a security system. The existing 1,392 square foot upper unit will be modified into a two bedroom, two bath flat with all new amenities, and the new unit will have two bedrooms and one bath.

A new concrete walk and door are proposed along the east elevation for access to the new unit. Several new windows (13) will be added to the lower level which will match existing windows. French doors are also proposed at the rear of the building. The ship lap siding will be patched and repaired as necessary and all exterior surfaces will be cleaned and painted. The applicant has indicated that adequate lighting will be provided at the rear of the building and along the walkways. The project will be reviewed by the Design Review/Preservation Board after Planning Commission review.

A two car concrete parking pad is provided in the southeast corner of the site, with access from the alley. The applicant has also indicated that gates will be provided in the fence along the alley for automobile access.

Staff finds the proposed project acceptable. Adequate parking is provided and several surrounding land uses are multiple family.

Plans were sent to the City Traffic Engineer, City Engineer, City Building Inspections, and the Sacramento Old City Association. No comments were received.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA Section 15301(a)).

RECOMMENDATION:

Staff recommends the Commission take the following actions:

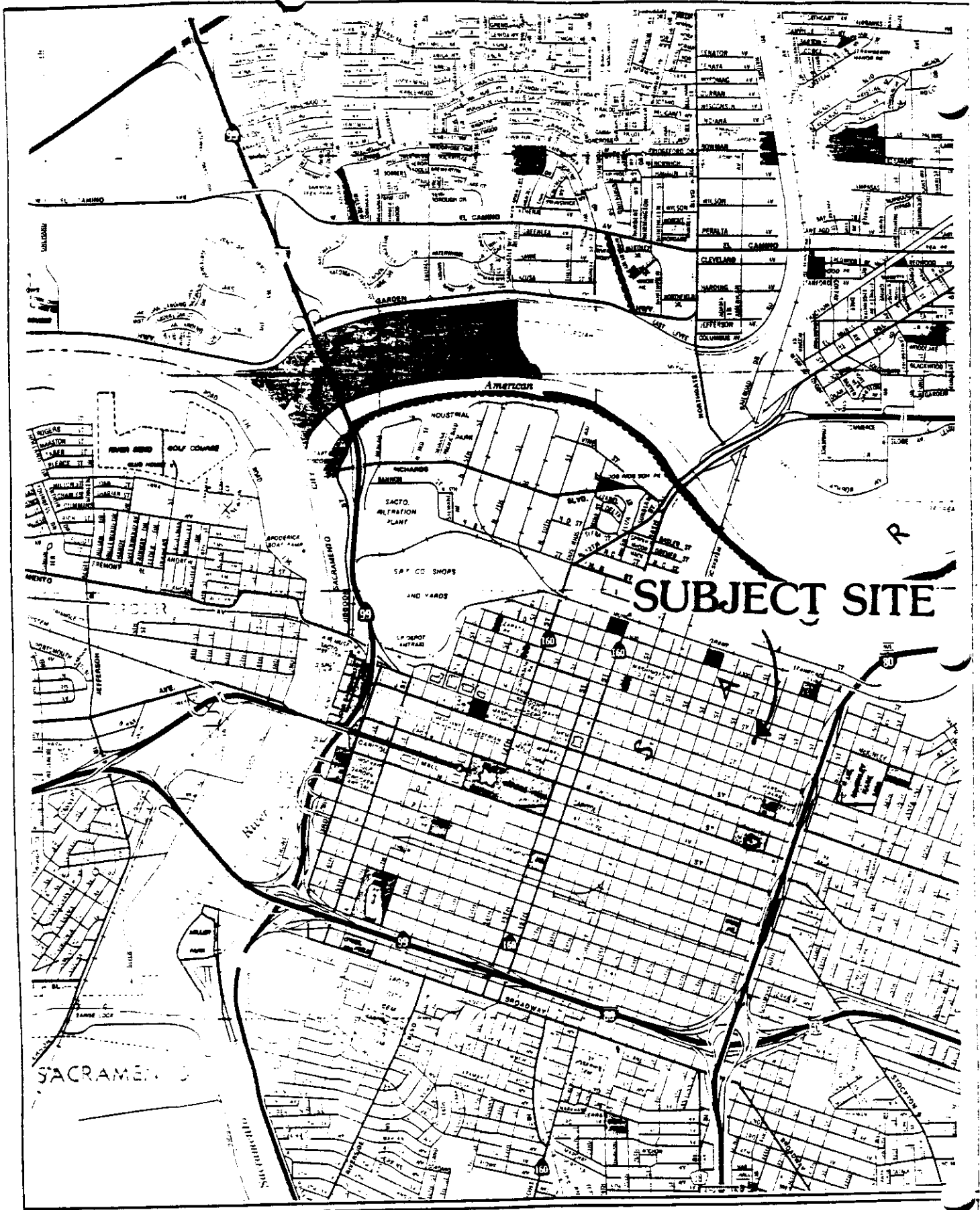
Approve the Special Permit request, subject to conditions and based upon Findings of Fact which follow:

