

DESIGN REVIEW & PRESERVATION BOARD
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cook & Company, 625 Santa Ynez, Sacramento, CA 95816		
OWNER	J.D. Biederer, 2724 22nd Street, Sacramento, CA 95818		
PLANS BY	McAuliffe & Cuddy, 2001 11th Street, Sacramento, CA 95819		
FILING DATE	10-25-85	REPORT BY:	RH:tc
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	007-023-17

APPROVED IN CONCEPT - 11-20-85 AND STAFF RECOMMENDATIONS ADOPTED

LOCATION: 2217 I Street

PROPOSAL: New Construction, Five Unit Apartment Building

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Multiple-family, R-3A
South: Multiple-family, R-3A
East: Multiple-family, R-3A
West: Multiple-family, R-3A

Parking Required:	Five
Parking Provided:	Five
Parking Ratio:	One/Unit
Property Dimensions:	40 x 160
Property Area:	6,400 sq.ft.
Square Footage of Building:	4,293 sq.ft.
Height of Building:	Two story (23 feet)
Significant Features of Site:	Within Boulevard Park Preservation Area
Exterior Building Colors:	To be determined
Exterior Building Materials:	Wood or Stucco

BACKGROUND INFORMATION: The applicant proposes to construct a five unit apartment structure within the Boulevard Park Preservation Area. The building will provide five parking spaces off of the alley. The building is proposed to be two stories high with the access to the patios and dwelling entries from the west side of the structure. An existing building is located immediately to the west and to the east of the proposed structure. The setbacks of the adjacent buildings are 14 feet and 15 feet respectively. The proposed setback of the new structure is the average of the two at 14' 6". The parking will be under a carport unit and trash storage is proposed at the rear of the site in front of one of the parking spaces.

PROJECT EVALUATION: Staff has the following comments and concerns regarding project.

1. The applicant is proposing either wood siding or stucco for the project. Although the two adjacent structures are finished in stucco, staff feels

APPROVED WITH AMENDMENTS
DATE: 10/12/77
PROJECT: New Construction of Apartment Building

PROJECT INFORMATION:

Project Name: [Illegible]
Address: [Illegible]

Site Location: [Illegible]

- North: [Illegible]
- South: [Illegible]
- East: [Illegible]
- West: [Illegible]

Existing Building Materials
Interior Walling
Flooring
Ceiling
Roofing
Foundation
Structural
Mechanical
Electrical
Plumbing
HVAC
Fire Protection
Life Safety
Accessibility
Other

RECOMMENDATIONS: The applicant proposes to construct a four-story apartment building with a total height of 40 feet. The building is proposed to be located on the east side of the lot, adjacent to the existing building. The proposed building is located immediately to the east of the existing building. The proposed building is located on the east side of the lot, adjacent to the existing building. The proposed building is located immediately to the east of the existing building. The proposed building is located on the east side of the lot, adjacent to the existing building. The proposed building is located immediately to the east of the existing building.

CONCLUSION: The proposed building is a four-story apartment building with a total height of 40 feet. The building is proposed to be located on the east side of the lot, adjacent to the existing building. The proposed building is located immediately to the east of the existing building. The proposed building is located on the east side of the lot, adjacent to the existing building. The proposed building is located immediately to the east of the existing building.

that wood siding would be a more appropriate material on this particular style of building. Stucco would tend to make the new building appear similar to the type of apartment units that brought about the Preservation Program ten years ago. The north block face between 22nd and 23rd Street now has three stucco and three wood siding buildings. If stucco was to be used, than more applied wood detailing would need to be designed into the project.

2. The west elevation of the building has a considerable amount of movement and will have a great deal of interest when viewed from the adjacent structure or the street. The east elevation does not have the architectural interest and movement as provided on the west elevation. The east elevation is a continuous facade from the front to the rear of the building. In conjunction with the continuous ridgeline of the roof it presents a monotonous face to the building located to the east. The location of the fenestration in the east elevation is interesting and as the applicant has stated, the proximity of the proposed building to the adjacent structure will only allow the residents of the adjacent structure to see a portion of the building at one time.
3. The scale of the structure to the streetscape and to the adjacent buildings is out of scale and does not seem to fit the rhythm of the neighborhood. Only one other structure on the block face is one story all other buildings are 2 or 2 1/2 stories in height. The Board has reviewed similar projects in the past and, as a condition of approval, has required the front unit to be raised up off of the slab floor and placed on a foundation and wood floor joist system. This requires the front unit to be raised into the air a minimum of 18 inches. This help to intergrate the mass of the building into the streetscape.
4. The applicant has proposed all entries to access the building from the west elevation. In conjunction to that a security fence has been placed along the west side and the front and back of the structure providing limited access to the building. Staff feels that it would be appropriate for the front unit to be turned 90 degrees so that the fenestration in the dining room and living room and the second floor bedroom would face toward the street. Staff would suggest that in order to achieve this without adding an economical problem to the project, the following take place.
 - a. the two, two bedroom units at the front of the building be moved toward the rear;
 - b. the one bedroom unit in the middle of the building be moved to the front;
 - c. the one bedroom unit be turned 90 degrees so that the dining and living room face out toward the street;

