

DESIGN REVIEW & PRESERVATION BOARD
1231 "I" Street, Suite 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mike Winn, 9985 Folsom Boulevard, Sacramento, CA 95827		
OWNER	Thomas P. Winn, 2420 L Street, Sacramento, CA 95816		
PLANS BY	Mike Winn, 9985 Folsom Boulevard, Sacramento, CA 95827		
FILING DATE			REPORT BY: RXL:vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-0161-008

APPROVED ON CONSENT APRIL 20, 1988

LOCATION: 2420 L Street

PROPOSAL: The applicant proposes an addition to an existing garage in the Sutter's Fort Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: Single Family

Surrounding Land Use and zoning:

North: Multi-family; R-3A
South: Single family, Multi-family; RD, R-3-A
East : Multi-family; R-3A
West : Single-family; R-3A

Parking Required:	1 space
Parking Proposed:	2 space (1 existing)
Property Dimensions:	40' x 160'
Property Area:	6,400 sq. ft.
Height of Residence:	Two stories
Height of Garage:	One story
Significant Features of Site:	Location in Sutter's Fort Preservation Area
Exterior Building Colors:	Not indicated
Exterior Building Materials:	Horizontal siding, composition roof shingles

BACKGROUND INFORMATION: On November 4, 1987, the Board approved an addition to the existing single-family residence (PB87-051). Prior to hearing the applicant had deleted from his application a proposed garage addition. The applicant is returning to the Board at this time with plans to construct an addition to the existing detached garage. The addition will provide enclosed parking for a 2nd vehicle.

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

1. The existing one-car garage abuts the garage structure on an adjacent parcel to the west.

The six foot setback of the garage addition from the alley is necessary to satisfy the City maneuvering area requirement. The setback will also result in an aesthetic benefit by providing a four foot offset with the setback of the existing garage. The new gable roof will connect onto the shed roof of the existing garage.

2. The plans indicate a 3 inch horizontal siding for both the new construction and to replace the shingle siding of the existing garage. Also new matching multi-panel overhead doors are proposed along with a multi-panel passage door to replace the existing door on the north elevation. The consistency of door and siding style will enhance the appearance of the enlarged garage.
3. Staff notes inconsistencies in the plans. The overhead door opening for the addition is indicated on the floor plan as 10'0" wide and only 9'0" wide on the elevation. Staff would have no problem with a variation in the door widths between the existing garage (at 9'0") and the addition (at 10'0") if so desired, provided the consistency in door style is carried through.

Similarly, the differences in the front elevation and section view measurements of existing structure and addition is inconsequential.

4. Colors have not been indicated. Colors to match the residence would be appropriate.
5. On the site plan, a six foot high wood fence and gate are indicated to close off the rear yard from the alley. No detailed drawings are provided. However, staff has no particular preference regarding a style of fencing.

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

The siding, roofing, doors and colors of the addition and the existing garage shall match. The colors of the enlarged garage structure shall match the residence, or if different, shall be subject to staff review and approval. Rear yard fence to be reviewed and approved by staff.

Approval is based on the following findings of fact.

