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

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

APPLICANT Stan Wong, POB 864, Citrus Heights, CA 95611

OWNER applicant

PLANS BY applicant

REPORT BY RL:rl

FILING DATE 03-01-91

ASSESSOR'S PARCEL NUM. 002-0175-013

Approved on consent on 4/3/91. RL:hp

LOCATION: 614-18th Street

PROPOSAL: The applicant proposes construction of a two-story duplex on the subject site in the Washington School Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multi-family; R-3A
South: Multi-family (with backout alley parking); R-3A
East: Single-family; R-3A
West: Three-family residential; R-3A

Property Dimensions: 30' x 80'
Property Area: 2400 s.f.
Height of Building: Two-story
Square Footage of Units: Upper - 1146 s.f.
Lower - 758 s.f.
Parking Required: 2
Parking Proposed: 2
Significant Features of Site: Location in Washington School Preservation Area
Exterior Building Colors: Grey
Exterior Building Materials: Horizontal wood siding

BACKGROUND INFORMATION: The applicant had a previous submittal for this site, but had withdrawn that application (PB88-021).

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

1. The current submittal is basically the same as the earlier one. However, the horizontal wood siding previously proposed only for the front elevation is now indicated for all sides of the duplex structure. The window units have been upgraded from horizontal sliders to single or double-hung units, except for the ground floor kitchen. Multi-pane windows, or the appearance of such, is now indicated for all window units.

2. Staff is supportive of the proposed design. However, the narrowness of the street elevation, at 20 feet, and the two-story window bay will result in an overemphasis of the vertical. Providing a continuous porch roof, unbroken at the bay, would lessen that effect.
3. The zoning ordinance requirement that enclosed parking be provided for duplex units has been interpreted to be nonapplicable in the multiple-family zones. Therefore, the one-car garage and one unenclosed space at the rear of the property is satisfactory. However, the garage lacks, by three feet, the minimum required interior depth of 20 feet.

One solution is to provide two uncovered parking spaces and replace the garage with storage and/or additional living space for either of the units. Another possibility is requesting a variance from the minimum dimensional requirements for the garage from the City Planning Commission.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions:

1. Provide one continuous porch roof over the front entries.
2. Resolve the lack of adequate depth for the garage.
3. The final colors shall be submitted for review and approval of staff.
4. All window and door units shall be prefinished in a color complementary to the body color of the building, subject to review and approval by staff.
5. The standard City window trim and sill detail shall be utilized.
6. Detailed 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.
7. All HVAC equipment shall be ground mounted and attractively screened, or placed within the roof structure.
8. Any outside trash storage shall be attractively screened from public view. If not located in a screened rear yard, the trash storage shall be screened by a sturdy and attractively designed wood enclosure. The design of an enclosure shall be subject to the review and approval of staff.
9. All required new and revised plans shall be submitted for review and approval by staff prior to issuance of building permits.
10. 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.

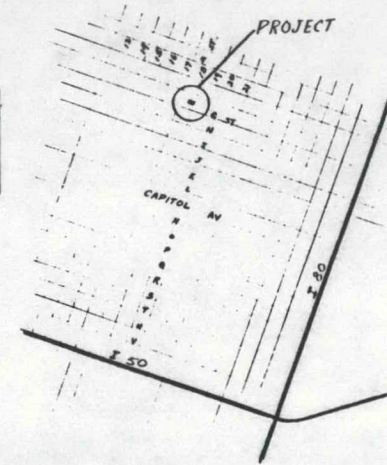
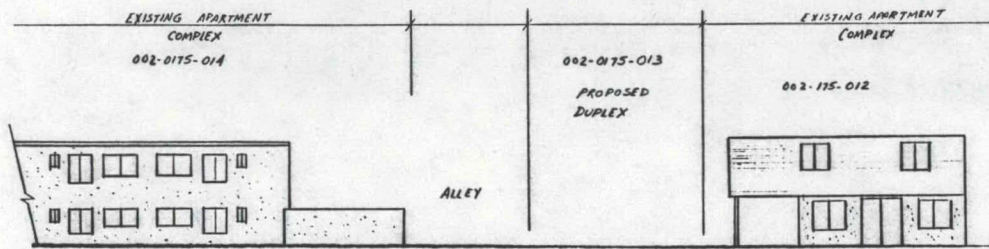
Approval is based on the following findings of fact:

1. The project, as conditioned, serves to maintain the integrity of the Washington School Preservation Area.
2. The project, as conditioned, conforms with the Board's design criteria.

