
. CITY OF SACRAMENTO .
. DESIGN REVIEW - PRESERVATION BOARD .

1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT Dean Unger, 700 Alhambra Blvd, Sacto, CA, 95816

OWNER Same

PLANS BY applicant **REPORT BY** Luis Sanchez **FILING DATE** 6/18/93

ASSESSOR'S PARCEL NUM. 010-166-040

LOCATION: 2217 21st Street

PROPOSAL: The applicant proposes a two story, 6 unit, residential care facility.

PROJECT INFORMATION:

Existing Zoning of Site: RO
Existing Land Use of Site: vacant

Surrounding Land Use and Zoning:

North: commercial, RO
South: residential, RO
East: commercial, residential, R1B
West: commercial, residential, C2

Property Dimensions: 40'-0" X 170'-0"
Property Area: 6,800 s.f.
Height of Building: 24'-0"
Square Footage of Building: 5842 s.f.
Parking Required: 6 spaces
Parking Proposed: 6 spaces
Bicycle Parking Required/Proposed: none
Significant Features of Site: Poverty Ridge Preservation Area
Exterior Building Colors: Dark gray, tan, off white
Exterior Building Materials: Stucco, wood trim, composition shingles

BACKGROUND INFORMATION: On July 8, 1993, the City Planning Commission approved a Special Permit (P93-019) for this residential care facility for 13 elderly. The Commission also approved a Variance to locate the trash enclosure in the sideyard setback area; a Variance to replace the 6' high masonry wall with a 6' high wooden fence along the south property line; a Variance to reduce the frontyard setback from 25 feet to 18 feet; and a lot line adjustment to relocate a property line.

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. The site for the proposed building is currently vacant and this project will provide an appropriate infill to the architecture of the neighborhood.

2. The street is lined with street trees, and a complimenting tree will be added in front of the project, further enhancing the streetscape. The front setback will also be planted with small trees, shrubs, lawn, and irrigation will be provided.
3. A variance is being requested for a trash enclosure in the side setback on the alley side. Vines will be planted to screen the enclosure.
4. A variance is also requested for a decorative patio wall in the front setback. The stucco and ornamental iron wall will enhance the front elevation and provide additional character to the overall design.
5. The entry is well articulated with stucco trim and archway over an ornate front door.
6. The windows appear to be fixed glass, in any case they should be single hung, double hung, or gridded to match the architectural style of the area. Provide information on window style to staff for review and approval.
7. Stucco trim is provided at the windows on the west elevation and on the upper windows of the north elevation. The lower windows on the north elevation should be trimmed the same for continuity. Provide details of door and window trim to staff for review and approval.
8. The massing and style of the building is appropriate for the area and will fit well into the streetscape. The color scheme selected compliments the design and will be an excellent addition to the neighborhood.
9. No mechanical equipment shall be placed on the roof. Minimize roof vents and any required shall be painted to match the roofing color.
10. The City planner working on the entitlements has worked with the neighborhood group and resolved various concerns they had with parking and security.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following conditions:

1. Final landscape and irrigation plans shall be submitted for review and approval of the Board member landscape architect and staff, prior to issuance of building permits.
2. All HVAC equipment shall be ground mounted and attractively screened, or shall be located in the roof structure of the building. Minimize roof vents and any required shall be painted to match the roofing color.
3. Outside trash storage shall be attractively screened with an enclosure that conforms to City construction standards and is attractively designed with decorative masonry walls and durable heavy gauge metal gates. The design, or redesign, shall be submitted for review and approval of staff.

4. Provide information on window style and frame color to staff for review and approval.
5. Lower windows on the north elevation shall be trimmed to match the upper windows. Provide details of door and window trim to staff for review and approval.
6. The final colors shall be submitted for review and approval of staff.
7. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the surrounding area.
2. The project, as conditioned, conforms with the Board's design criteria.
3. The project, as conditioned, serves to maintain the integrity of the Poverty Ridge Preservation Area.

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

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

QUESTIONS REGARDING THIS PROJECT
may be directed to Luis Sanchez
of the Design Review/Preservation staff,
at (916) 264-5957.