

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

APPLICANT	Darryl B. Chinn, 1311 Perkins Way, Sacramento, CA 95818		
OWNER	Glenn A. Wong, P O Box 22177, Sacramento, CA 95822		
PLANS BY	Darryl B. Chinn, 1311 Perkins Way, Sacramento, CA 95818- Applicant		
FILING DATE	11/7/86	REPORT BY:	RL/vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO	003-133-25,26

APPROVED WITH AMENDED CONDITIONS

LOCATION: 405 - 407 22nd Street

PROPOSAL: Construction of a 2 story duplex in the Boulevard Park Preservation area.

PROJECT INFORMATION:

Existing Zoning of Site R-1B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multiple-Family Residential; R-1B
South: Multiple-Family Residential; R-1B
East : Single-Family Residential; R-1B
West : Single-Family Residential; R-1B

Parking Required: 2 spaces
Parking proposed: 2 spaces
Parking Ratio: 1 per unit
Property Dimensions: 40' x 70.84'
Property Area: 2,834 Sq. Ft.
Square Footage of Building: 970 Sq. Ft. per unit
Height of Building: 2 stories
Significant Features of Site: Sycamores in street side plant and at rear property line
Exterior Building Colors: Beige, Yellow, Red
Exterior Building Material: Stucco

BACKGROUND INFORMATION: On November 13, 1986, the Planning Commission approved a Lot Line Adjustment to merge the two parcels that comprise the subject site and the Special Permit for a second unit on the R-1B zoned property (P86-378). As was suggested by the Design Review Staff, the Special Permit approval was conditioned that the plan be reversed to place the driveway on the north side of the building rather than on the south. The plan, as submitted, would necessitate the removal of a Sycamore tree located in the street site planter strip. Relocation of the driveway saves the Sycamore and proposes removal of a less important Mulberry tree from the street side planter strip.

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

1. The proposed design was previously approved for 504-21st Street (PB85-028), subject to conditions. That project is nearing completion. The design conforms with the policy for placing parking at the rear of development on 40' x 60', or smaller, parcels.

2. Except for the street elevation, the plans submitted to the Board do not reflect the plan reversal required as a condition of the Special Permit approval.
3. The relocation of the driveway to the north side of the building places the 2 parking stalls in proximity to a large Sycamore that straddles the rear property line. It appears that the triangular space between the two parking stalls will abut the tree, thereby reducing the potential for damage from the bumpers. A turf-block treatment of the dripline area of this tree would be an appropriate means of preserving the tree. A condition of approval of the Special Permit is to protect the tree during construction.
4. A number of insignificant Elm trees along the interior property lines may constitute a future hazard to the existing and proposed new buildings. therefore, they should be removed now.