APPROVAL BY 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.



OWNER/DEVELOPER
STANLEY L. WONG
P.O. BOX 864
CITRUS HEIGHTS CA, 95611

UTILITIES:

WATER
SEWER
ELECTRIC
GAS

ZONING

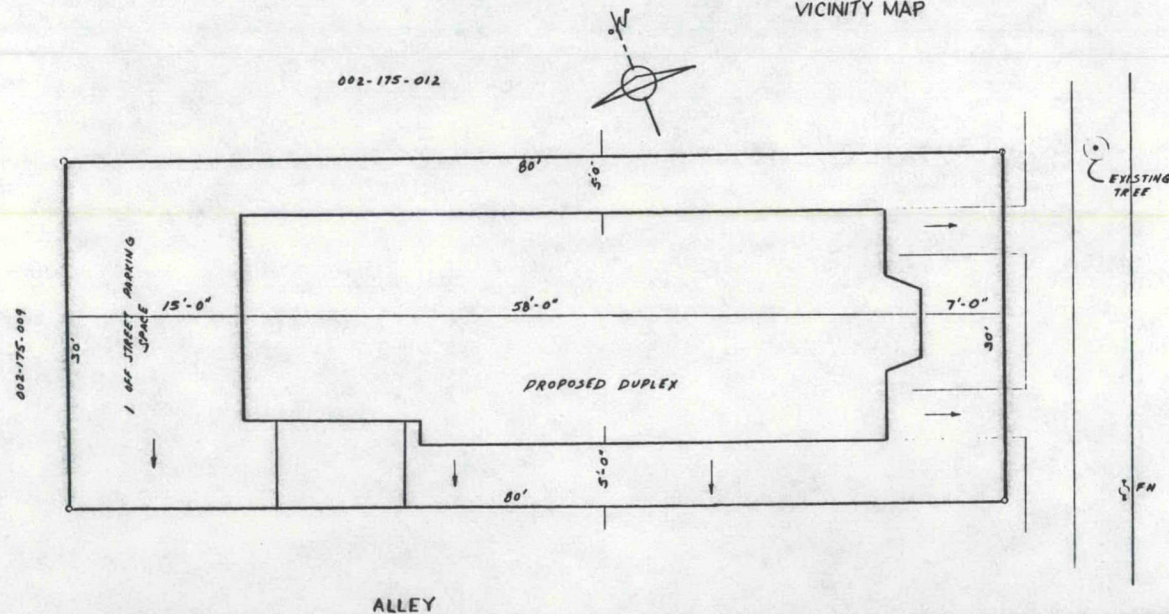
PRESENT LAND USE:

VACANT

PROPOSED LAND USE:

DUPLEX

AP#
002-175-013



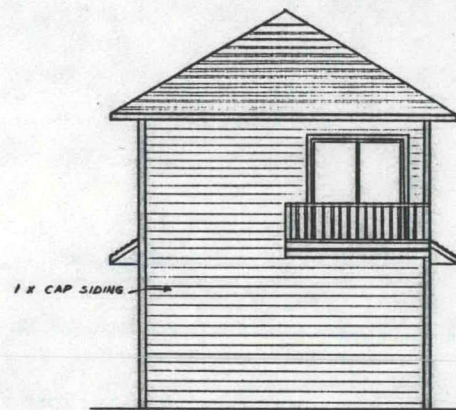
SITE PLAN

1" = 5'

