

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Housing and Redevelopment Agency, 630 "I" St., Sacramento		
OWNER	Sacramento Housing and Redevelopment Agency		
PLANS BY	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, Ca. 95816		
FILING DATE	6/14/82	50 DAY DRACTION DATE	REPORT BY: RBH:mm
NEGATIVE DEC.	6/16/82	EIR	N/A ASSESSOR'S PCL. NO. 002-112-13 & 17

LOCATION: 919 "F" Street

PROPOSAL: Construction of a facility to house Project Maestra-Headstart Program

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1974 Alkali Flat Community
 Plan Designation: Residential
 Existing Zoning of Site: R-4A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential R-4A
 South: Vacant OB; Office OB; Residential R-4A
 East: Residential R-4A
 West: Residential R-4A

Parking Required: 12 spaces
 Parking Provided: 10 spaces
 Parking Ratio: 1: employee
 Property Dimensions: 40.73' x 160.82' 37.4' x 82.58'
 Property Area: 9,613 sq.ft.
 Square Footage of Building: 3,590 sq.ft.
 Significant Features of Site: None
 Exterior Building Colors: Body: light brown; Trim: White;
 Roof: dark brown
 Exterior Building Materials: Fiberglass shingle roof, masonite siding
 wood trim, single hung aluminum windows

BACKGROUND: This project was brought to the Board on July 7, 1982. The Board continued the item until further action by the Project Area Committee, the City Planning Commission, the Redevelopment Commission and the City Council.

On July 14th the Alkali Flat Project Area Committee approved the plans as now submitted to the Board.

On July 22nd the City Planning Commission approved a Special Permit subject to amended conditions. The conditions, limiting the facility's parking spaces to four, and the denial of the lot line adjustment will be appealed to Council on December 14, 1982.

On November 1, the Redevelopment Commission approved the plans as now submitted to the Board.

On November 16th, the Council approved the project as now submitted to the Board and extended the appeal period on the Planning Commission action.

Some of staff's conditions which were in the Design Review report of July 7, 1982 (see attachment) have been met. Other conditions may no longer be applicable due to Council action.

STAFF EVALUATION: Staff feels that Council approval of the project as submitted and Council's extension of the Special Permit appeal period in essence grants approval of the project. Staff has the following comments concerning the Design Review staff recommendations of July 7, 1982.

1. The structure be placed on 10th Street and designed with a raised basement and parking be placed on "F" Street.

Council has approved the project as submitted therefore a requirement for redesign of the site layout would be overruled by previous Council action. A raised basement would not allow for handicap access therefore the ground level entry elevation must prevail.

2. The siding should be horizontal wood siding.

Masonite siding has been used on other projects nearby. (Las Victorianas on "E" between 10th and 11th and the new family housing project to the west of the subject site) therefore, staff recommends approval of masonite siding as requested by the applicant.

3. All windows should be wooden double-hung with wood trim.

The drawings show aluminum single hung windows (bronze anodized). Staff recommends aluminum single hung windows but with baked enamel finish. All windows and doors to have wood trim.

4. The front second floor porch should have balustrade slats.

The drawings have been changed to reflect this condition.

5. The mural should be moved to another elevation.

The mural has been removed from the front elevation.

6. The parking should be landscaped in such a manner as to obscure its use as a parking lot.

The plans show a 21' - 0" setback on 10th Street with landscaping. A fence with a gate has been indicated on the site plan but no height or material has been called out. Staff feels that the setback is sufficient and the landscaping adequate. Staff recommends the fence be a 3-foot high wood picket fence.

In addition, staff has discussed the placement of the air conditioning unit in the east side yard setback with the applicant. The placement is in conflict with the zoning ordinance. The applicant will relocate the units to the west roof of the one story building.

The zoning ordinance also requires a six-foot masonry wall between any non-residential use and any residential use. This would require a block wall to be placed along the west and east property line of the "F" Street parcel. The wall to start at the back of the five-foot front yard setback.

