

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Emery Liesure, 6636 Shady Lane, Carmichael, CA 95608		
OWNER	Applicant		
PLANS BY	Applicant		
FILING DATE	50 DAY	DRACTION DATE	REPORT BY: CSL:dgh
NEGATIVE DEC.	N/A	EIR NA	ASSESSOR'S PCL. NO. 266-242-25, 26, 28, 30, 31, 32, & 39

LOCATION: Northeast corner of Helena Avenue and Plover Street

PROPOSAL: Applicant proposes to construct 10 one-story residential units on site.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1965 Arden-Arcade Community Plan Designation: Multiple Family Residential

Existing Zoning of Site: R-2A
 Existing Land Use of Site: Two Single-Family Residences

Surrounding Land Use and Zoning:
 North: R-2A
 South: R-2A
 East: R-2A
 West: R-2A

Parking Required: 10 spaces
 Parking Provided: 36 spaces
 Parking Ratio: 1:13.6 units
 Property Dimensions: Irregular
 Property Area: 1.2 + acres
 Density of Development: 10 du/ac
 Square Footage of Building: 1,008 square feet
 Significant Features of Site: infill project
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 Exterior Building Colors: Earthtones
 Exterior Building Materials: Gray, blue gray, white green, beige

BACKGROUND INFORMATION: On August 4, 1982, this project was submitted to the Board for review and approval. The item was continued so that the applicant could return with revised plans reflecting Board conditions.

STAFF EVALUATION: Staff feels that the revised plans adequately address the Board's concerns. The fence plan and color samples will be presented at the meeting. The applicant proposes to use four base colors with four trim colors: light beige, brown; light green; green; white, gray; light blue gray, blue gray. Condition #2 required the applicant to place a sign at the Helena Avenue entrance. This condition cannot be met as no signs can be placed in the setback area. Placing the sign 25 feet back does not serve the purpose of having the sign in the first place.

STAFF RECOMMENDATION: Staff recommends approval of the project with the following condition:

1. The landscape plan must be submitted to staff for review and approval.

This recommendaiton is based on the following Findings of Fact:

1. The conditioned project will comply with all zoning requirements;
2. The conditioned project will allow for affordable housing.

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Emory Liesure, 6636 Shady Lane, Carmichael, CA 95608		
OWNER	Applicant		
PLANS BY	_____		
FILING DATE	50 DAY	DRACTION DATE	REPORT BY: _____
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO. 266-242-25, 26, 28, 30, 31, 32, & 39	

LOCATION: Northeast corner of Helena Avenue and Plover Streets

PROPOSAL: Applicant proposes to construct 10 one-story residential units on site.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Arden-Arcade Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Two Single-Family Residences

Surrounding Land Use and Zoning:

North: R-2A
 South: R-2A
 East: R-2A
 West: R-2A

Parking Required:	10 spaces
Parking Provided:	36 spaces
Parking Ratio:	1:13.6 units
Property Dimensions:	Irregular
Property Area:	1.2 + acres
Density of Development:	10 du/ac,
Square Footage of Building:	1,008 square feet
Significant Features of Site:	infill project
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Playwood exterior & Composition roofs

BACKGROUND INFORMATION: On May 13, 1982, the Planning Commission approved with staff conditions the necessary entitlements to develop this 10-unit residential condominium project. On June 15, 1982, Council approved the project with the recommended staff conditions.

Pursuant to the conditions of the Special Permit, the Design Review/Preservation Board is requested to review the overall elevations prior to issuance of building permits. Suggestions made by the Design Review/Preservation Board shall be incorporated into the plans.

PROJECT INFORMATION: The subject site is located in an area that is developed primarily with single family dwellings on deep lots. The area is zoned R-2A which is intended for

multiple-family dwellings. The applicant's proposal is consistent with the zoning and compatible with surrounding land uses.

The intent of the project is to allow for ten moderate income units. Four units will be detached; six units will be three half-plexes. Two designs have been submitted. Eight units will be design 'A'. Two units will be design 'B'. Each unit will be 768 square feet.