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

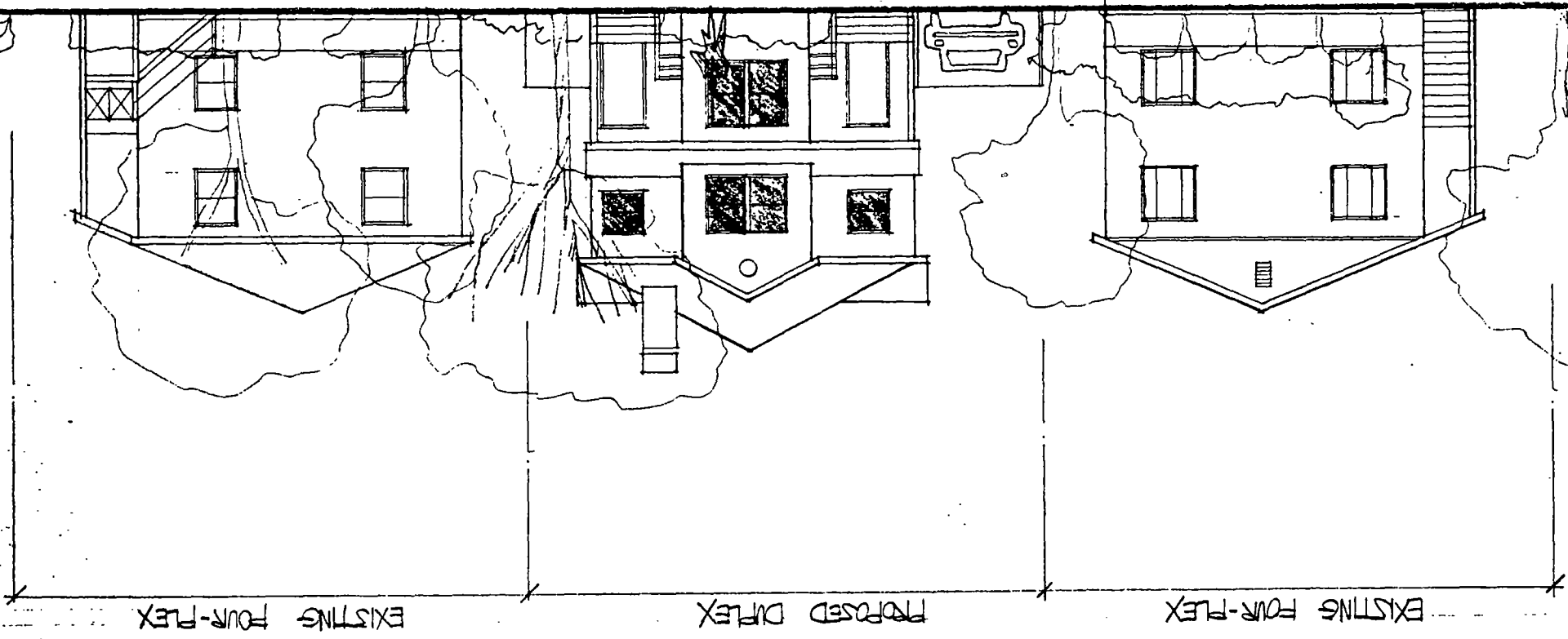
1. The site plan and the landscape/irrigation plan shall be revised to reflect a reversal of the building footprint and the relocation of the driveway.
 2. The location of the Sycamore at the rear property line shall be indicated on the site plan and the landscape/irrigation plans. Turf-blocking shall be provided within the dripline of the tree and indicated on plans. The tree shall be protected during construction. Protection measures shall be subject to Staff review and approval.
 3. Revised plans shall be subject to Staff review and approval.
 4. Onsite trees along interior property lines shall be removed.
 5. *Architect to add additional windows to the drive-way side.*
- Approval is based on the following Findings of Fact:

1. The project, as conditioned, will be compatible with existing development.
2. The project, as conditioned, is in compliance with the Board's Design Criteria.

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.

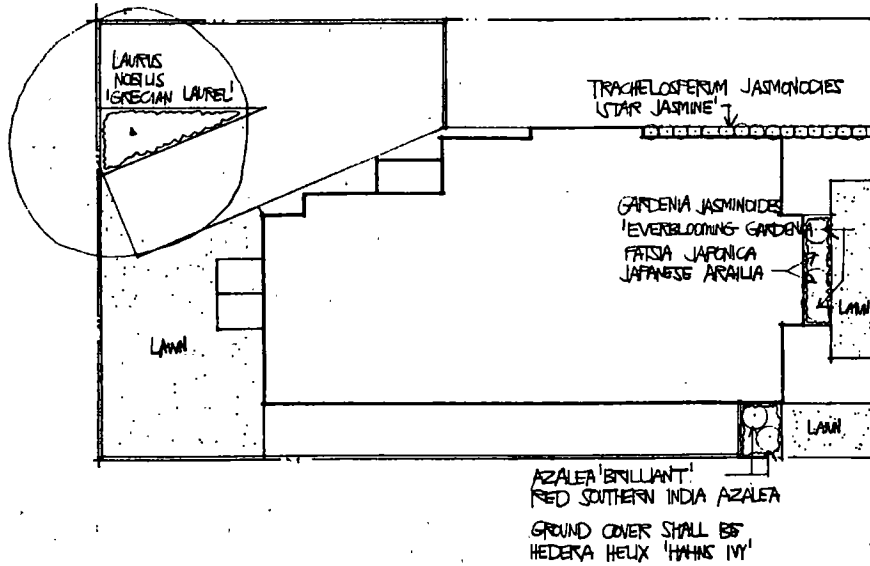
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

STREET ELEVATION
22nd STREET DUPLEX
SACRAMENTO, CA
1/8" = 1'-0"