d. in place of the patio floor as shown on the site plan a raised front porch be designed which would allow access to the entry door as proposed on the plan. The front porch/patio could be placed so that the security fence was between the patio and the front of the building allowing the one bedroom unit to have an equal amount of security as the other two bedroom units.

5. Staff feels that should the changes be made as outlined that the project could be approved. The applicant could make those changes for review and approval by staff without the need of returning to the Board.

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

1. ~~That the two two bedroom units be moved back on the site and exchange places with the one bedroom unit, which would be placed at the front of the building.~~ The front elevation to be designed with windows and doors facing toward the street.
2. ~~That the one bedroom unit be turned 90 degrees.~~
A sence of porch or entry to be provided at front door.
3. ~~That in place of the proposed patio a wooden porch floor be provided.~~
4. That the ^{front} ~~one bedroom~~ unit be ^{raised to be comparable to the height of} ~~place on~~ a concrete foundation with wood floor joists. ~~Unit to have a covered entry.~~
5. That horizontal wood siding be used throughout the project. If stucco is approved, revised elevations be presented for staff's review and approval.
6. That all windows other than fixed windows be baked on painted ^{or dark anodized} aluminum double hung or single hung windows.
7. That heavy butt composition shingles be used on the roof.
8. That the security fence be raised to six feet in height and that the entry gate be redesigned.
9. The security fence be moved back from its present location toward the rear of the site a sufficient amount to provide security to the front living unit and yet open up a greater expanse of view to the covered porch of the building located immediately to the west.
10. That the applicant redesign the window bayes on the west front elevation and the west rear elevation to have more interest than that of a square rectangular extention placed on the building.
11. That in place of one by four or one by six continuous trim around the windows as proposed that a standard wood sill with side and head window trim be placed around the window openings.

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12. Trash storage areas, landscaping and irrigation plan to be reviewed and approved by staff. Applicant to indicate to staff and the Board how the trash receptacle will be moved from its storage location onto the alley on trash pickup day when there is a car or cars parked in the parking stalls.

APPROVAL IS BASED ON THE FOLLOWING FINDINGS OF FACT:

1. The project as conditioned by staff would more easily fit into the existing neighborhood.
2. The project as conditioned by staff would meet the Preservation Board design criteria for adopted preservation areas.

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

13. *Parking structure designed to be returned to Board for review and approval.*
14. *Revised drawings of apartment structure to be returned to Board for review and approval.*

THE ABOVE IS A SUMMARY OF THE INFORMATION RECEIVED FROM THE SOURCE ON THE MATTER OF THE SUBJECT'S VISIT TO THE UNITED STATES ON 10/15/50.

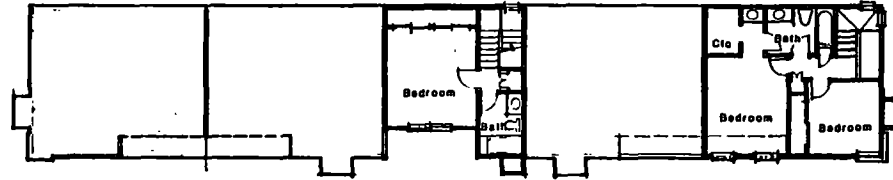
THE SOURCE HAS ADVISED THAT THE SUBJECT IS CURRENTLY RESIDING IN NEW YORK CITY AND IS EMPLOYED AS A CONSULTANT.

IT IS REQUESTED THAT YOU ADVISE THE DIRECTOR OF ANY DEVELOPMENTS.