Both designs will have vertical grooved plywood siding and composition shingled roofs. Windows and doors will have 2" x 4" wood trim. Corners will have 2" x 6" and 2" x 4" wood trim.

STAFF EVALUATION: Staff has reviewed the proposed designs with the thought in mind that this is a moderate income development. Therefore, no major changes are being proposed. Minor changes are outlined under conditions.

Staff believes that the greatest benefit to the project would be a heavy landscape plan and a different color scheme.

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

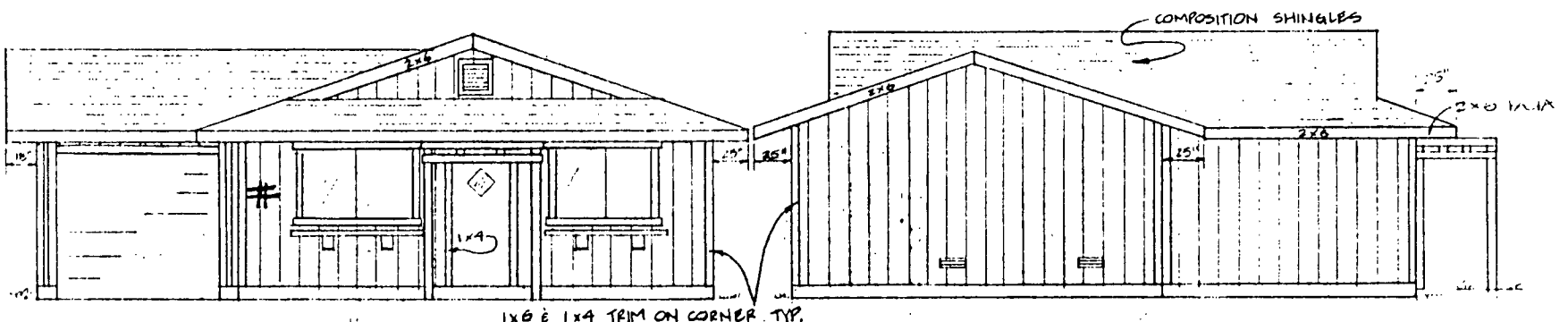
1. The project boundaries should be enclosed with a wooden fence;
2. A sign at the Helena Avenue entrance should identify the development name and inclusive addresses;
3. A sign should identify guest parking;
4. The project should be heavily landscaped. Trees and shrubs should be balanced with open areas of grass and garden areas. The landscape plan should be submitted to staff for final approval;
5. Each unit should be marked with a large address number;
6. A concrete walk should be provided from the garage to the front door;
7. A concrete patio should be provided off of the rear garage door;
8. Door height on both plans should correspond with window height;
9. Garage doors should be wood for both plans;
10. On Design 'A' all door and window trim should be right angle corners;
11. On Design 'A' the front door should be paneled;
12. On Design 'A' the front entry should be accented by a trellis supported by posts;
13. On Design 'B' the front entry should be accented by a gable roof supported on posts;
14. The color scheme should include Eucalyptus Blue as a base color and warm gray for trim, rather than the proposed yellow cream and brown.

This recommendation is based on the following Findings of Fact:

1. The project will comply with all zoning requirements.
2. The project will allow for affordable housing.

82-168

Revised Design A

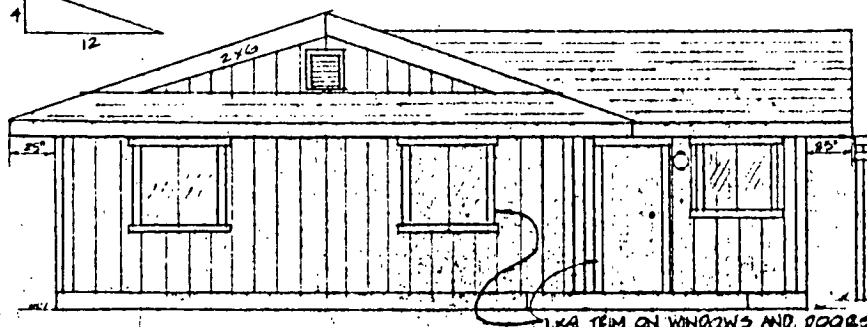
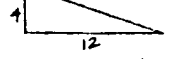


