

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|----------------------|-------------------|
| APPLICANT | Alan Oshima, 1723 J Street, Sacramento, Ca. 95814 | | |
| OWNER | Alan Oshima, 1723 J Street, Sacramento, Ca. 95814 | | |
| PLANS BY | Same | | |
| FILING DATE | 10-25-82 | 50 DAY DRACTION DATE | REPORT BY: RBH:mm |
| NEGATIVE DEC. | EIR | ASSESSOR'S PCL. NO. | 009-321-58 |

LOCATION: 1150 Larkin Way

PROPOSAL: Construct six townhouse units

PROJECT INFORMATION:

| | |
|---|---------------------|
| 1974 General Plan Designation: | Commercial/Offices |
| 1963 Riverside-Land Park Community Plan Designation: | Shopping/Commercial |
| Existing Zoning of Site: | R-2A |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use & Zoning:

| | |
|--------|--------------------|
| North: | Apartments: R-3 |
| South: | Single Family R-1 |
| East: | Single Family; R-1 |
| West: | Commercial |

| | |
|------------------------------|----------------------------|
| Parking Required: | 6 spaces |
| Parking Provided: | 10 spaces |
| Parking Ratio Required: | 1:1 |
| Property Dimensions: | Irregular |
| Property Area: | .62± acres (21,078 sq.ft.) |
| Density of Development: | 16.5 du/ac |
| Height of Building: | Two stories |
| Street Improvements: | To be provided |
| Topography: | Flat |
| Square Footage of Building: | |
| Total: | 10,824 |
| Unit: | 1,353 |
| Living: | 1,155 |
| Garage: | 198 |
| Exterior Building Colors: | Browns |
| Exterior Building Materials: | Stucco and Wood |

BACKGROUND: This project has been reviewed by the City Planning Commission for the following entitlements: (P82-191)

1. Environmental Determination
2. Tentative Map to divide 0.6± vacant acres in the Garden Apartment R-2A zone into eight townhouse lots and one common lot.
3. Special Permit for townhouse development of eight units.

4. Variance to reduce front yard setback from 25 feet to 20 feet.
5. Variance to reduce rear yard setback from 15 feet to 12 feet.
6. Variance to allow three off-street parking spaces in the front yard setback area.
7. Variance to allow backout parking to a public street (withdrawn)

On October 14, 1982 the City Planning Commission approved revised plans which deleted the cul-de-sac and reduced the project to six units. One of the concerns of the Commission was the design compatibility of the project with the existing residential neighborhood. One condition of approval was review of the project by the Design Review Board.

The City Council will review the following on the project at their meeting of Tuesday, November 16, 1982:

1. Environmental Determination
2. Subdivision Modification to waive cul-de-sac requirements; and
3. Tentative Map

STAFF EVALUATION: Staff feels that the overall site planning is well thought out but one problem is found in the handling of the terminus of Larkin Way. This concern is also shared by the neighbors of the project (see attachment 1). The sidewalk which will cross the end of Larkin Way must be pulled back behind the property line. This sidewalk entry area needs to be redesigned. The applicant should take into consideration the neighbors comment on landscaped berms and specimen sized trees and shrubs on all street exposures. Staff also feels that a curved crosswalk at the driveway apron would be more pleasing and would allow for easier street cleaning.

The exterior design of the buildings has been modified by the change of wood to stucco. Otherwise the elevations are the same as first proposed. The garage of each unit does not have any exterior light source. A dormer over both garage areas would provide light to the interior and give a little more design break-up to the front facade. This shed dormer could extend across the sloping garage roof as one horizontal unit with two windows in the face of the dormer. No other style dormer would fit on this building design.

Both hip and gable roofs are found in this neighborhood. Staff does not feel the need for any roof change to the proposed structures. The rear elevations of the buildings face away from the street. Therefore, those elevations will not effect the streetscape. The side elevations are well handled.

Staff does not feel that brick is needed on the front elevation as requested by the neighbors and that asphalt shingles will be more appropriate to this type building design than shake would be.

If the driveway is to be concrete, then a pressed in surface treatment to match the interlocking paving stones is needed.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. Council approval of the project.
2. Redesign of Larkin Way entry, sidewalk and entry landscaping.
3. Placement of a dormer over the garage area.
4. Pressed in surface treatment on driveway concrete. Design to match paving stones.

