

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Housing and Redevelopment Agency, 630 'I' Street, Sacto, CA		
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	7/7/82
		REPORT BY:	RBH:dgh
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 - O-B; Office-O-B; Residential R-4A
 East: Residential R-4A
 West: Residential R-4A

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. *no.*
2. The siding should be horizontal wood siding. *vertical slats*
3. All windows should be wooden double-hung with wood trim.
4. The front second floor porch should have balustrade slats. *yes -*
5. The mural should be moved to another elevation. *yes.*
6. The parking area should be landscaped in such a manner as to obscure its use as a parking lot. *yes.*

- solar pannels moved.
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 LUNGER
 AIA INC
 ARCHITECTURAL
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 700 Alhambra Blvd
 Sacramento California
 95816 916 441 5747

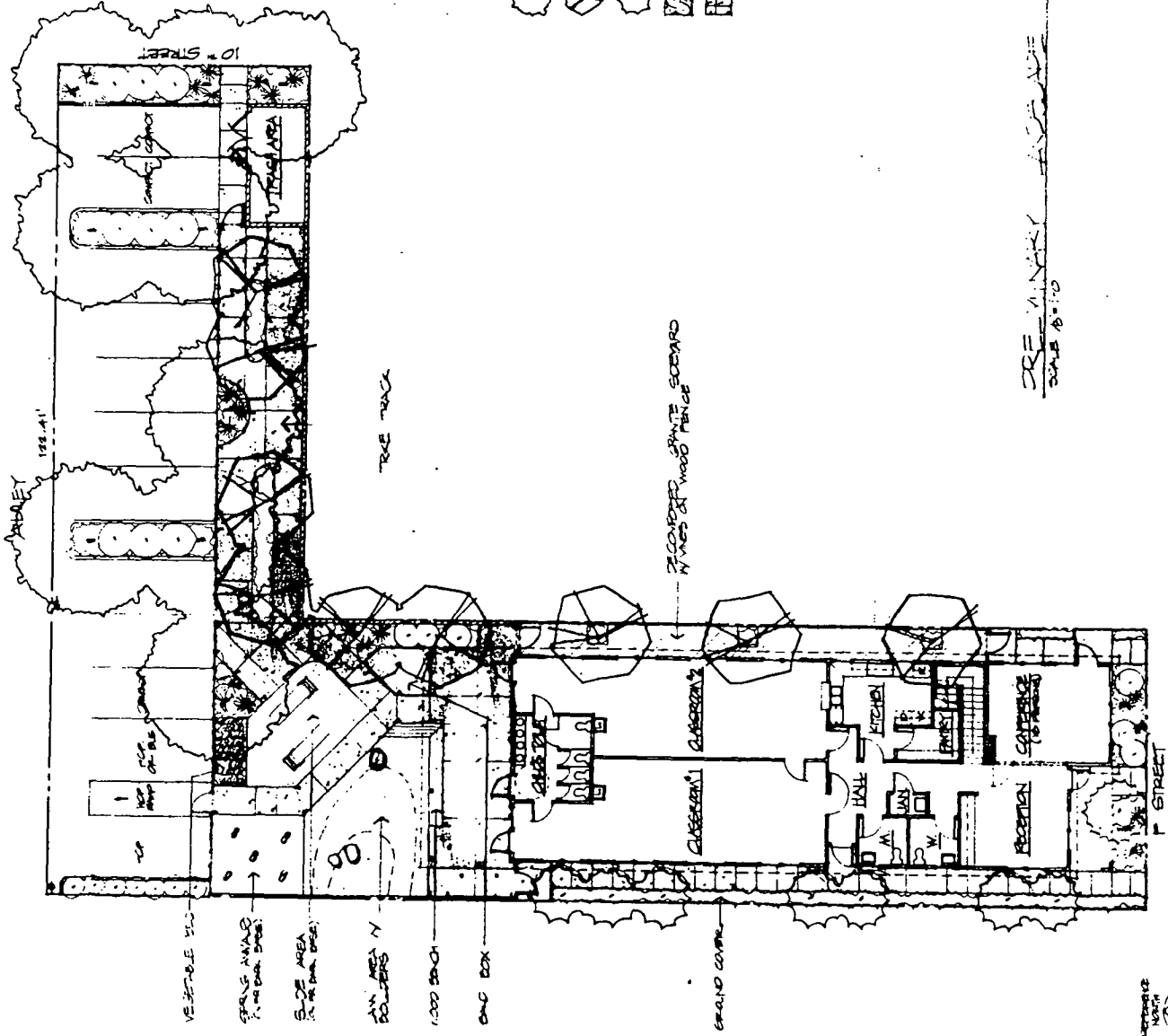
PROJECT MAESTRA
 DAY CARE / COMMUNITY CENTER FOR
 11 STREET BETWEEN 4TH AND 10TH STREETS
 SACRAMENTO CALIFORNIA
 URBAN DESIGN OF
 BOUNDARY PLANNING AND DEVELOPMENT AREA