FRONT ELEVATION
SCALE 1/4" = 1'-0"

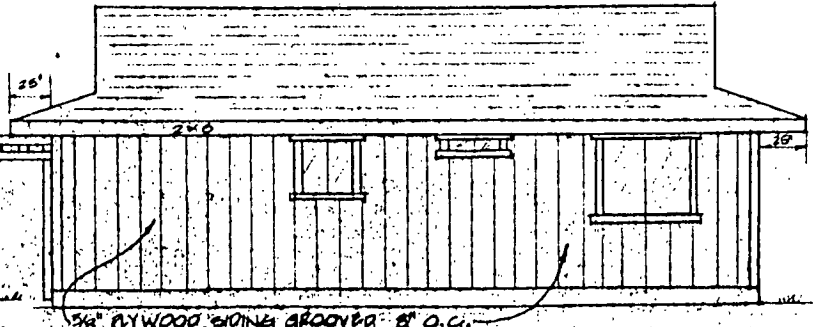
LEFT ELEVATION
SCALE 1/4" = 1'-0"

8.18.82

ROOF PITCH
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



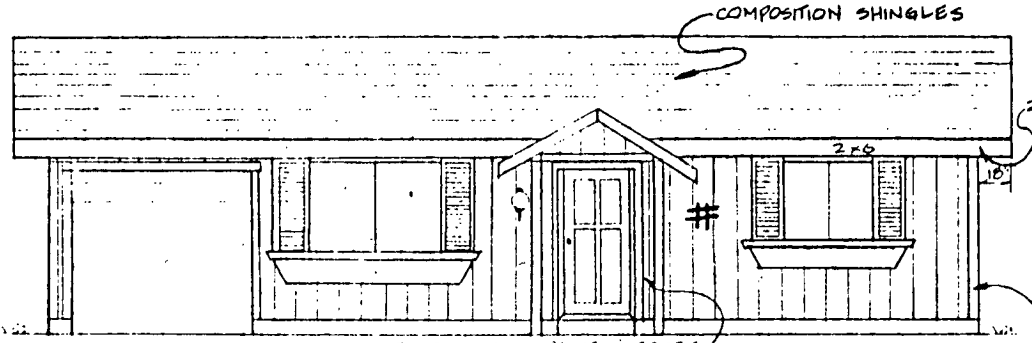
RIGHT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS: LOTS 239, 210
LOTS 566 AND LOTS 708, SINGLE
JOINED AT PROPERTY LINES

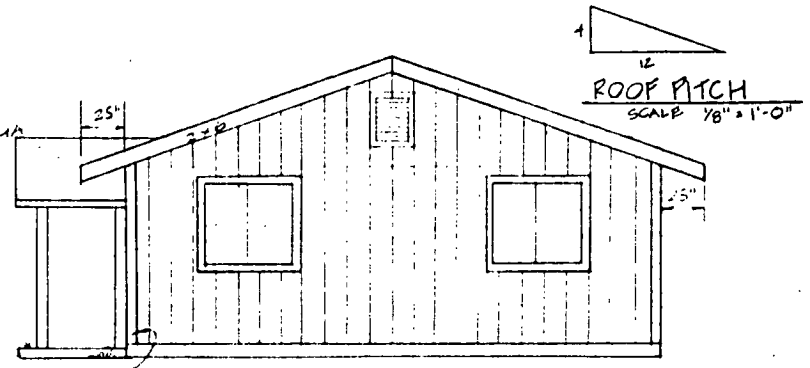
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Revised Design B