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

1. All windows to be aluminum single hung with baked enamel finish. All windows and doors to have wood trim.
2. A 3-foot high wood picket fence to be placed between the 21-foot deep landscaped area adjacent to the 10th street and the eastern most parking area planter.
3. The two air conditioning units, now placed in the "F" Street parcel eastern 5-foot side yard, be placed on the western roof of the one story structure. The units to be screened from view.
4. A 6-foot high masonry wall be placed along the west and east side yards of the "F" Street parcel as required by the zoning ordinance or the applicant to secure a Planning Director's Variance to modify the requirement.
5. The doors on the east and west elevations of the structure to be six panel doors to match the front elevation.
6. 8-foot high pole lamps to be placed on timer. Timer to be set to turn lights out by 10:00 P.M. Override on timer to be used only in case of night meeting at center.

This recommendation is based on the following Findings of Fact:

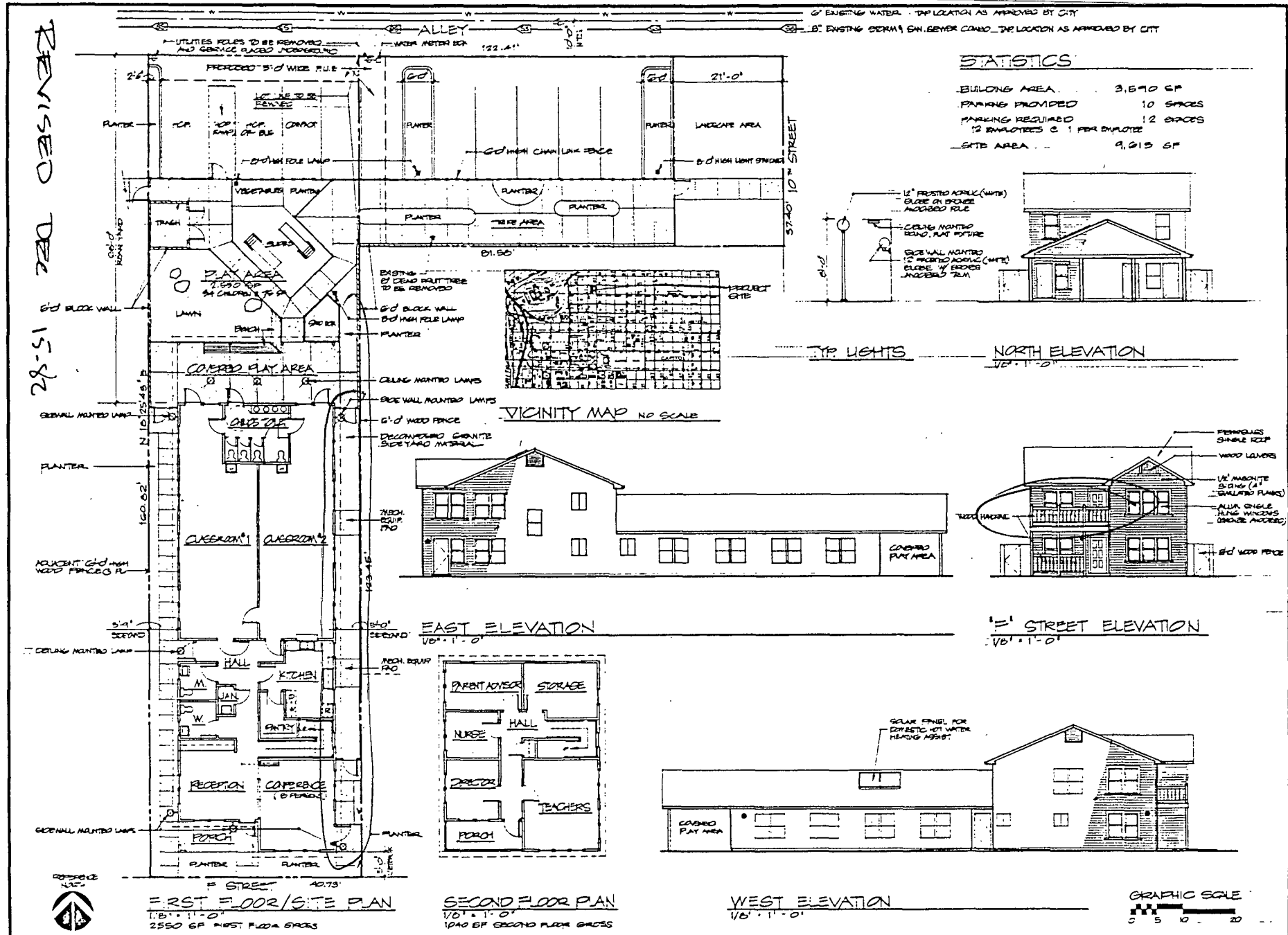
1. This project and the above stated conditions will allow for a design which will be compatible with the residential character of the neighborhood.
2. Project as conditioned by staff is consistent with the "Alkali Flat Urban Design Guidelines".