Approval is based on the following Findings of Fact:

1. The project as conditioned will blend into the neighborhood.
2. The project as conditioned will meet zoning code requirements.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

ATTACHMENT 1

NEIGHBORHOOD POSITION

LARKIN WAY TOWNHOUSE DEVELOPMENT

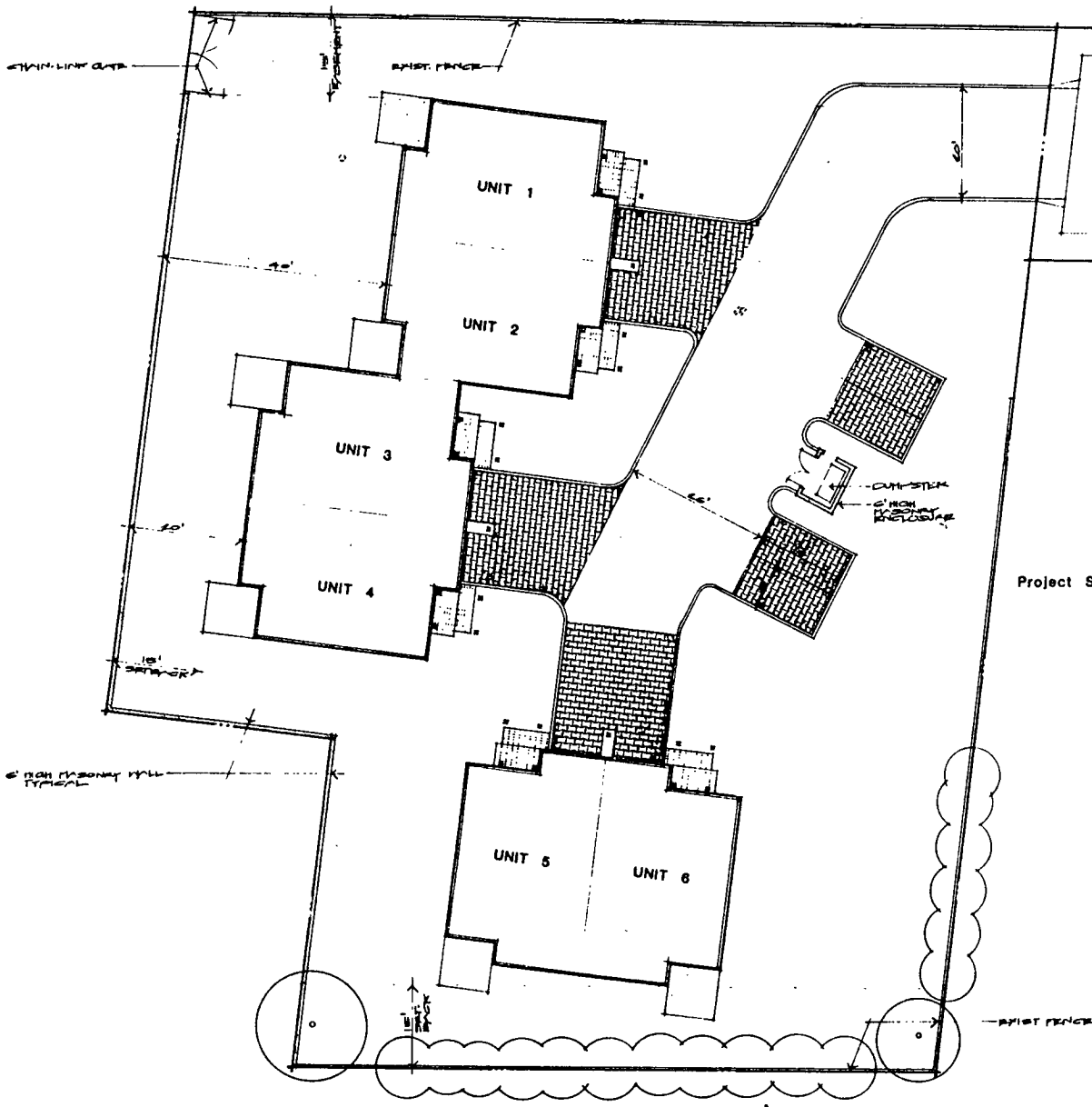
(P82-191)

- DENSITY: No more than six units.
- CUL-DE-SAC: Allow development without cul-de-sac.
- FRONT ELEVATION: Surface material should be stucco and brick with additional architectural relief features.
- ROOFS: Shake covering with multidirectional lines and additional architectural treatments such as dormers.
- LANDSCAPING: Landscaped berms four feet high and specimen-sized trees and shrubs on all street exposures. Additional landscaping in all common areas. Landscape screening of all trash container storage areas.
- PAVED SURFACES: All street exposed paved areas surfaced with brick, paver blocks, or surface treatments.
- EASEMENT: Serious negotiations with adjacent property owner to attempt purchase of existing easement to preclude access between Larkin Way and Riverside Boulevard.