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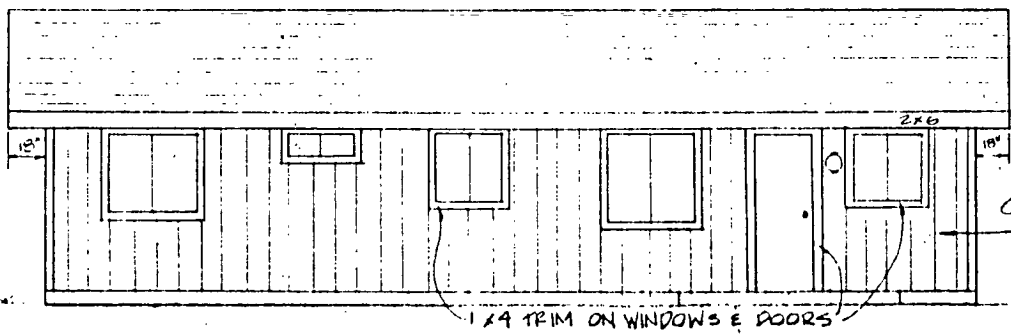


FRONT ELEVATION
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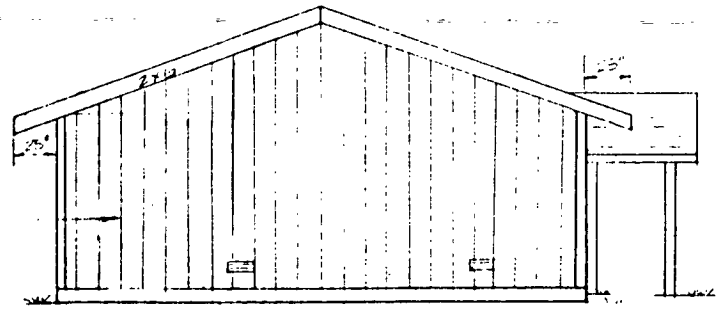


RIGHT ELEVATION
SCALE 1/4" = 1'-0"

8.18.02



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS LOTS 1&4

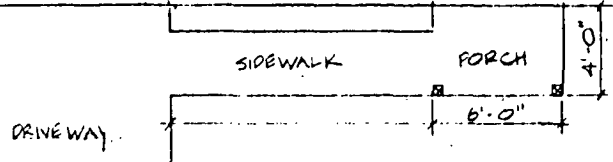
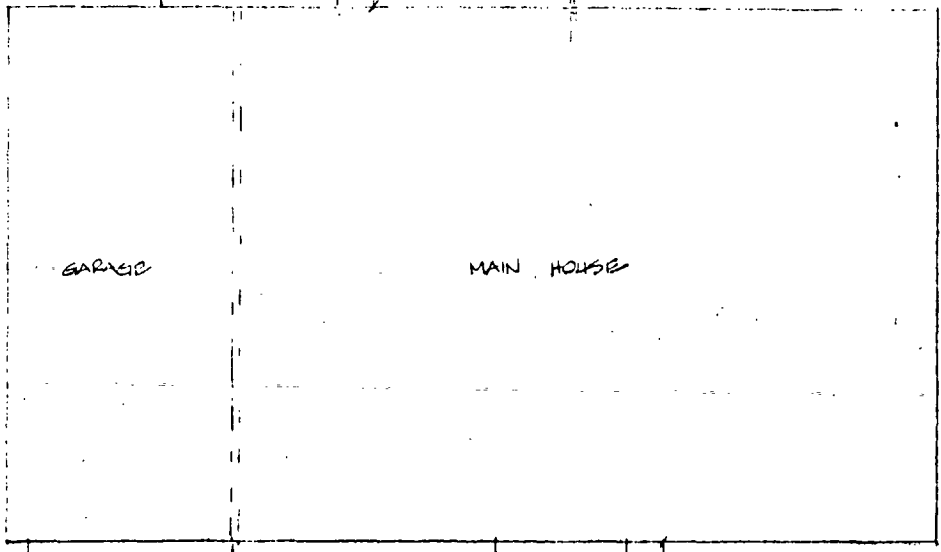
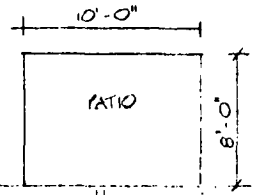
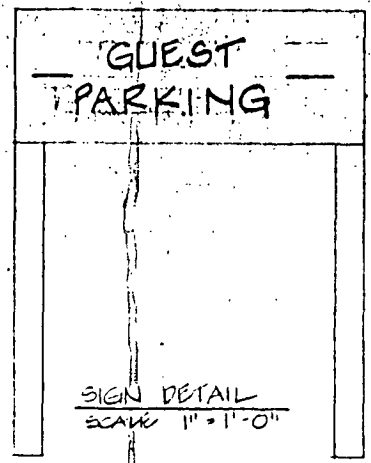
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Revised

