

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Theodore & Kathy Terlecky, 217 E Street, Davis, Ca. 95616		
OWNER	Theodore & Kathy Terlecky, 217 E Street, Davis. Ca. 95616		
PLANS BY	_____		
FILING DATE	6-13-83	50 DAY DRACTION DATE	REPORT BY: RL :mm
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	014-111-01

LOCATION: 4120 Second Avenue

PROPOSAL: Two-halfplex dwellings

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1972 Oak Park Redevelopment	
Plan Designation:	Single Family Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Residential: R-1
East:	Residential: R-1
West:	Residential: R-1
Parking Required:	2 Spaces
Parking Provided:	2 Spaces
Parking Ratio:	1: dwelling unit
Property Dimensions:	80' x 85'
Property Area:	6,800 s.f. (approximate)
Density of Development:	13 du/ac
Square Footage of Building:	2,400
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors/ Materials:	Dark composition shakes; Light gray horizontal siding Blue trim

BACKGROUND INFORMATION: On February 11, 1982, the Planning Commission approved a Rezone from R-1 to R-1A, Tentative Map, Special Permit for halfplex development and a Subdivision Modification to waive street lights (P-9665). The Special Permit was subject to conditions including review by the ARB with respect to the following staff concern. "Staff believes the elevations of the halfplexes need to be reworked in order to acquire a better design continuity. The window and door openings appear to be out of proportion with the mass of the structure. Additional exterior decorative trim would also soften the stark appearance of the structure. Staff therefore suggests this project be reviewed, modified and approved by the Architectural Review Board as indicated above.

STAFF EVALUATION: Staff has the following comments and concerns:

The elevations have been improved substantially. The structure is consistent with the Vernacular style common in the neighborhood. Fenestration is now proportional to the mass of the structure. Additional exterior decorative trim has been added as stipulated in the City Planning Commission staff report.

STAFF RECOMMENDATION: Staff recommends that the redesign of the halfplex elevations be approved as submitted subject to the applicant complying with all conditions of the original Special Permit (P-9665).

FINDINGS OF FACT:

1. The proposed project as conditioned with blend into the existing neighborhood.
2. The project as conditioned is in conformance with city codes and design criteria.

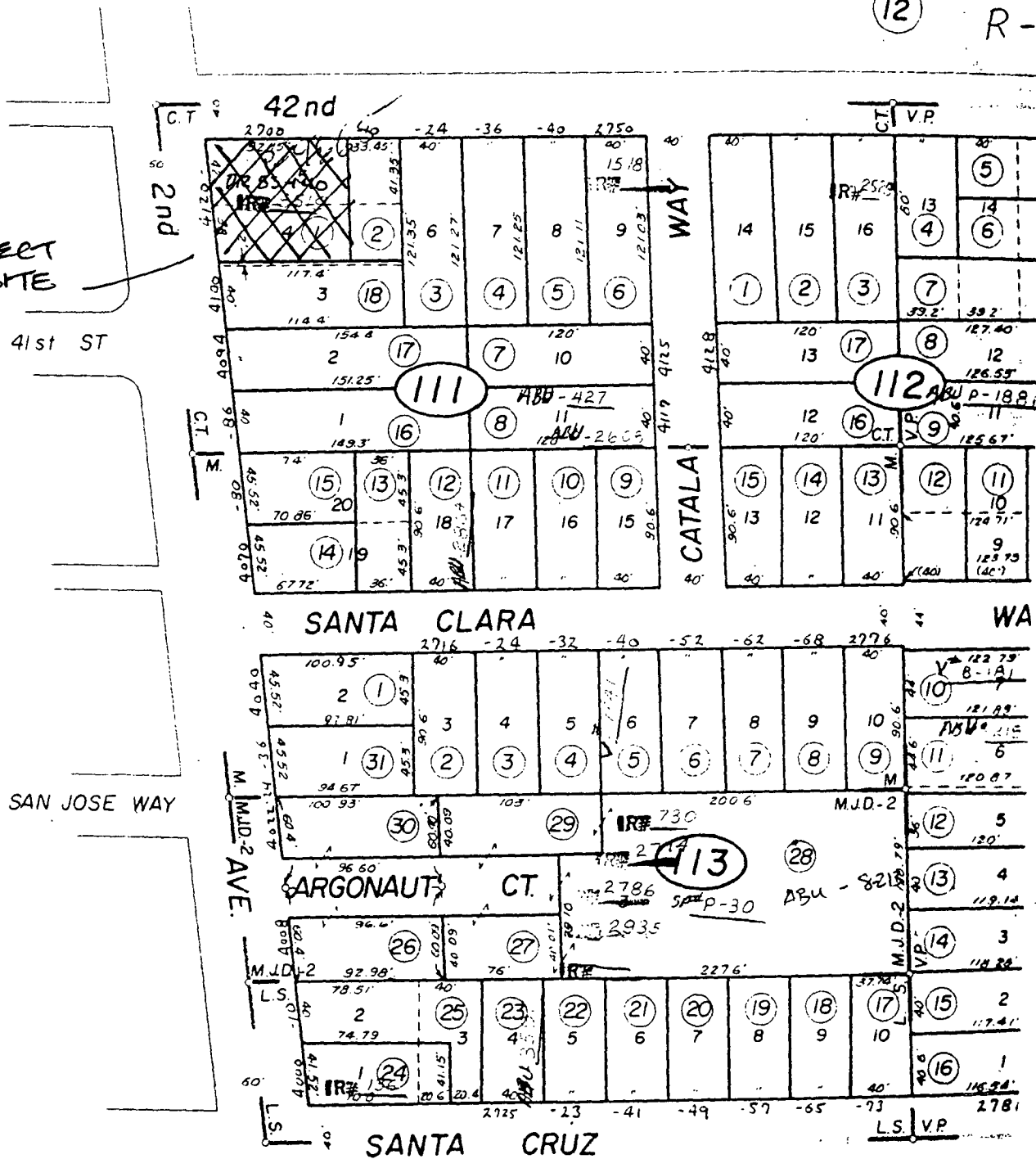
CRESS TR., M.J. DILLMAN SUB. 2, LINDGREEN SUB., MAG