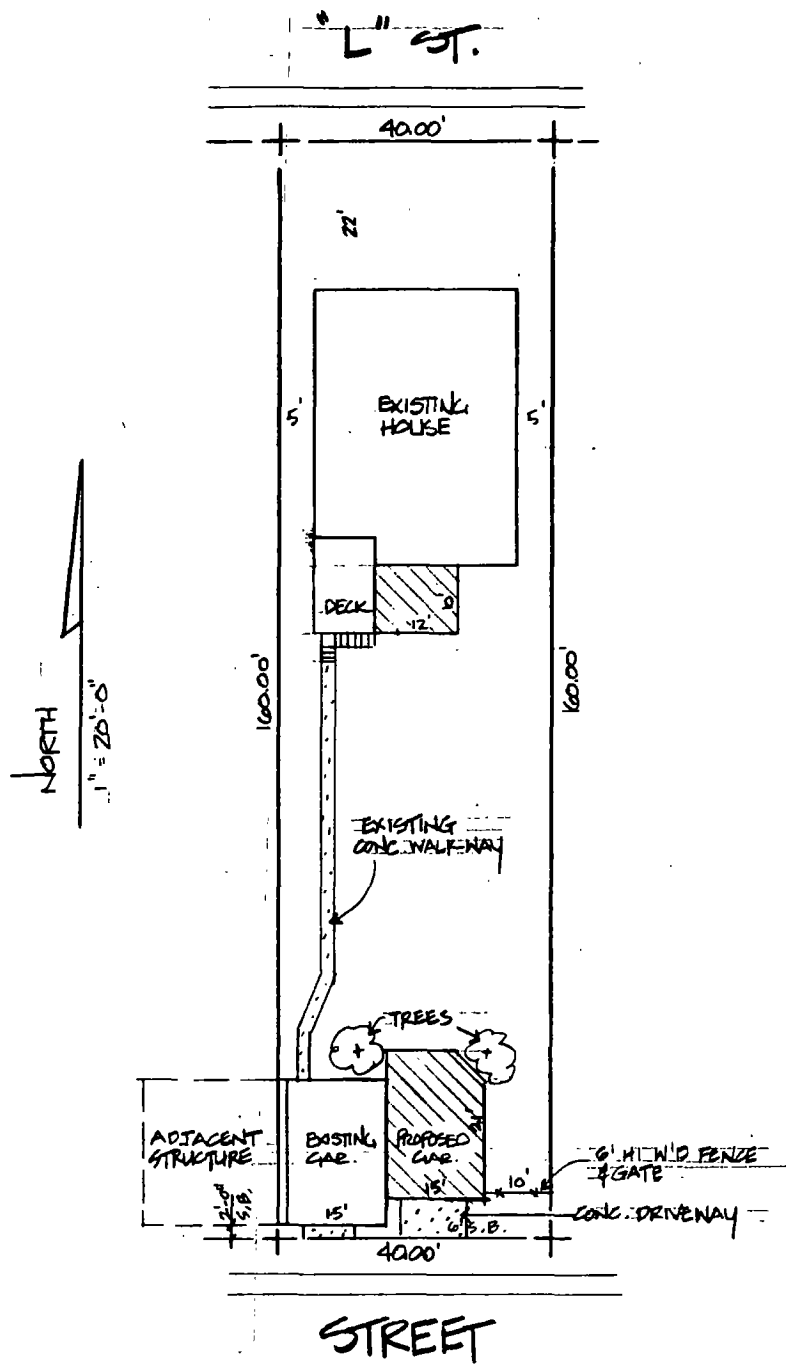
1. The proposed project will blend into the surrounding area.
2. The proposed project is in conformance with the Board's design criteria.

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.



2420 "L" ST. ADDITION

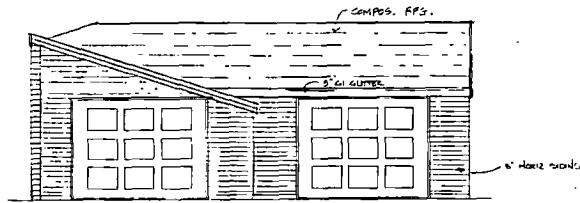
DATE: 10/7/87

SCALE: 1" = 20'-0"

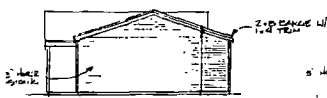
PB 88-024

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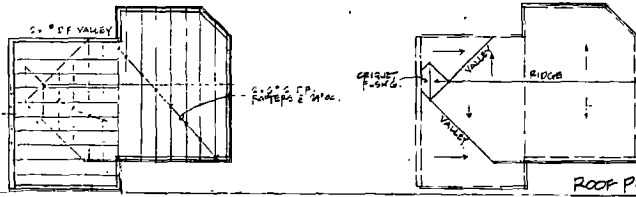
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



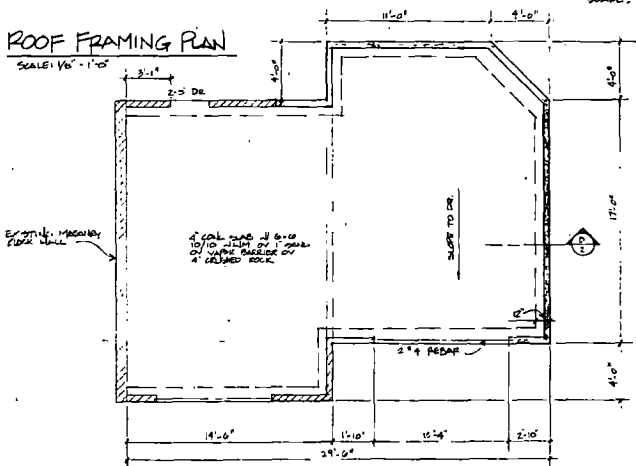
RIGHT ELEVATION
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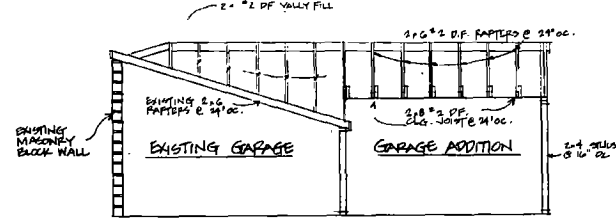
REAR ELEVATION
SCALE: 1/8" = 1'-0"