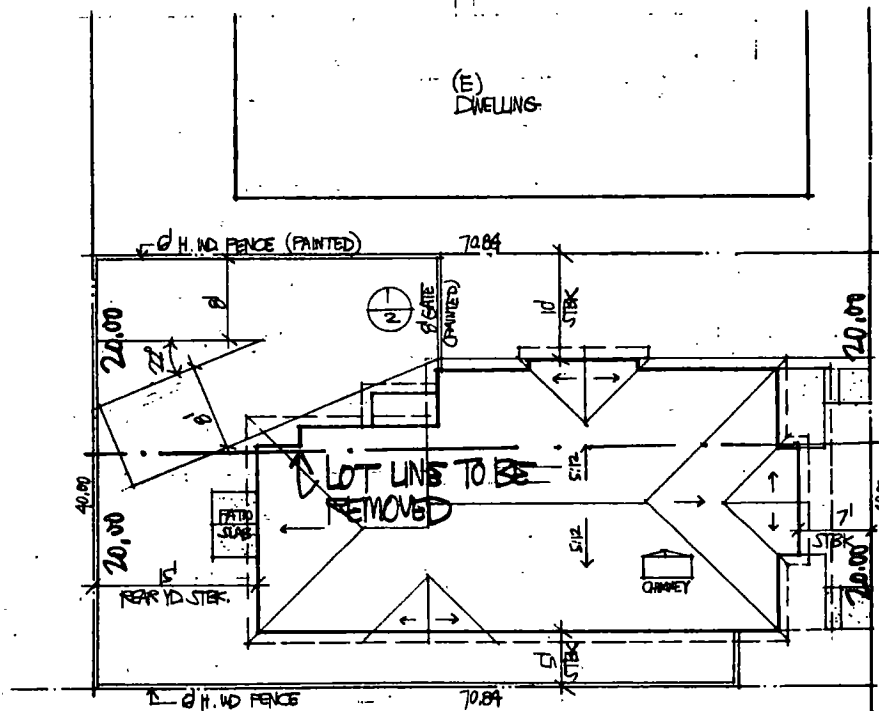
12-3-86

1918-86-061



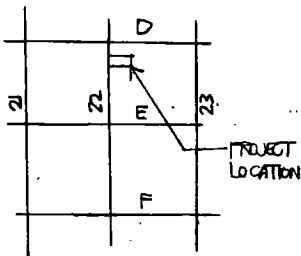
LANDSCAPE PLAN

1/8" = 1'-0"



SITE/ROOF PLAN

1/8" = 1'-0"