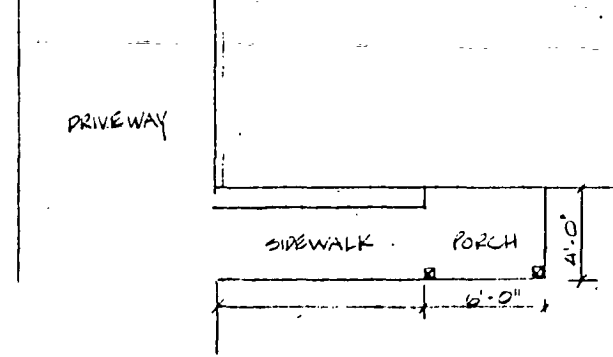
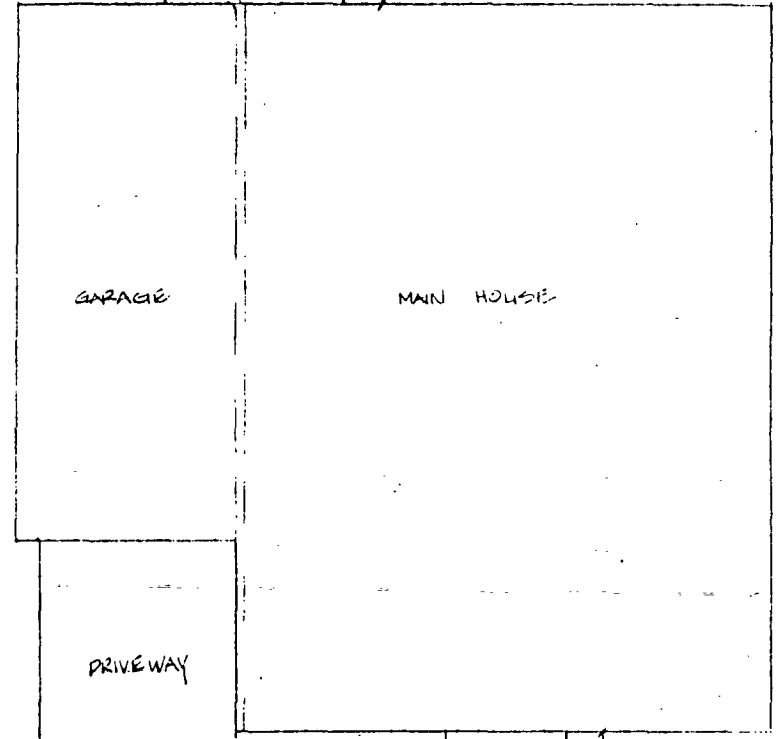
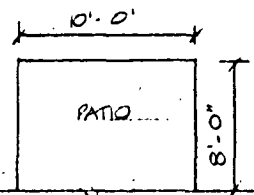
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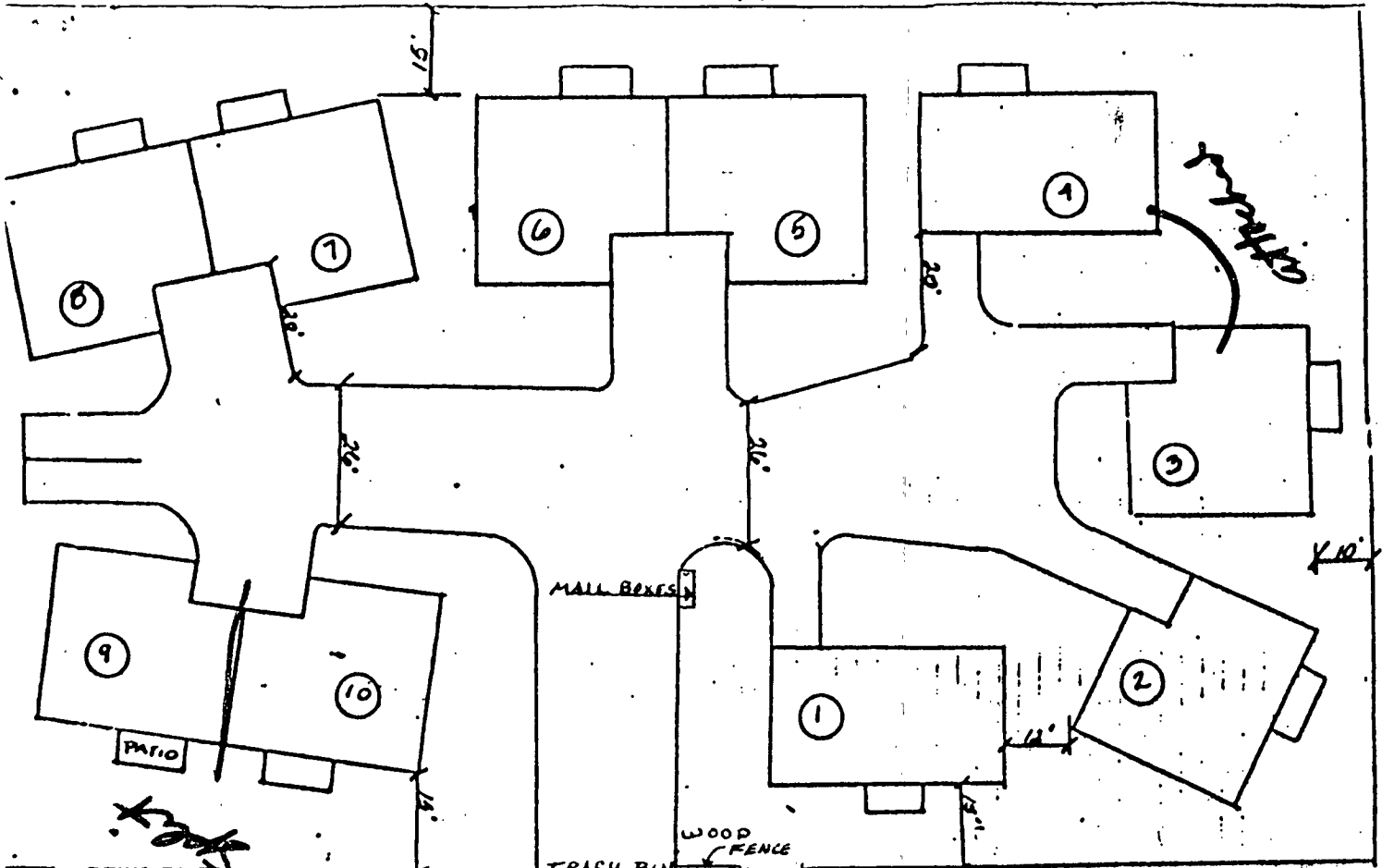
7/4



DESIGN B
SIDEWALK, PORCH, & PATIO PLAN



DESIGN A
SIDEWALK, PORCH, & PATIO PLAN



SUITE 200

6' Wood Fence

6' Wood fence

IF

IF

setback Area (No fence)

HELENA AVE