

REPORT AMENDED BY CPC 10-8-87

MEMO TO: City Planning Commission

FROM: Staff

SUBJECT: Appeal of Design Review/Preservation Board Approval of a Building Move to 3350 Mabel Street (DR87-168)

BACKGROUND: On August 19, 1987 the Board approved the revised plans of rehab of the building into a single story structure on the subject site. There had been a great deal of opposition to this project from the neighborhood. Due to this opposition, the building was changed from a two story structure to a one story structure. It appeared to staff and the Board that the one story design fit onto the lot and into the neighborhood. It seemed from public testimony that the major remaining concern of the neighborhood is that the house will be used for more than single family use.

VOTE OF BOARD: The Board voted to approve the project by seven ayes, one noe and one vacancy.

STAFF RECOMMENDATION: Staff recommends denial of the appeal based on the following findings of fact.

1. The design of the building has been changed from two to one story.
2. The design of the building is compatible to the neighborhood.
3. The applicant has stated that the house will be used as a single family rental.
4. The conditions of approval of August 19, 1985 will require the project to be equal to or better than the other houses in the neighborhood.

The Planning Commission denied the appeal and approved the project with the original conditions in the Design Review/Preservation Board report and two additional conditions.

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see amended staff report

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: _____

DR/PB NO.: _____

MOTION TO: _____

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON	/		/			
LAGOMARSINO						
LES						
McCABE			/			
MALINOWSKI		/	/			
Balestreri				/		
TSUBOI						/
ZANOLIO						
RAKELA			/			
MOTION CARRIED:			/			
MOTION FAILED:						

COMMENTS: _____



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571

Building Inspections
Room 200 449-5716

Planning
Room 200 449-5604

DESIGN REVIEW/PRESERVATION BOARD

DR/PB # DR87-168

ITEM # 4

PROPOSAL FOR: 3350 Mabel Street, Building Move

LOCATION: 3350 Mabel Street

DATE OF ACTION: August 19, 1987

AT THE MEETING OF THE DESIGN REVIEW/PRESERVATION BOARD THE SUBJECT PROPOSAL WAS:

- xxxxxxxxxxxx APPROVED , with amended conditions
- APPROVED BASED ON FINDINGS OF FACT AND SUBJECT TO CONDITIONS IN AMENDED STAFF REPORT
- DENIED
- WITHDRAWN
- CONTINUED TO THE MEETING OF _____
- DISCUSSION ITEM ONLY *See back page

ANY PARTY AGGRIEVED BY THE ACTION OF THE BOARD MAY APPEAL TO THE PLANNING COMMISSION WITHIN FIVE (5) DAYS AFTER NOTICE OF THE DECISION IS GIVEN. SUCH APPEAL IS TAKEN BY FILING A NOTICE OF APPEAL WITH THE PLANNING DEPARTMENT. A NOTICE OF APPEAL SHALL BE SUBJECT TO AND ACCOMPANIED BY A FILING AND INVESTIGATION FEE OF UP TO A MAXIMUM OF \$150. PRESERVATION ITEMS ARE APPEALABLE TO THE CITY COUNCIL.

FOR FURTHER INFORMATION ON THE PROJECT, OR ON THE APPEAL PROCESS, PLEASE CALL THE PLANNING DEPARTMENT AT (916) 449-5604.

SINCERELY,
Richard B. Hastings
RICHARD B. HASTINGS
DESIGN REVIEW/PRESERVATION DIRECTOR

ALL CONTINUED ITEMS

IN ORDER FOR YOUR ITEM TO BE HEARD ON THE CONTINUATION DATE, THE FOLLOWING REQUIREMENTS AND DEADLINES MUST BE MET:

1. ALL REVISED PRINTS AND REDUCTIONS MUST BE PROVIDED TO STAFF BY 12 NOON, TUESDAY, 1 WEEK PRIOR TO THE CONTINUED DATE.
2. A REVISED MATERIAL SAMPLE BOARD AND COLOR BOARD MUST BE PROVIDED IF APPLICABLE.
3. NO EXCEPTIONS TO THE ABOVE REQUIREMENTS WILL BE MADE.