VICINITY MAP
NO SCALE



ARCHITECT
DARRYL B. CHINN AIA.
1311 PENNING WAY
SACRAMENTO, CA 95818
443-0757

BUILDER
GLENN A. NONG #316702
PO BOX 22177
SACRAMENTO, CA 95822
453-0472

PROJECT
DUELEX
405/407 2nd Street
SACRAMENTO, CA 95811
APN 003-193-005/26

REVISION
SEPT. 22, 1986

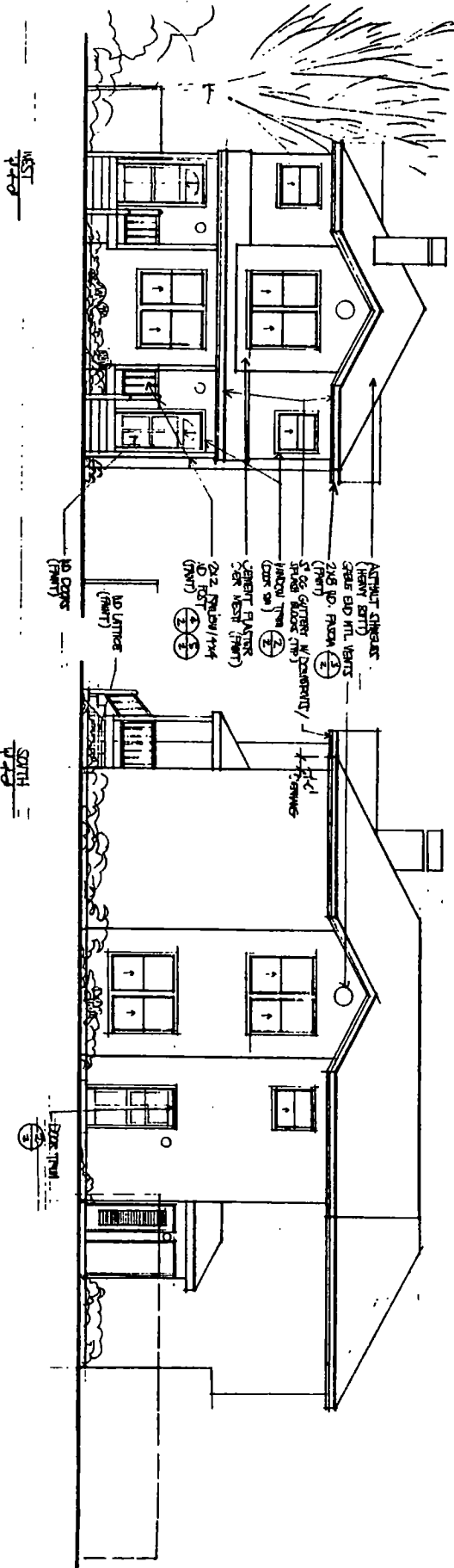
DATE
SEPT 1986

SHEET NO.