← NORTH

12 R-

SUBJECT SITE

08



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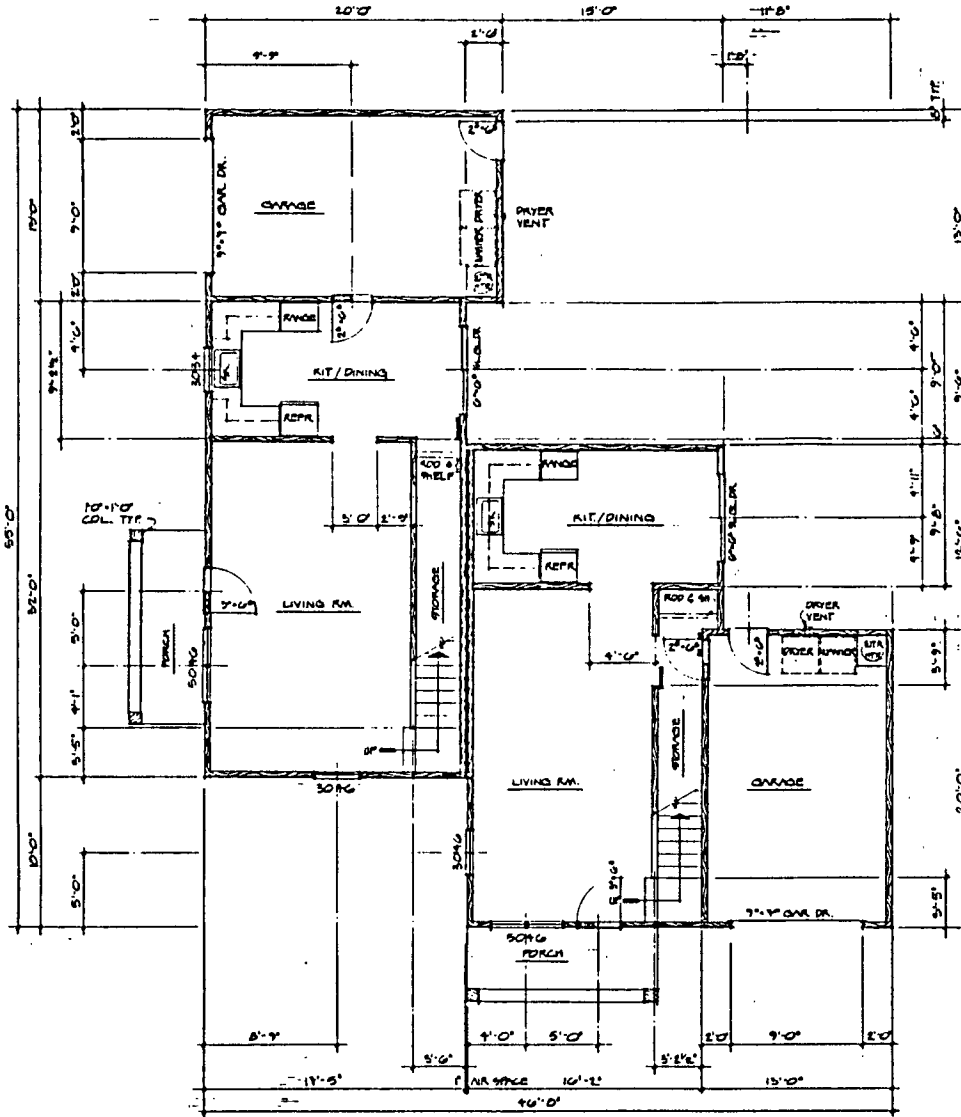
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HEM 6
NOTE-Assessor's B
Assessor's P.