NO. 10000
 This drawing is for information and is not to be used for construction until approved by the Architect
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AVESCAPE VIEWS:
 1. LOOK SOUTHWARD FROM VEGETABLE PLANT COVERAGE
 2. FROM PARKING LOT REEFS TO DE 1.1.1

LEGEND:

- 1. LOOK THE COURTYARD AS A SERIES OF TERRACES
- 2. 100% SHADE REQUIREMENT FOR SHADING WITH SPREAD CANOPY
- 3. MEDIA PLANT PLACEMENT ON PLANTING TERRACES TO HELP PERFORM SHADING REQUIREMENTS
- 4. 15' TALL TREE PLANTING PLANTING PLANTING
- 5. SMALL-SCALE PLANTING OR PLANTING TERRACES
- 6. 16' PLANT PLANTING PLANTING PLANTING
- 7. STAIRS - BRICK CONCRETE
- 8. CONCRETE FINISH

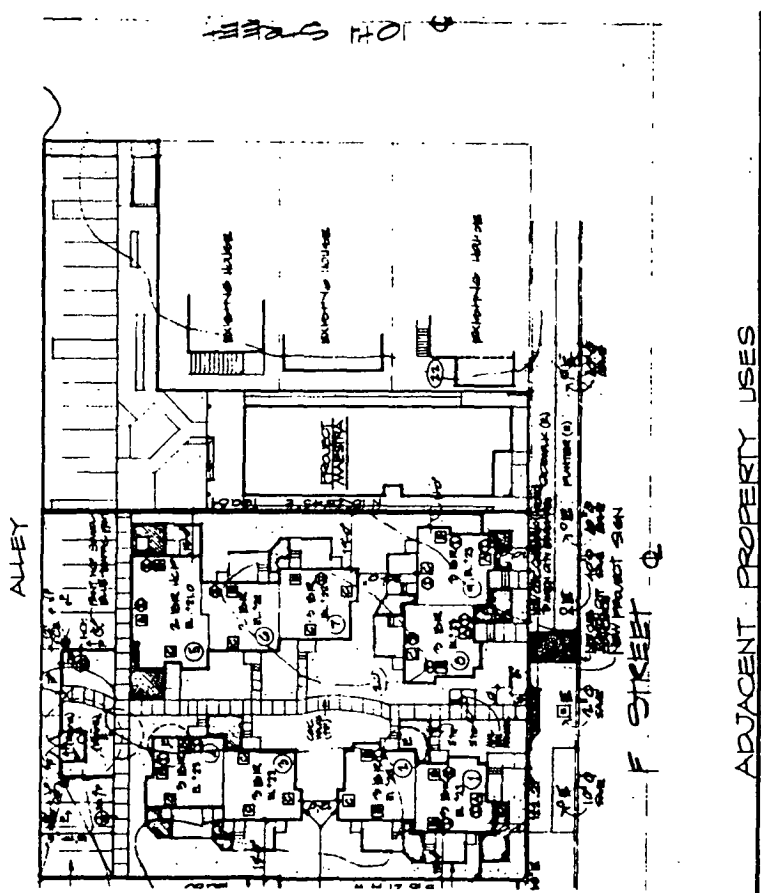


SEE ANOTHER DRAWING FOR
 SCALE 1/8" = 1'-0"