DR 82-192

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SITE PLAN



VICINITY PLAN NO SCALE

PROJECT SUMMARY

| | |
|---------------------|-------------|
| UNIT AREA | 1,007 SF |
| LANDING | 2,800 SF |
| COMMON | 1,000 SF |
| TOTAL BUILDING AREA | 4,807 SF |
| LANDSCAPED AREA | ± 10,540 SF |
| TOTAL AREA | ± 15,347 SF |
| TOTAL SITE AREA | 20,010 SF |
| PARKING REQUIRED | 9 SPACES |
| PROVIDED | 10 SPACES |
| SACRAMENTO COUNTY # | 91-081-00 |

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COMPLIANTS

LARKIN WAY TOWNHOUSES

SCALE 1"=10'-0"

REVISIONS

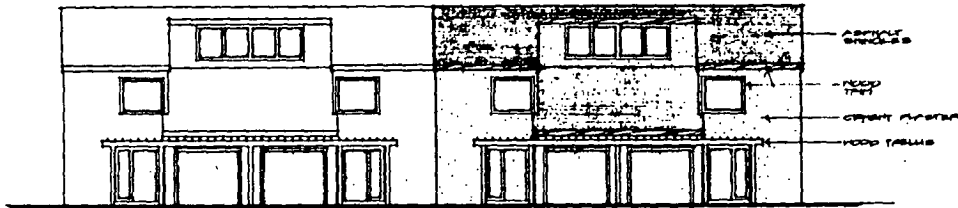
DATE 8 OCT 88 JOB NO. 8131

SHEET 1

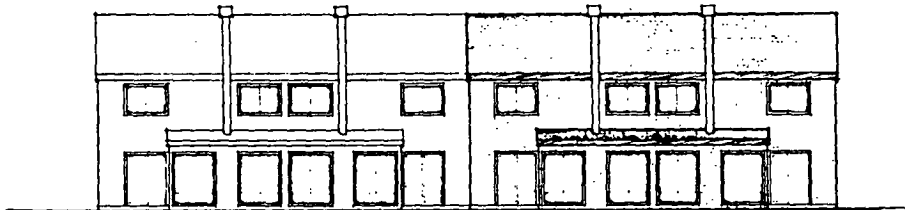
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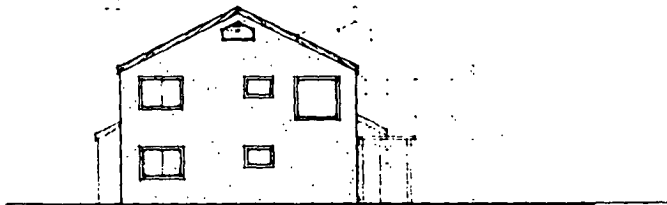
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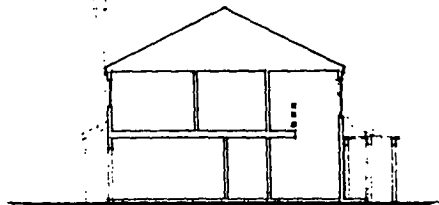
FRONT ELEVATION