DR 03-140

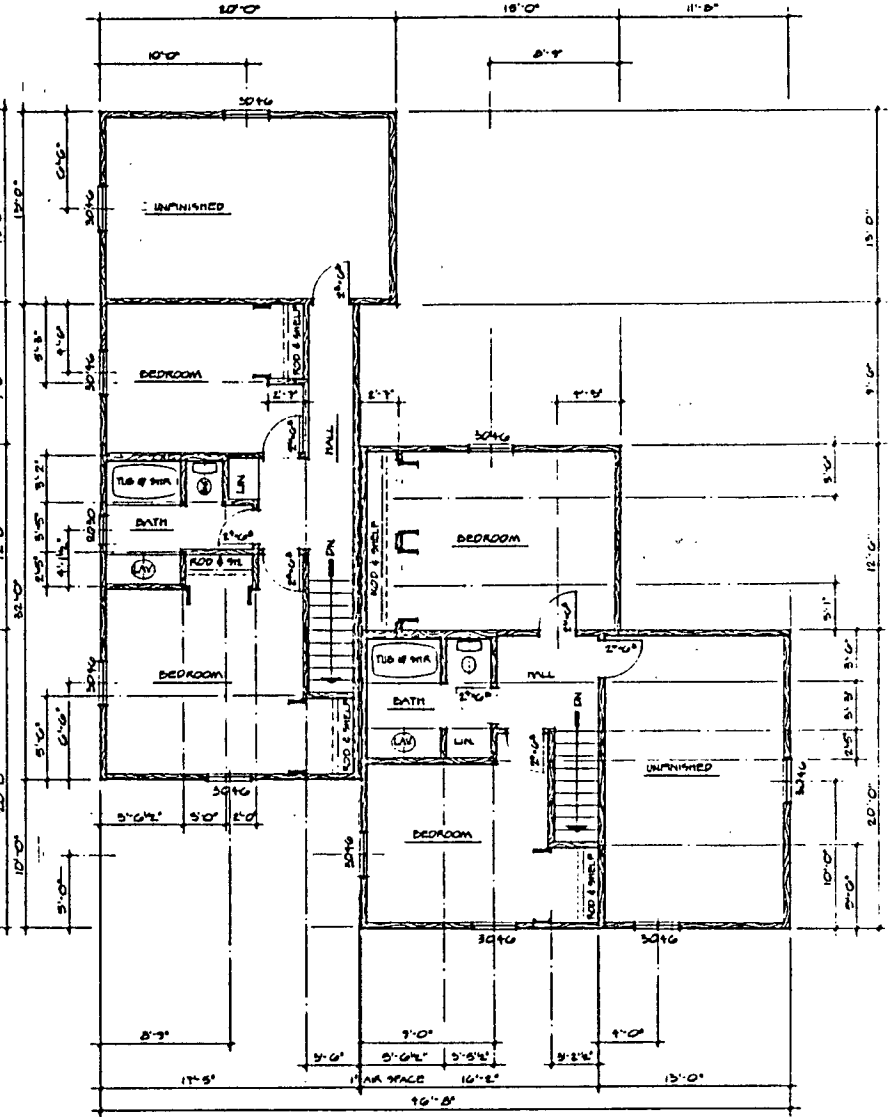
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HEM 6