DR 82-1602

DEC. 15. 82

7

REVISED DEC 15. 82



DEAN F UNGER
 AIA INC
 ARCHITECTURE AND ENVIRONMENTAL PLANNING
 700 Alhambra Blvd.
 Sacramento California
 95816 916 441 5242

DAY CARE / COMMUNITY CENTER FOR PROJECT MAESTRA
 F STREET BETWEEN 9TH AND 10TH STREETS
 SACRAMENTO, CALIFORNIA
 UNDER DIRECTION OF
 BACKGROUND HOLDINGS AND REDEVELOPMENT AGENCY

11-19-82
 6-24-82
 REVISIONS

This drawing is not final and is not to be used for construction until signed by the Architect.

Architect

Drawn by SCARLETT

Checked by DRU

Job no.

Date 6-6-82

Drawing no.

Sheet title

Sheet no.

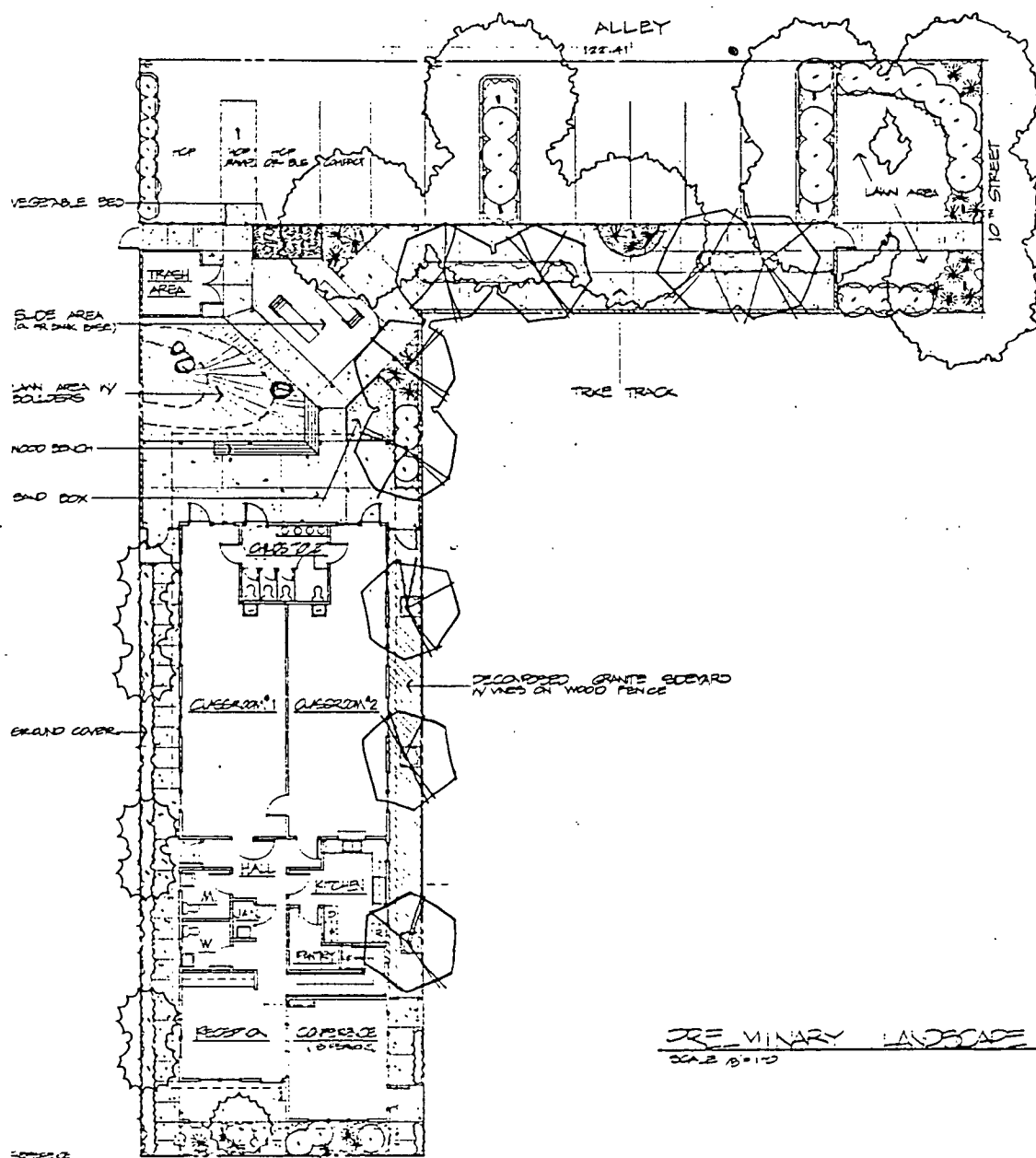
of 3 sheets

DR 82-1402

DEC 15-82

#7

REVISED DEC. 15. 82



LANDSCAPE NOTES:

- 1. ALL LANDSCAPED AREAS TO RECEIVE FULLY AUTOMATIC IRRIGATION SYSTEM PROVIDING 20% COVERAGE
- 2. ALL SPRING LOT TREES TO BE A MIN OF 15 GAL.

LEGEND:

- CANOPY TYPE EVERGREEN OR DECIDUOUS TREES MEETING MIN 20% SHADE REQUIREMENT (i.e. -FLOWERING PLUM, EVERGREEN, PEAR, GREEN LAUREL)