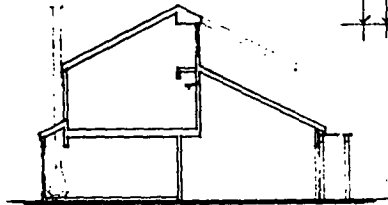
REAR ELEVATION



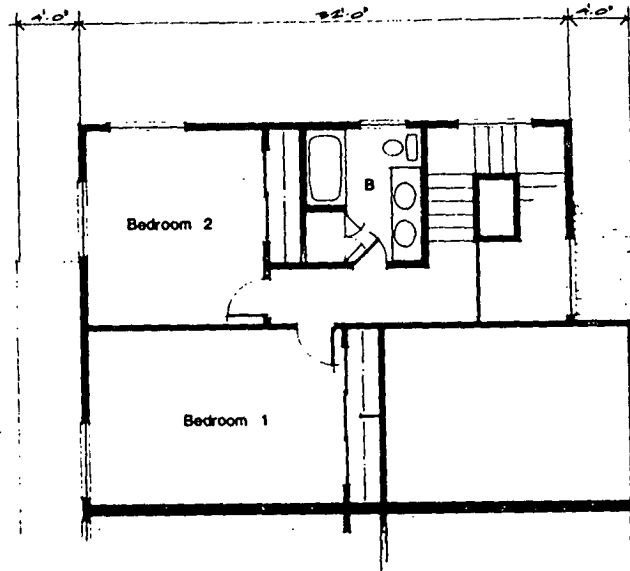
SIDE ELEVATION



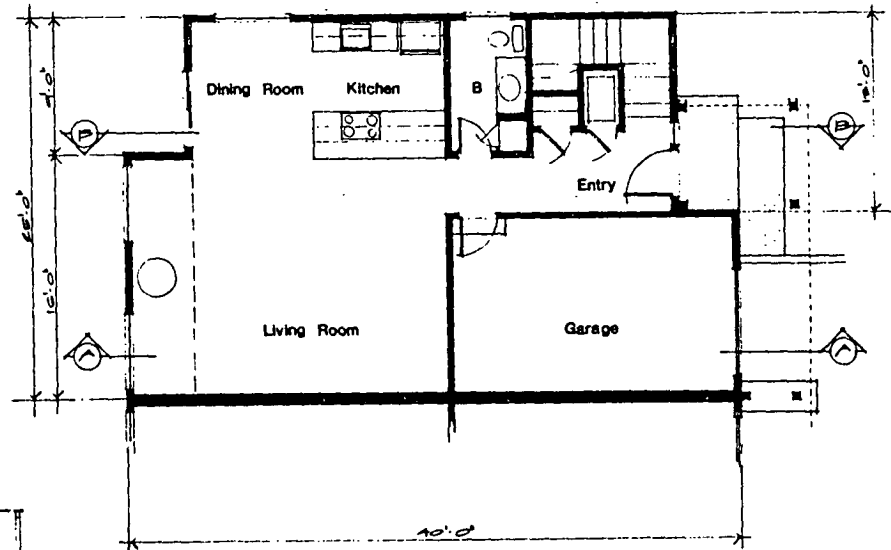
SECTION B



SECTION A



SECOND FLOOR PLAN



FIRST FLOOR PLAN



CONSULTANTS

LARKIN WAY TOWNHOUSES

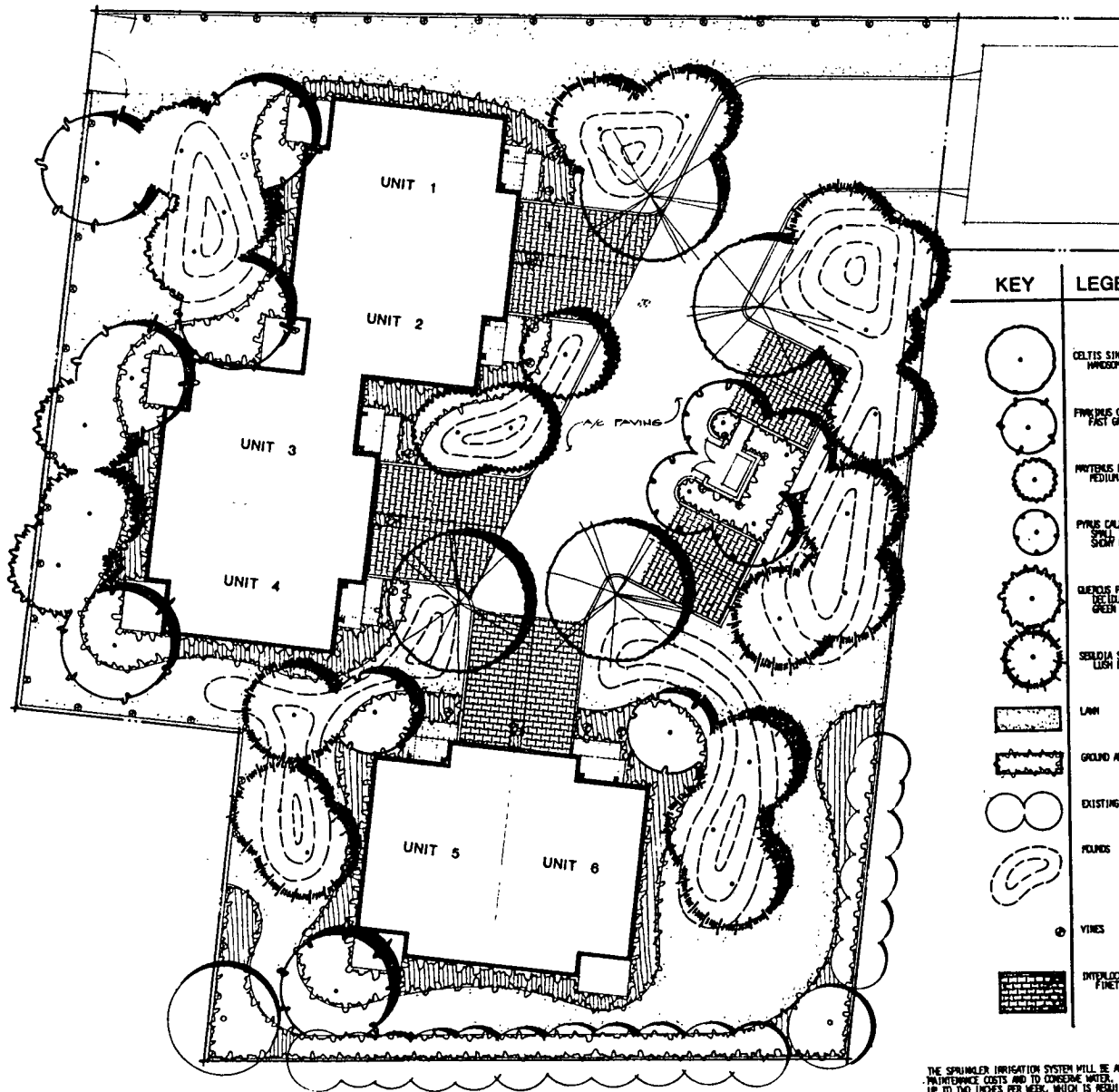
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| KEY | LEGEND |
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| | CELTIS SINENSIS ... CHINESE HICKORY MIDSIZE DECIDUOUS SHADE TREE WITH SHINY RICH GREEN LEAVES. |
| | FRAXINUS OVICARPA "FRANCOIS" ... FRAXINUS ASH FAST GROWING DECIDUOUS SHADE TREE WITH RED FALL COLOR. |
| | PRUNELLA DOMESTICA "MULTI-SPECIES" ... PRUNELLA TREE MEDIUM SIZE EVERGREEN TREE WITH WILLOW-LIKE SMALL BLUE GREY LEAVES. |
| | PYRUS CALLERYANA "BARKER" ... BARKER PEAR SMALL TO MEDIUM SIZE DECIDUOUS TREE WITH SHINY DARK-GREEN LEAVES. SHORT BRANCHES OF FRAGRANT WHITE FLOWERS. |
| | QUERCUS PALUSTRIS ... PIN OAK DECIDUOUS TREE OF SLENDER PYRAMIDAL HABIT WITH LARGE, GLOSSY DARK GREEN LEAVES. COLORFUL FALL LEAVES. |
| | SEROTIA SEPPERVIRENS "NORTON BLUE" ... COAST REDWOOD LUSH BLUE-GREEN NEEDLE-LIKE LEAVES AND DEEP RED ROUGH BARK. |
| | LAWN |
| | GROUND AND/OR SHRUB PLANTING |
| | EXISTING TREES AND SHRUBS TO REMAIN |
| | PONDS |