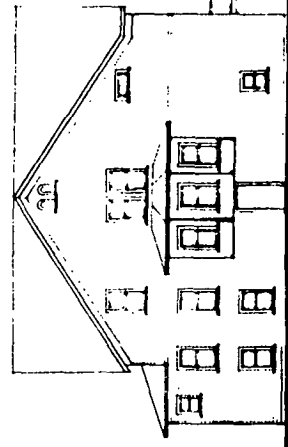
DEAN FLUNCE
 AIA INC.
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 DRAWING
 700 Alhambra Blvd.
 Sacramento, California
 95826 916 441 5297

PROJECT MAESTRA
 DAY CARE / COMMUNITY CENTER FOR
 STREET BETWEEN Q AND P STREETS
 UNDER DIRECTION OF
 GOVERNMENT HOUSING AND REDEVELOPMENT AGENCY

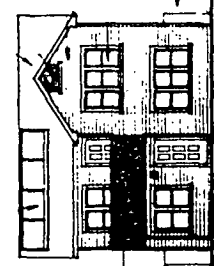
REVISED
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 by the Architect.
 ARCHITECT
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 Checked by: SS
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 Date: 2-10-82
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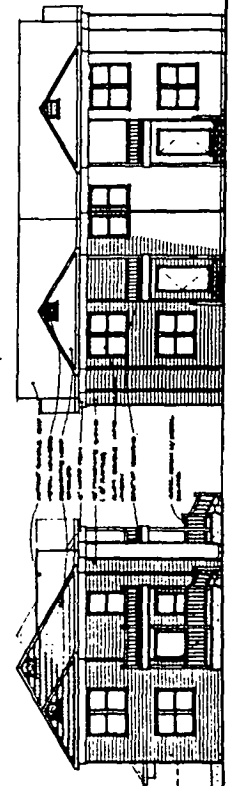
ADJACENT PROPERTY USES



PRIVATE RESIDENCE



PROJECT MAESTRA



FAMILY HOUSING PROJECT

"F" STREET ELEVATION

ALKALI FLAT



CITY PLANNING DEPARTMENT

JUN 21 1982

Neighborhood Improvement Association

RECEIVED

JUNE 3, 1982

RICHARD HASTINGS, DESIGN REVIEW/ PRESERVATION DIRECTOR
PLANNING DEPARTMENT
927 10th ST. SUITE 300
SACRAMENTO, CA. 95814

RE: PROJECT MAESTRA

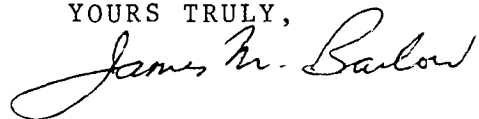
DEAR MR. HASTINGS:

NUMBEROUS MEMBERS AND FRIENDS OF THE ALKALI FLAT NEIGHBORHOOD IMPROVEMENT ASSOCIATION ARE VERY CONCERNED ABOUT THE ARCHITECTURAL DESIGN AND PROPOSED SITE OF PROJECT MAESTRA ON THE 900 BLOCK OF "F" ST.

AS THE REPRESENTATIVE FOR THE ASSOCIATION, I HAVE BEEN REQUESTED TO WRITE YOU REQUESTING TO BE NOTIFIED OF THE DATE WHEN THIS PROJECT COMES BEFORE YOUR COMMITTEE FOR REVIEW. WE DESIRE TO PRESENT SUBSTANTIAL TESTIMONY REGARDING THIS PROJECT, ITS DESIGN AND SITE LOCATION.

YOUR UNDERSTANDING AND COOPERATION IN THIS MATTER IS APPRECIATED.

YOURS TRULY,



JAMES M. BARLOW
P.O. BOX 1681
SACRAMENTO, CA. 95814

P.O. Box 1852 Sacramento, California 95809