- MEDIUM SCALED EVERGREEN OR DECIDUOUS TREES TO HELP BUFFER ADJACENT PROPERTIES (i.e. -TEA TREE, WILLOW, PITTOSPORUM, LITTLE LEAF LINDEN)
- SMALL SCALED EVERGREEN OR DECIDUOUS TREES (i.e. -FRUTICA STANDARD, WAXEN TREE, SOLE GUM)
- LOW (2'-0" TO 3'-0" MAXIMUM HEIGHT) SHRUBS IN GROUND COVER
- CONCRETE PAVING

PRELIMINARY LANDSCAPE DESIGN
SCALE 1/8"=1'-0"

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916.441.5341

KOSKI SULLIVAN
Landscape Architects
1000 17th Street
Sacramento, CA 95811

DAY CARE / COMMUNITY CENTER FOR PROJECT MAESTRA
F STREET BETWEEN 9TH AND 10TH STREETS
SACRAMENTO, CALIFORNIA
IN THE DIRECTION OF SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

DATE: 11-18-82
SCALE: 1/8"=1'-0"

This drawing is not final and is not to be used for construction until written by the Architect.

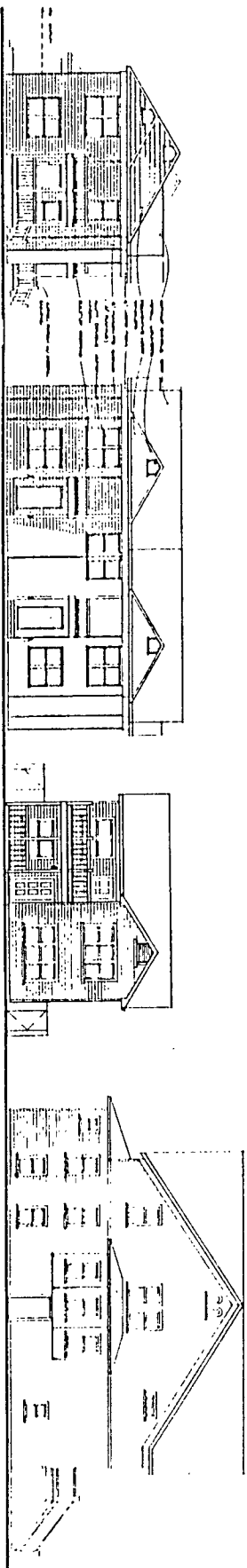
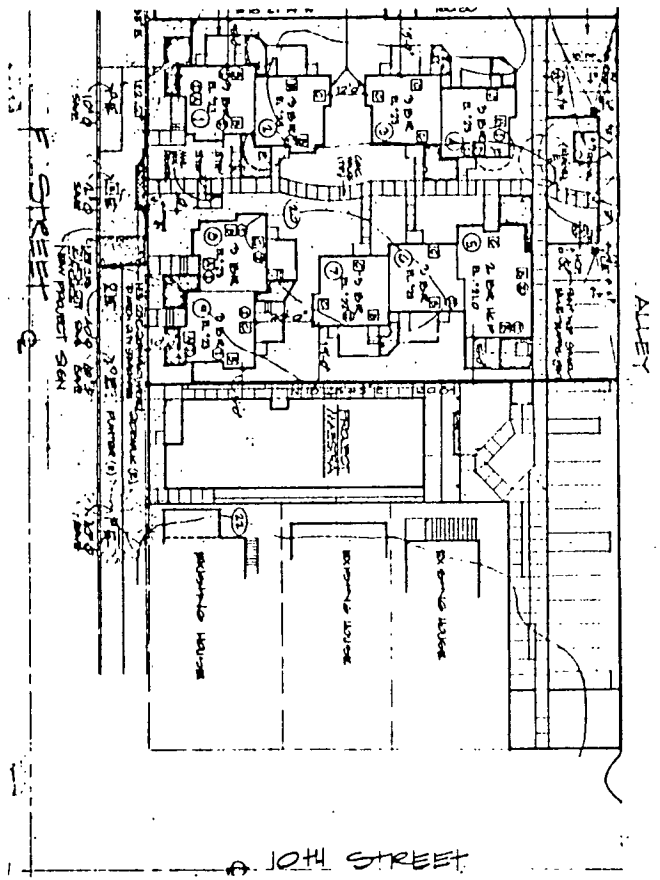
architect

drawn by: SPB
checked by: LL
date: 6-4-82
drawing no.

2

3 sheets

REVISED DEC 15-82



FAVOROUS PROJECT
 11" STREET
 PROJECT MAESTRA ELEVATION
 PRIVATE RESIDENCE

ADJACENT PROPERTY USES

DAY CARE / COMMUNITY CENTER FOR
PROJECT MAESTRA
 F STREET BETWEEN 9TH AND 10TH STREETS
 SACRAMENTO, CALIFORNIA
 UNDER DIRECTION OF
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

DEAN E. UNGER
 AIA, INC.
 ARCHITECT AND
 PLANNING
 100 ALHAMBRA BLDG
 SACRAMENTO, CALIF. 95811

3

DATE: 12/15/82

SCALE: 1/8" = 1'-0"

PROJECT NO. 11-1122

3

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

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OWNER	Sacramento Housing and Redevelopment Agency		
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 East: Residential R-4A
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Parking Required: Undecided
 Parking Provided: 12
 Parking Ratio: 1:employee
 Property Dimensions: 40.73' x 160.82'; 37.4' x 82.58'
 Property Area: 9,613 sq.ft.
 Square Footage of Building: 3,590 sq. fr.
 Significant Features of Site: None
 Exterior Building Colors: Body: light brown; Trim: White; Roof: dark brown.
 Exterior Building Materials: Fiberglass shingle roof, masonite siding wood trim, single hung aluminum windows

BACKGROUND INFORMATION: The applicant proposes to construct a facility to house Project Maestra/Headstart Program. The project is located within the Alkali Flat Redevelopment Area. On January 27, 1982, the site and the program were approved by the Alkali Flat PAC. The site and the program were approved by City Council on March 9, 1982. The applicant has requested a Special Permit to merge two parcels into one "L" shaped parcel, 9,613 square feet. This request will be heard before the City Planning Commission on July 22, 1982. The City Planning Commission will also review the number of parking spaces and determine if more are needed.

Staff has received a letter from the Alkali Flat Neighborhood Improvement Association (letter attached). The Association is concerned about the proposed design and site and will have a representative make a presentation before the Board.

The Design Review/Preservation Board is asked to review the preliminary plans as they relate to the goals of the "Alkali Flat Urban Design Guidelines" adopted in 1981.

The project site consists of two parcels to form an "L" shape. The structure will be located on the parcel fronting "F" Street. Parking will be provided on the parcel fronting 10th Street, and as presently planned, will provide for 12 spaces.

As proposed, the front elevation is two stories with cross gable, double and triple sets of double-hung windows, recessed entry under a second floor porch and a two-story bay with ventilator. The side gable facing "F" Street will have four solar panels. The balcony will provide an area for a mural.