FIRST FLOOR PLAN

14'-10"



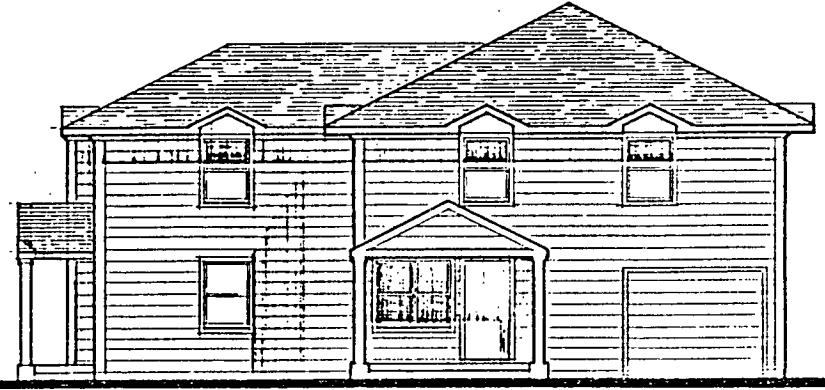
SECOND FLOOR PLAN

14'-10"

DR 83-140



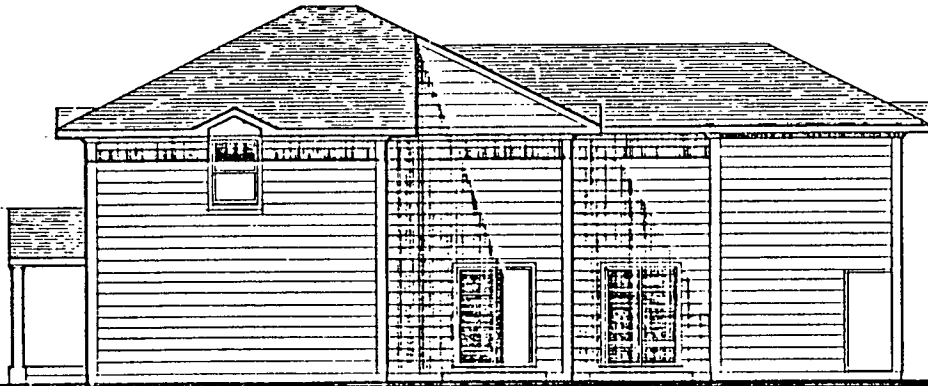
92ND STREET FRONT
APN 019-111-010



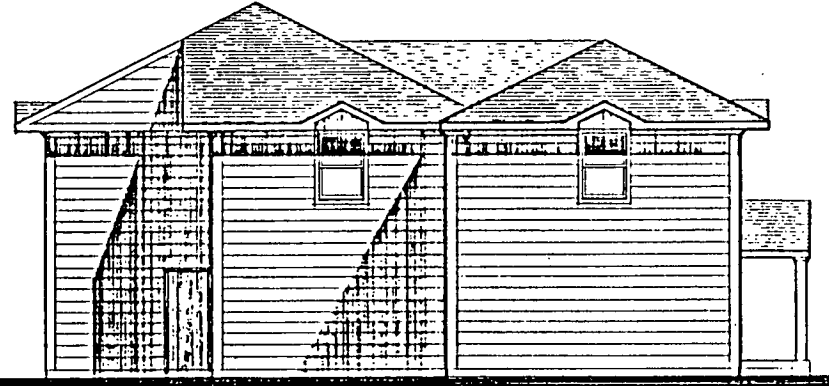
2ND AVENUE FRONT
APN 019-111-010

MATERIALS
1. COMPOSITION ROOF
2. LAP SIDING
3. 1" TRIM
4. WOOD PORCH

7-6-83



92ND STREET REAR
APN 019-111-010



2ND AVENUE REAR
APN 019-111-010

HEM 6