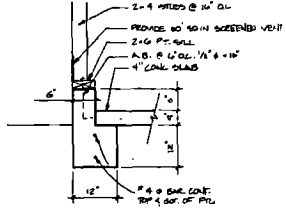
ROOF PLAN
SCALE: 1/8" = 1'-0"



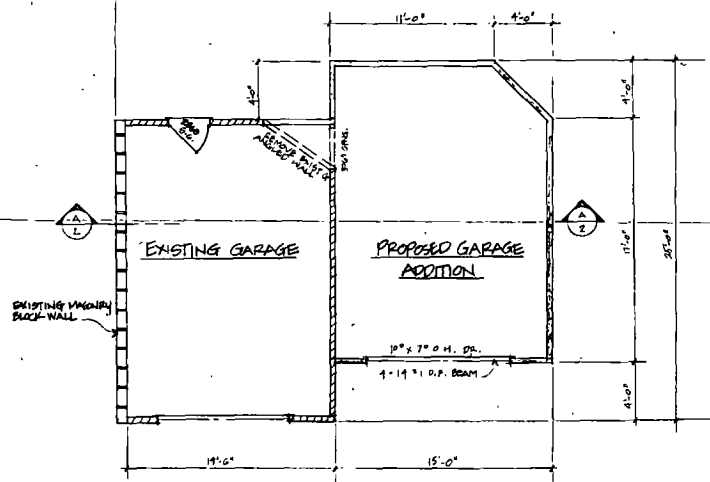
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SECTION
SCALE: 1/4" = 1'-0"



FOUNDATION DETAIL



FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

JOB: **TOM WINN**
PLAN: **ADDITION**

Winncrest Homes
9885 Folsom Boulevard
Sacramento, CA 95826-3324
(916) 388-3324



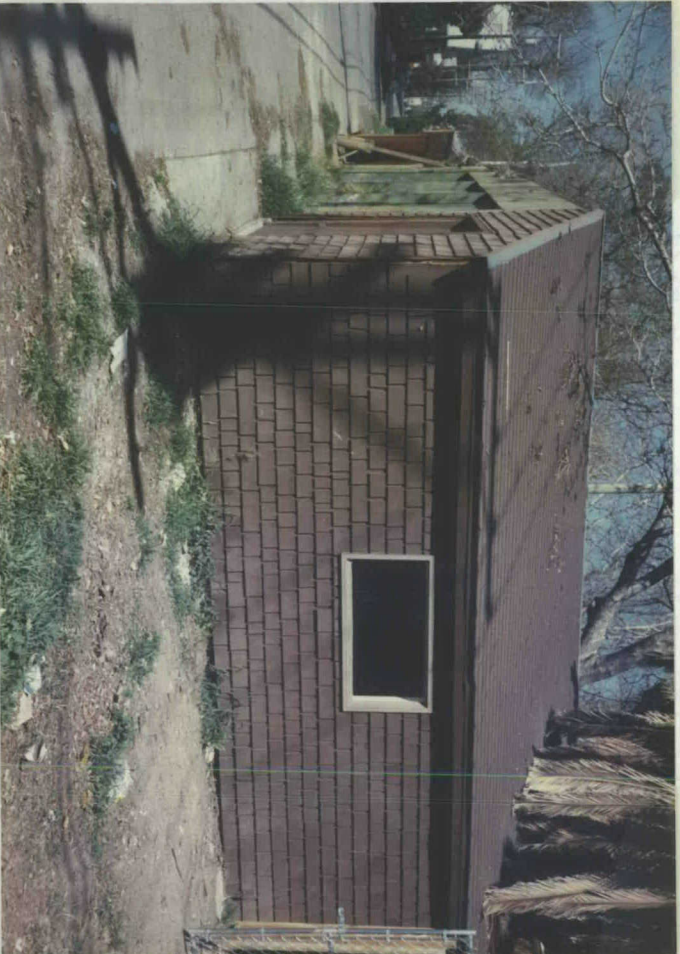
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Scale: EXACT
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NORTH GARAGE
ELEVATION



SOUTH GARAGE
ELEVATION



EAST GARAGE ELEVATION

PB88-024