PB 86-061

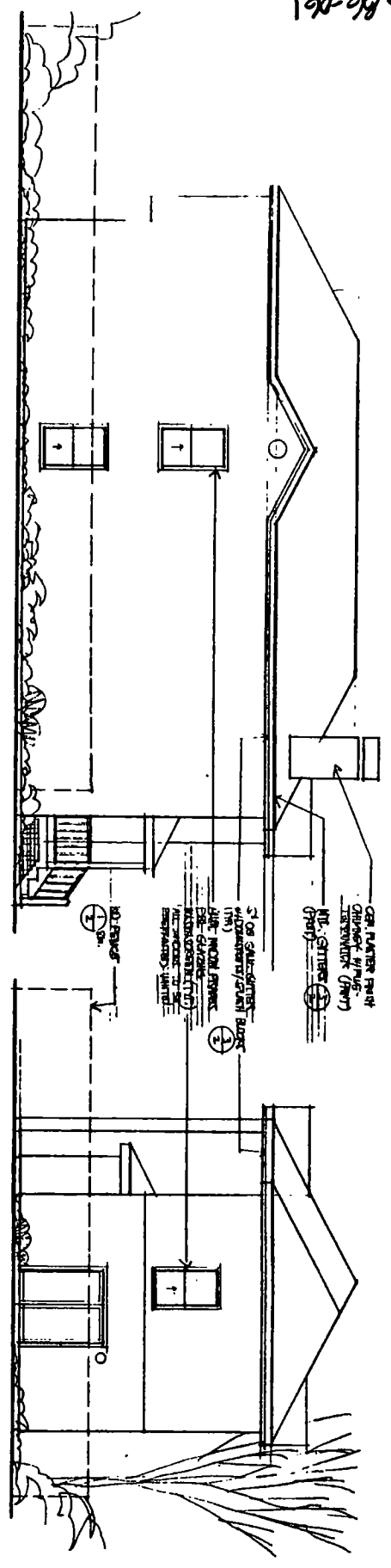
12-3-86

KEM 12



WEST ELEVATION

EAST ELEVATION



SETT MARK

PROJECT:
 DUPLEX
 405/407 22nd Street
 SACRAMENTO, CA 95814

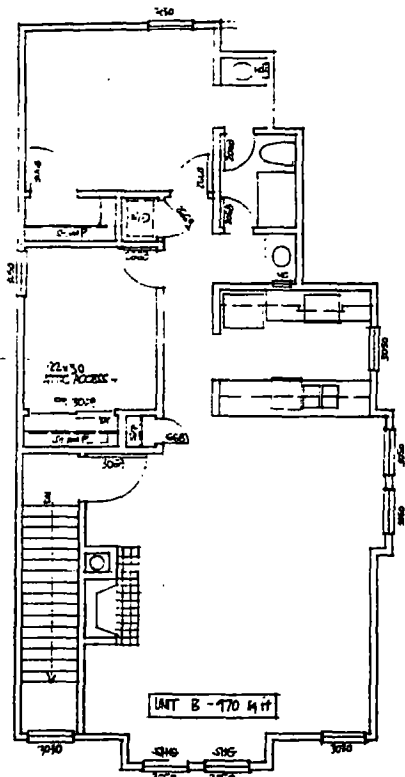
OWNER/BUILDER
 GLENN A. MORSE
 P.O. BOX 22177
 SACRAMENTO, CA 95822

ARCHITECT:
 DARRYL B. CHINN AIA
 1811 PERKINS WAY
 SACRAMENTO, CA 95818

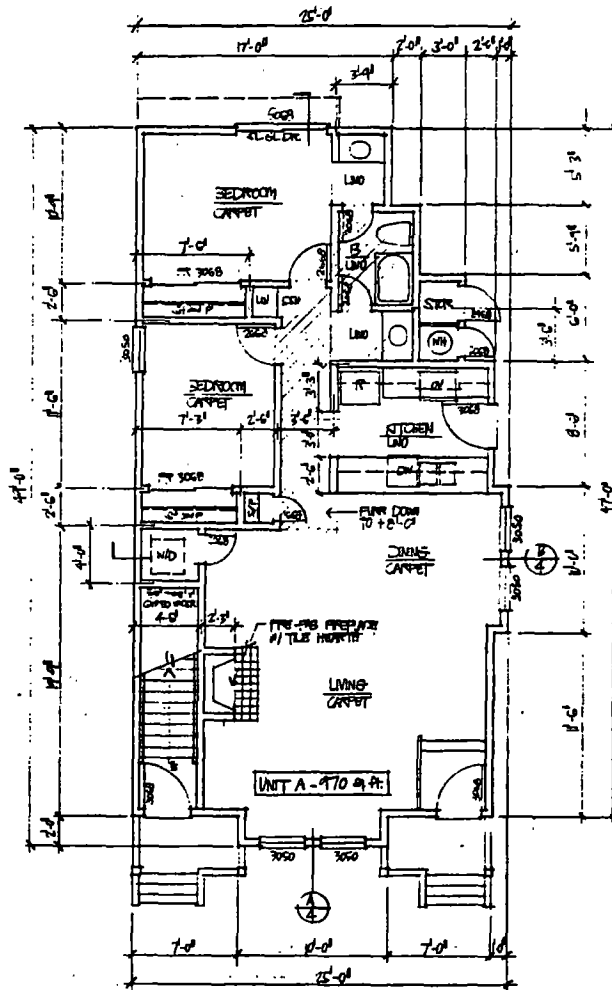
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12-3-86

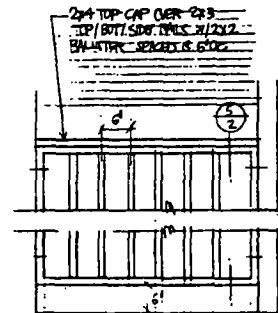
MEM



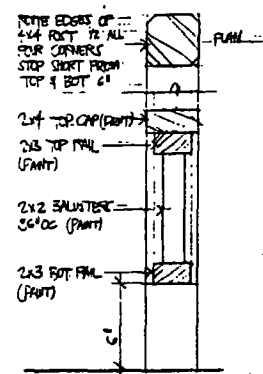
SECOND FLOOR PLAN



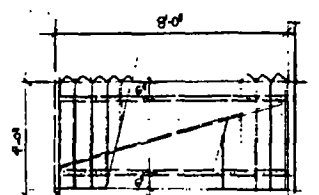
FIRST FLOOR PLAN



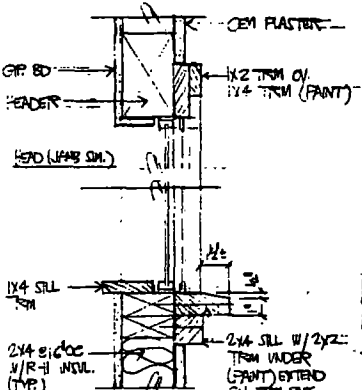
4 RAIL DETAIL



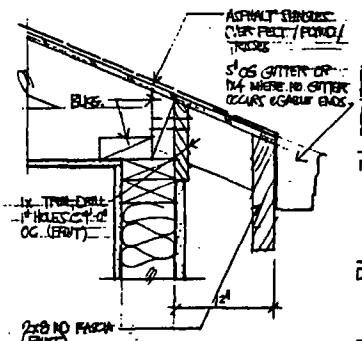
5 PORCH DETAIL



1 GATE DETAIL (FENCE SIM.)



2 WINDOW TRIM (DOORS SIM.)



3 FASCIA DETAIL

ARCHITECT: DARRYL B. CHAN AIA

BUILDER: GLEN A. MOIS #346102
P.O. BOX 22777
SACRAMENTO, CA 95822

PROJECT: COMPLEX 405/407 22nd Street
SACRAMENTO, CA 95814

DATE: SEPT. 11
SHEET: 20

OR: