

# 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	REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	10-104-20				

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. 52001  
Proposed Addition: ~~790~~ sq. ft.  
Height of Building: 38'  
Topography: Flat no way - slopes to east  
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)

Rooming

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.

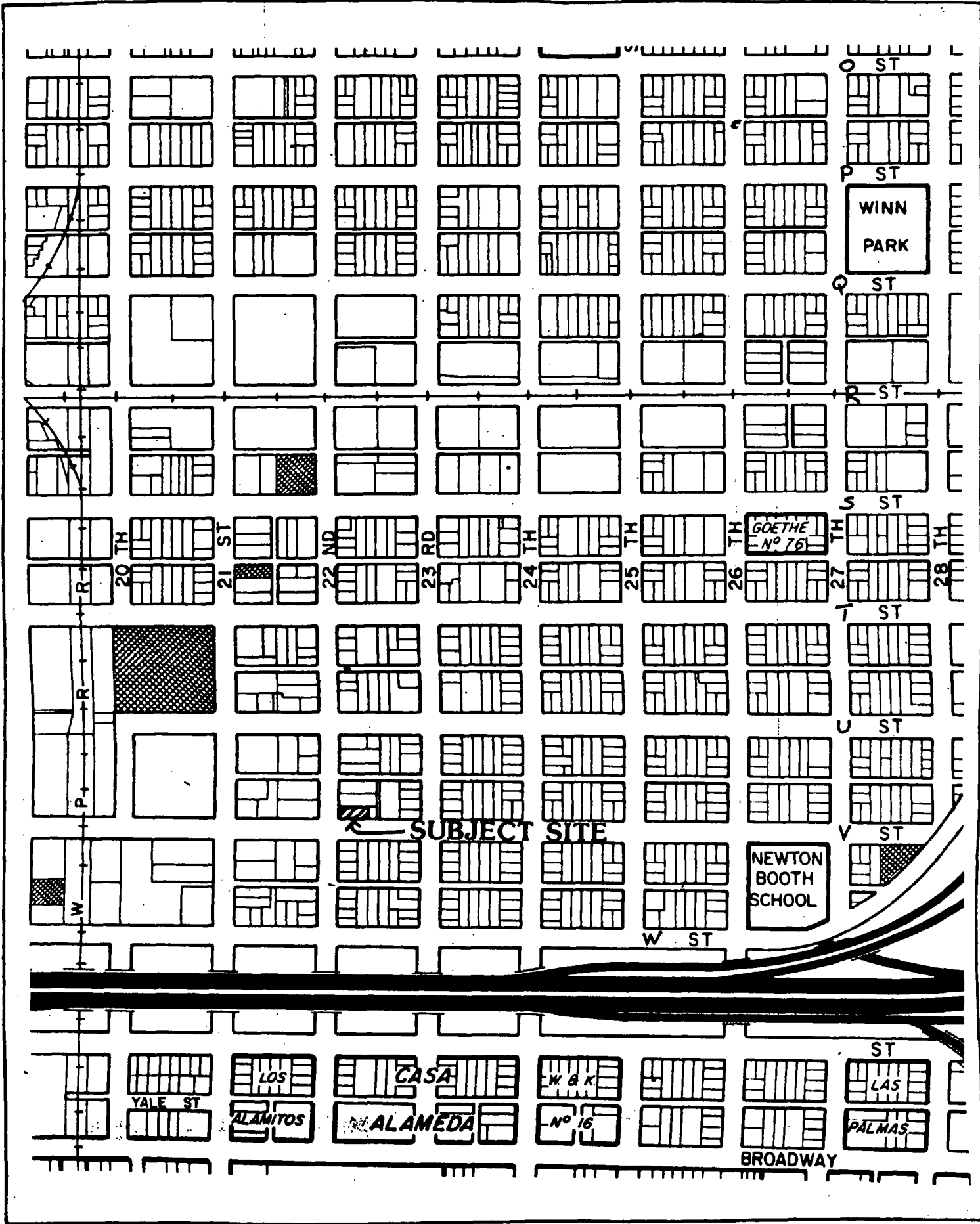
#### Conditions

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



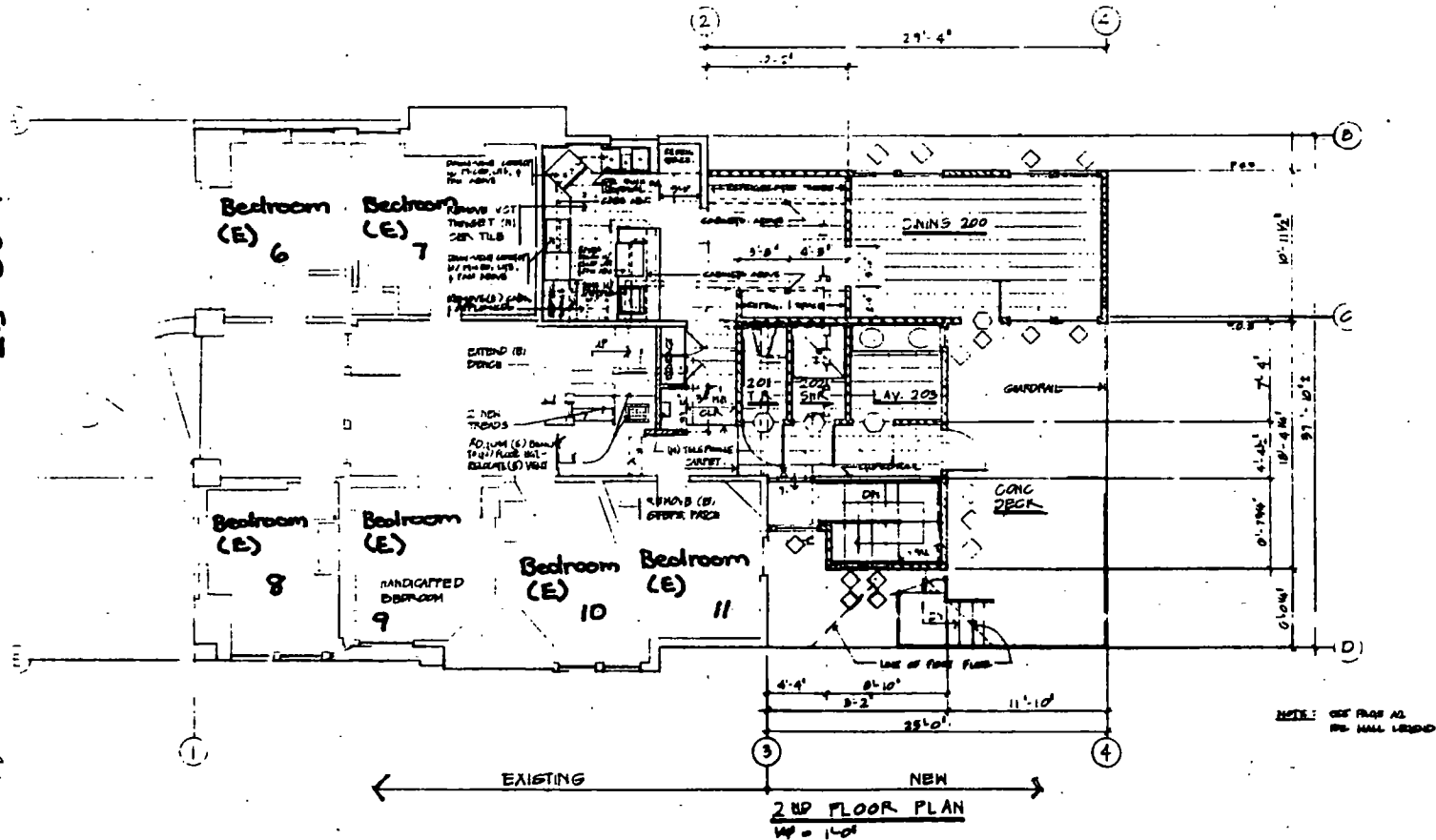




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1-22-87

Adrian 25



B-2

BARNARD - HOY ARCHITECTURE

Consultants:

Partitions:

Project: PELOS BOARDING HOUSE  
2129 22<sup>ND</sup> ST  
SACRAMENTO, CA. 95818

Client: WILLIAM F. PELOS

Sheet Title: 2ND FLOOR PLAN

Job No.:

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

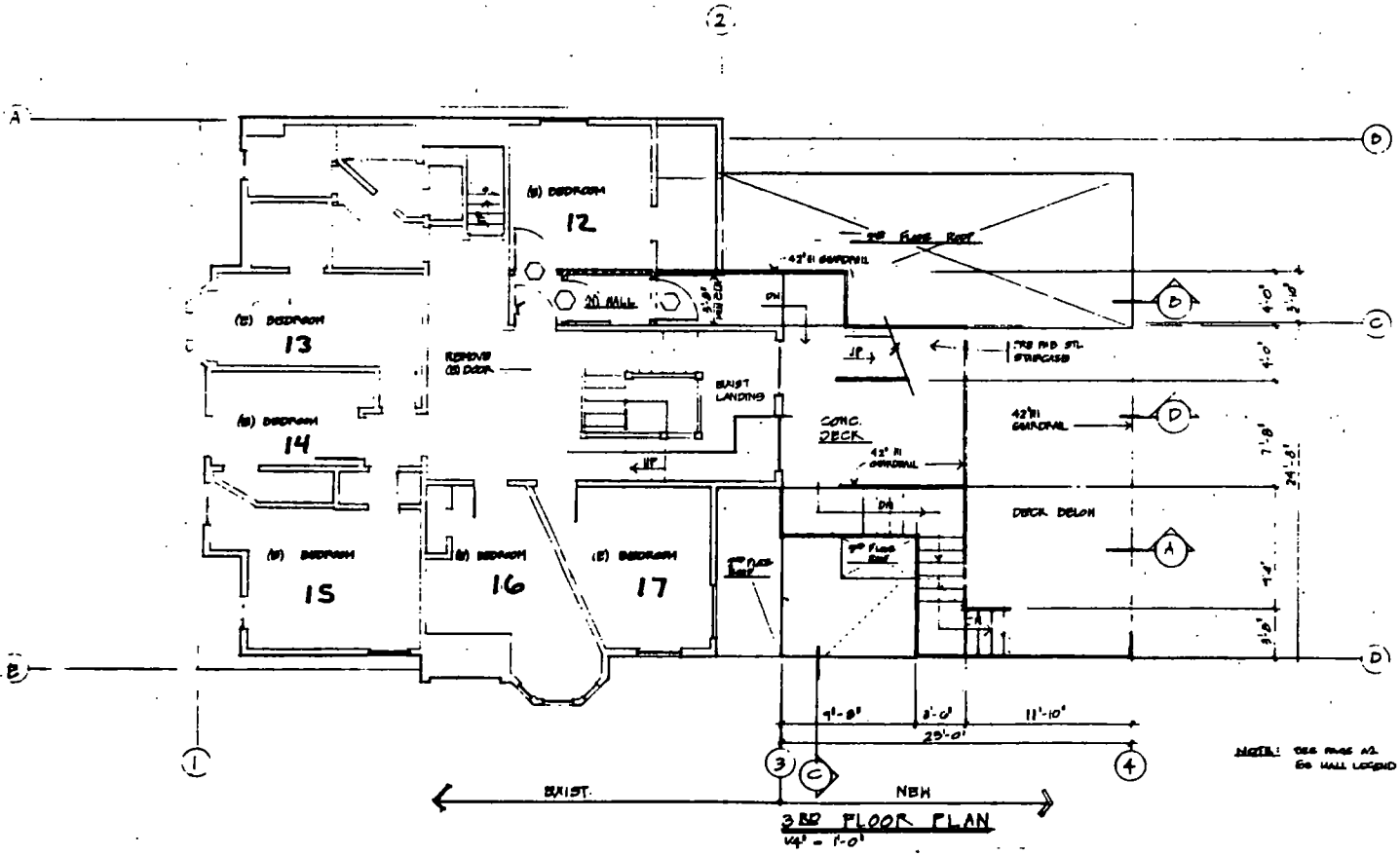
A 3

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P87-035

1-22-87

Draw 25



B-3

BARNARD - HOY ARCHITECTURE

Consultants:

Revisions:

Project: FELOS BOARDING HOUSE  
2121 22ND ST  
SACRAMENTO, CA 95818

Client: WILLIAM P. FELOS

Sheet Title:

3RD FLOOR PLAN

Job No.:

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

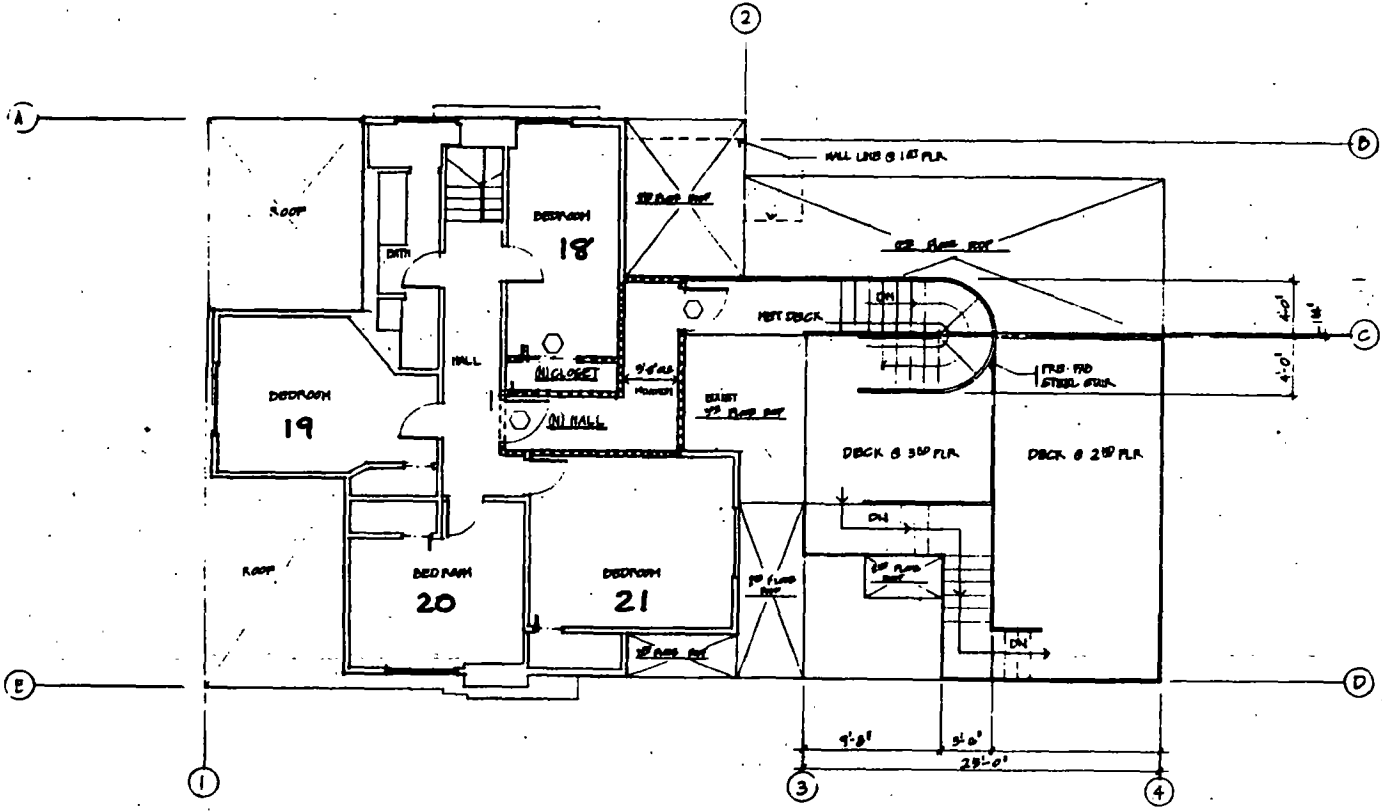
A 4

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1-22-87

Stem 25



4<sup>TH</sup> FLOOR PLAN  
1/4" = 1'-0"

B-4

BARNARD - NEV ARCHITECTURE	
Consultants:	
Revisions:	
Project: MEL OS BONDING HOUSE 2127 22 <sup>ND</sup> ST SACRAMENTO, CA. 95818	Client: WILLIAM F. PELLOS
Sheet Title: 4 <sup>TH</sup> FLOOR PLAN	
Job No.:	
Designer:	
A 5	

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

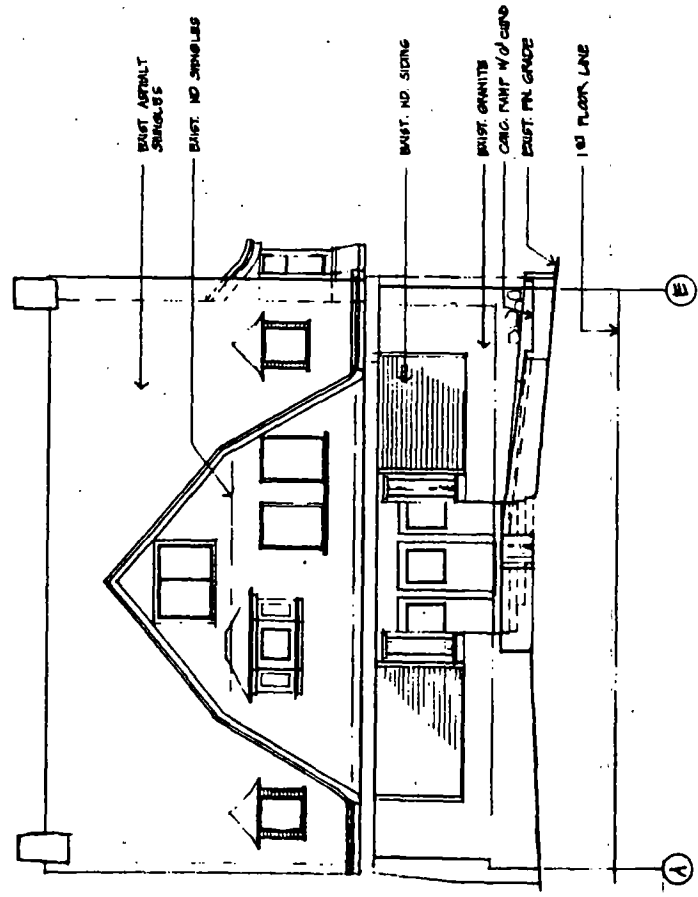
WEST ELEVATION

FIELDS BOARDING HOUSE  
2129 22<sup>RD</sup> ST  
SACRAMENTO, CA 95818  
MILLEN P. FIELDS

BARNARD-KOY  
ARCHITECTURE

# EXHIBIT C ELEVATIONS

## C-1



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Item 25