002-175-014

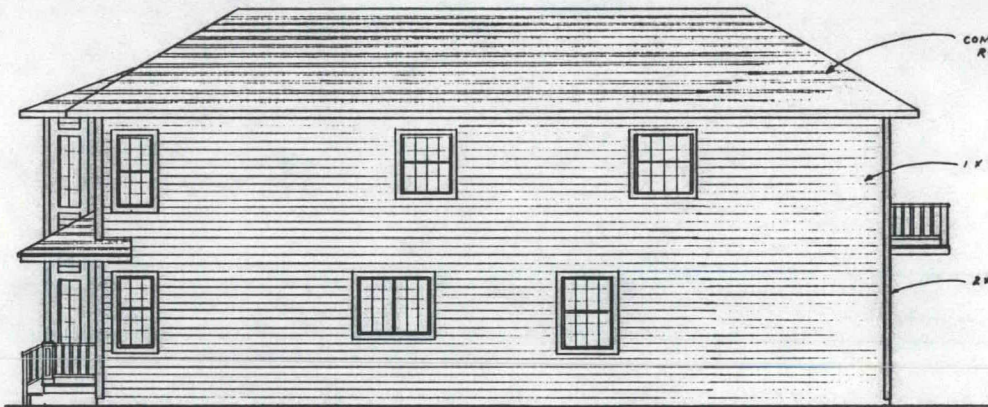
REVISIONS	BY

DATE	FEB. 1, 1991
SCALE	1" = 5'
DRAWN BY	WONG
JOB	004-18-25
SHEET	1
OF	Sheets



REAR ELEVATION

$\frac{1}{4}" = 1'-0"$
WEST



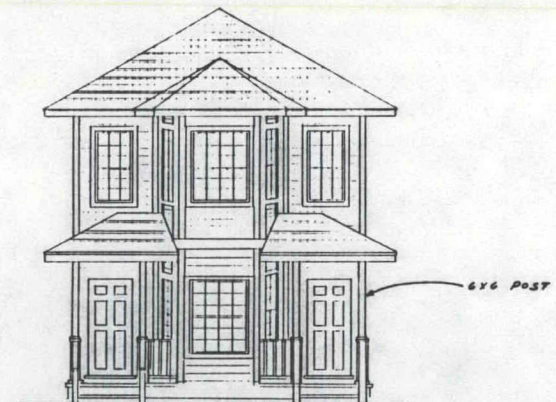
RIGHT ELEVATION

$\frac{1}{4}" = 1'-0"$
NORTH



LEFT ELEVATION

$\frac{1}{4}" = 1'-0"$
SOUTH



FRONT ELEVATION

$\frac{1}{4}" = 1'-0"$
EAST

REVISIONS	BY

ELEVATIONS

Date FEB, 1991

Scale

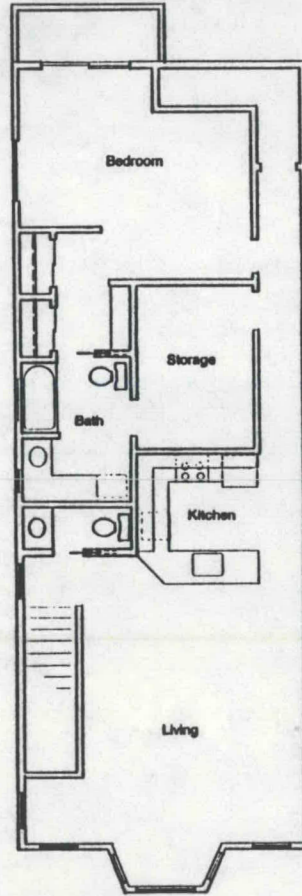
Drawn S. H. W. J. G.

Job

Sheet

2

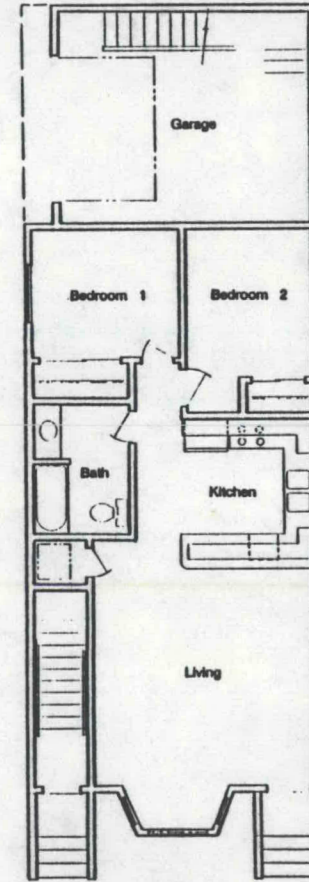
Of Sheets



1146 SF

UPPER FLOOR

1/4" = 1'-0"



750 SF

LOWER FLOOR

1/4" = 1'-0"

REVISIONS	BY

FLOOR PLANS

Date	FEB. 1991
Scale	1/4" = 1'-0"
Drawn	J. M. G. G.
Job	614-1031
Sheet	3
Of	Sheets

PB91-005

1 apt left of site





2. apt. left of site



5. Duplex across the street
609 & 611 - 18th St



6. House across the street
615 - 18th st



7. Duplex across the street



3. Site



4. 2pt right of site