| | VINES |
| | INTERLOCKING PAVING STONES FINETTA PATTERN. |

LANDSCAPING PLAN



THE SPRINKLER IRRIGATION SYSTEM WILL BE AUTOMATIC TO PROVIDE ADEQUATE SUPPORT OF PLANT GROWTH, TO REDUCE MAINTENANCE COSTS AND TO CONSERVE WATER. THE SYSTEM WILL BE DESIGNED TO PROVIDE A PRECIPITATION RATE OF UP TO TWO INCHES PER WEEK, WHICH IS REQUIRED IN THE HOT SUMMER MONTHS OF THE SITE. IT WILL ALSO BE DESIGNED TO HAVE THE CAPABILITY OF GOING THROUGH A COMPLETE CYCLE DURING THE EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND AND EVAPORATION).

THE LAWN AND SHRUB AREAS WILL BE IRRIGATED SEPARATELY, SINCE THEIR WATER REQUIREMENTS DIFFER GREATLY. SHRUB AREAS WITH VIBRANTLY COLORFUL FLOWERS WILL BE WATERED SEPARATELY TO AVOID EXCESSIVE FLOODING AND STAMING. PROPER IRRIGATION PROGRAMMING CAN ALSO REDUCE THE GROWTH OF WEEDS.

IRRIGATION MATERIAL SPECIFIED WILL BE WELL-KNOWN BRANDS LOCALLY AVAILABLE. INSTALLATION DETAILS WILL CONFORM TO PUBLISHED SPECIFICATIONS, WHICH SHOULD REDUCE MAINTENANCE COSTS. EQUIPMENT WILL BE SELECTED ON THE BASIS OF RELIABILITY AND SIMPLICITY AND EASE OF MAINTENANCE.

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LARKIN WAY TOWNHOUSES

SCALE 1"=10'-0"



REVISIONS

DATE 8 OCT 82

DATE

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