Conditions

1. Applicant shall remove the section of the fence adjacent to the parking pads to allow access off the alley. If gates are used, they must roll sideways instead of swinging out into the alley.
2. Subject to Design Review approval through the Design Review/Preservation Board before building permits are issued.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The proposed renovation will restore a priority structure with exceptional architectural significance; and
 - b. The interior and exterior renovation of the structure will increase the property value of the site and help preserve land values in the surrounding area.
2. The project, as conditioned, would not be injurious to the public welfare and surrounding properties in that:
 - a. Adequate on-site parking will be provided; and
 - b. The addition of the second unit will be compatible with surrounding multiple and single family residential uses.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density Residential in the 1980 Central City Community Plan and the proposed use conforms with the plan designation.



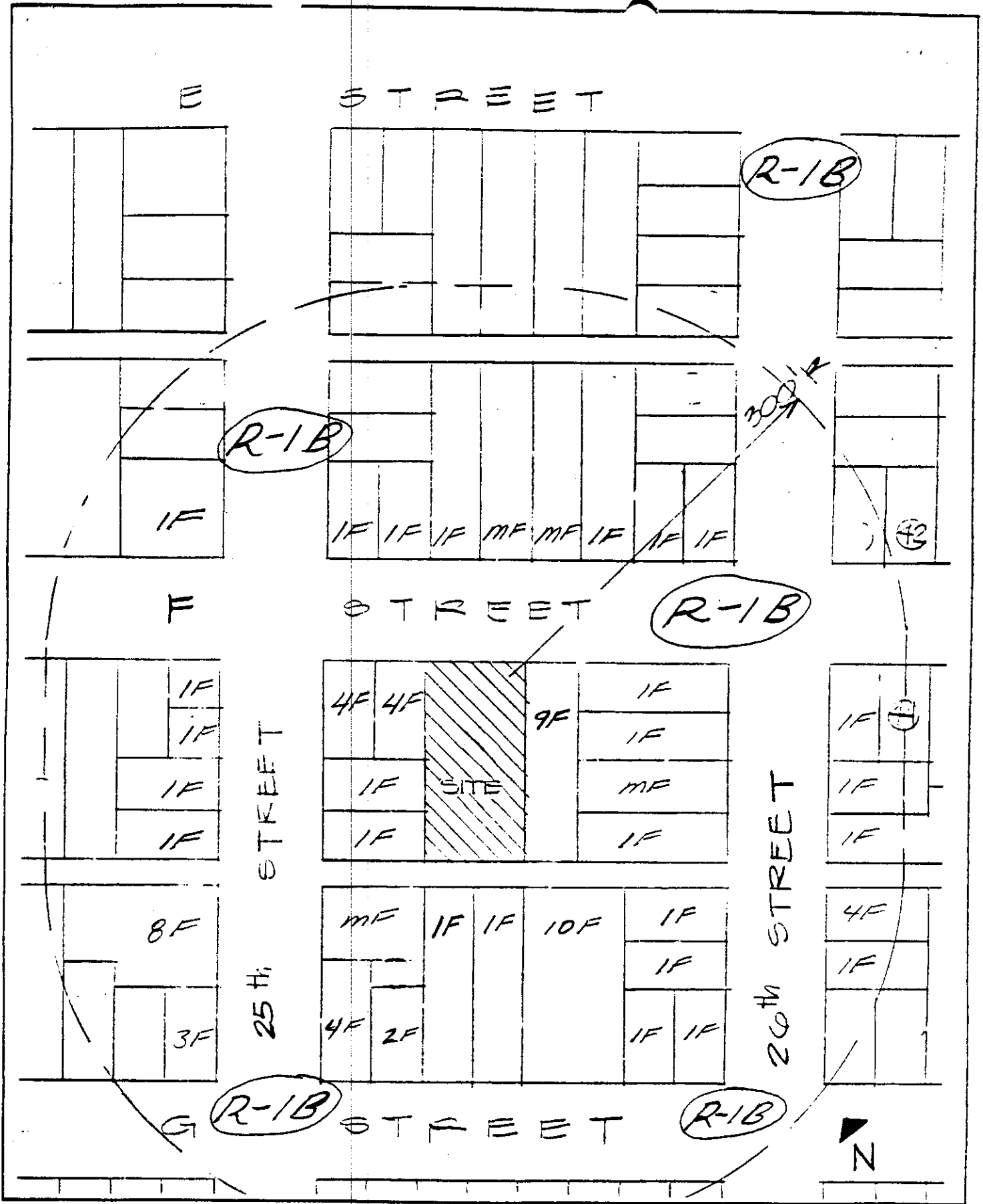
SUBJECT SITE

VICINITY MAP

P87-397

OCT. 8, 1987

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LAND USE & ZONING MAP