The side elevations will be one and two-stories in height with sliders and double hung windows. A gabled covered play area will extend off of the single story rear elevation.

STAFF EVALUATION: The "Alkali Flat Urban Design Guidelines" have been used to evaluate the proposed structure.

The basic design with respect to scale, proportion and form appears compatible, without being artificial, to the surrounding residential structures. Masonite siding is inappropriate and should be replaced with horizontal wood siding. All proposed sliding windows should be replaced by double hung windows. All windows should be wood rather than aluminum.

Tenth Street between 'E' and 'F' Streets retains a high degree of residential integrity and placing the parking on 10th Street would be visually obtrusive. To retain the strong residential character, the structure should be placed on the 10th Street parcel and the parking should be placed on the 'F' Street parcel.

STAFF RECOMMENDATION: Staff recommends that the Design Review/Preservation Board approve the project design with the following conditions:

1. The structure be placed on 10th Street and designed with a raised basement and the parking be placed on 'F' Street.
2. The siding should be horizontal wood siding.
3. All windows should be wooden double-hung with wood trim.
4. The front second floor porch should have balustrade slats.
5. The mural should be moved to another elevation.
6. The parking area should be landscaped in such a manner as to obscure its use as a parking lot.

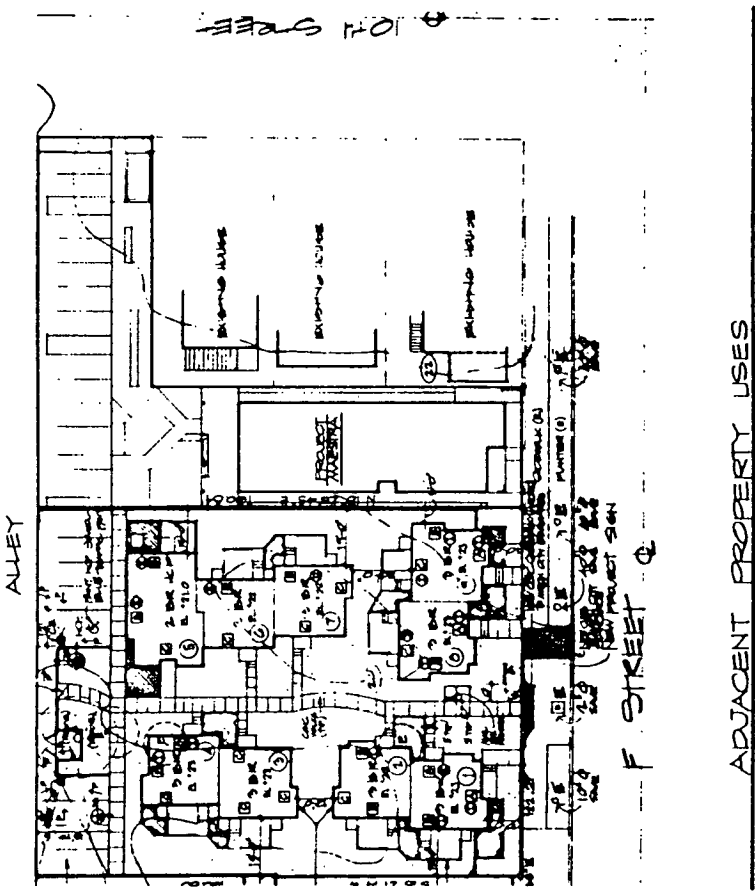
This recommendation is based on the following Findings of Fact:

1. This project and the above stated conditions will allow for a design which will be compatible with the residential character of the neighborhood.
2. Project as conditioned by staff is consistent with the "Alkali Flat Urban Design Guidelines."

DEAN F. LUNCE
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 700 Alhambra Blvd.
 Alhambra, California
 91803 784-1320

PROJECT: MAESTRA
 DAY CARE / COMMUNITY CENTER FOR
 STREET BETWEEN "F" AND "G" STREETS
 UNDER DIRECTION OF
 COUNTY OF SACRAMENTO
 COMMUNITY DEVELOPMENT AND RECREATION AGENCY

revision:
 This drawing is not to be used in
 any way without the approval of
 the Architect.
 architect:
 drawn by: S. Crane
 checked by: S. Crane
 job no.:
 date: 2-15-82
 drawing no.: 5
 sheet title:
 sheet no.:



OLD DRAWINGS

12-15-82