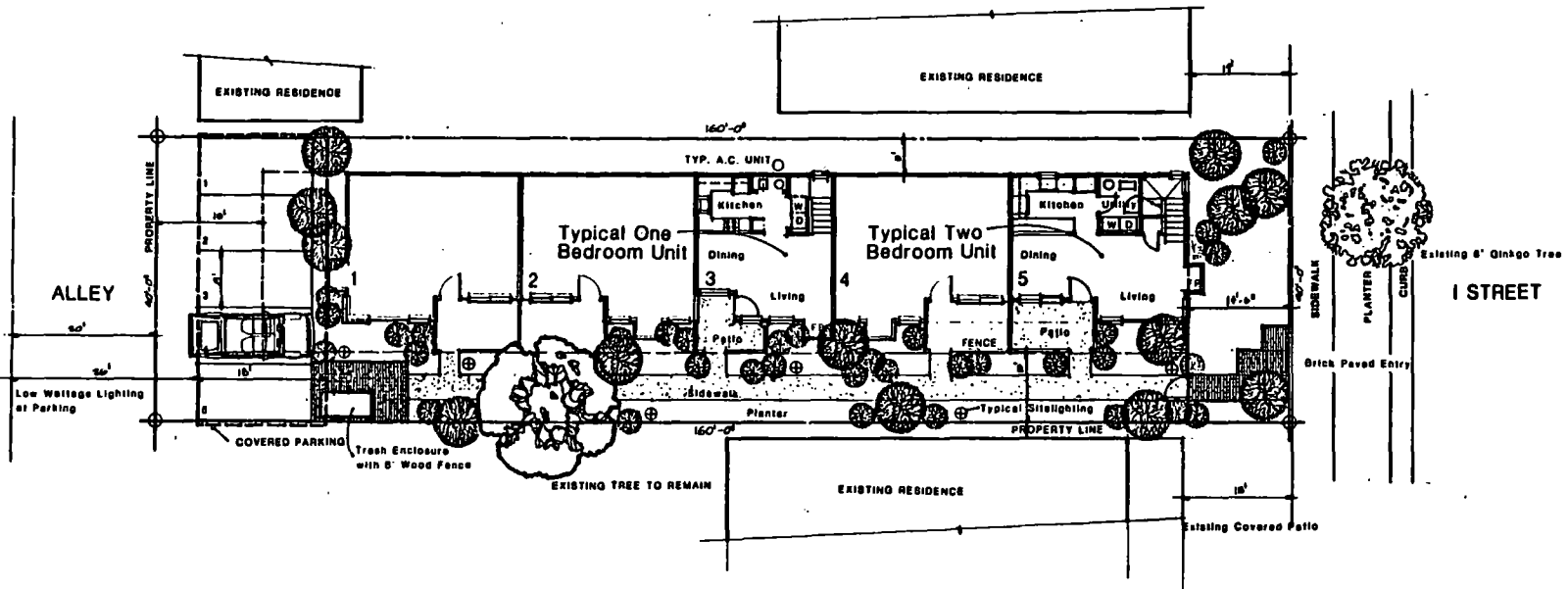
VERY TRULY YOURS,

WALTER D. WHELAN, JR.
Special Agent in Charge

PB 85-034



SECOND FLOOR PLAN



SITE PLAN / FIRST FLOOR PLAN

PLANTING LIST:
 OPENED COVER: VINA LEAF
 OPENED: PINK BLOSSOM (PLANTING PLAN)
 OPENED: PINK CALLISTEMO (PLANTING PLAN)
 TREE: SELECTED FROM ATTACHED PLANT LIST

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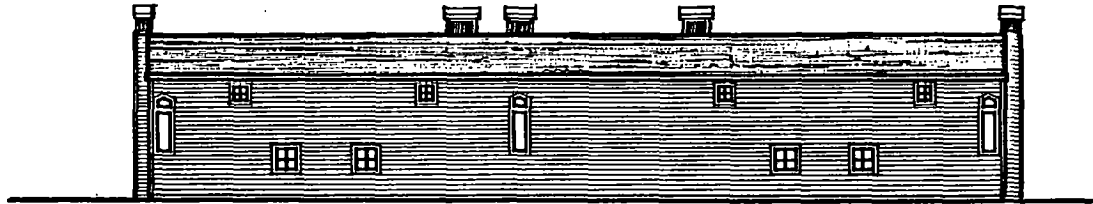
I STREET APARTMENTS
COOK AND COMPANY
SACRAMENTO, CA

Permit
 Street View
 Planning
 Code
 Title

11-20-85
 12-4-85

MEM 11/18/85

PB 85-034



EAST ELEVATION



WEST ELEVATION



ALLEY ELEVATION



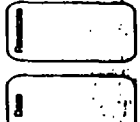
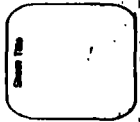
I STREET ELEVATION

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COOK AND COMPANY
SACRAMENTO, CA



12-4-85
11-20-85
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MAN 11/19