

ARCHITECTURAL REVIEW BOARD

APPLICANT	Ward Koepenick, 1400 4th Street, Sacramento, CA 95814		
OWNER	Don Messner, 7634 Bar Du Lane, Sacramento, CA		
PLANS BY	Thomas, McKeegan, Wegener		
FILING DATE	2-23-79	60 DAY ARB ACTION DATE	REPORT BY: WW:dd
NEGATIVE DEC.	N/A	EIR	N/A
ASSESSOR'S PCL. NO.	10-092-01		

PROPOSAL: To develop a 10-unit Apartment

LOCATION: Southeast corner of 18th and "U" Streets

BACKGROUND INFORMATION:

On May 26, 1970 the Planning Commission rezoned the subject property from R-4 to R-5-R in order to develop a 16 unit apartment with 12 off-street parking spaces (P-4183). The parking ratio at that time was 3 spaces per 4 units. The parking was located in the south portion of the building with access from the alley. The exterior of the building consisted of stucco, wood siding, stone veneer and a shake mansard roof.

On March 22, 1979 the Planning Commission reviewed a revised plan under the "Plan Review (R-5-R) procedure. The Commission approved the 10-unit apartment proposal subject to the following conditions:

1. The new building shall be relocated to provide a 21 foot front setback or the setback shall be the average of the two adjacent buildings.
2. An island planter shall be designed around the large tree in the proposed parking lot.
3. A planting strip shall be designed between the alley and parking area.
4. A complete floor plan of the entire building and clear elevations shall be submitted to the Architectural Review Board for review.
5. A detailed landscape plan shall be submitted to staff for review and approval.

PROJECT INFORMATION:

General Plan Designation:	Residential
Old City Community Plan:	Medium Density Multiple Family
Existing Zoning of Site:	R-5-R
Existing Land Use and Zoning:	
North:	Duplex; R-4
South:	Duplex; R-4
East:	Duplex and Commercial; R-4
West:	Single Family Residences; R-4

APPLC. NO. 79-31

MEETING DATE April 4, 1979

CPC ITEM NO. 1

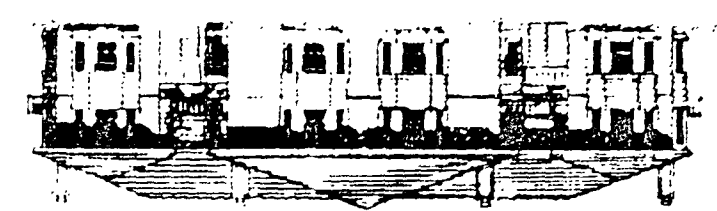
FIRST FLOOR



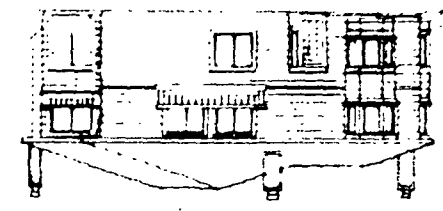
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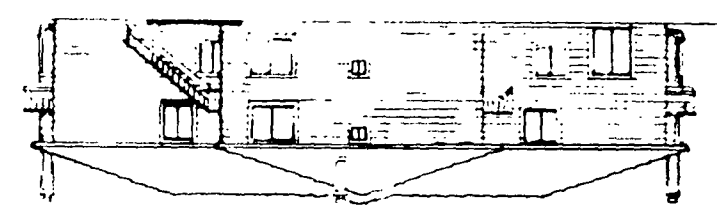
10th STREET ELEVATION



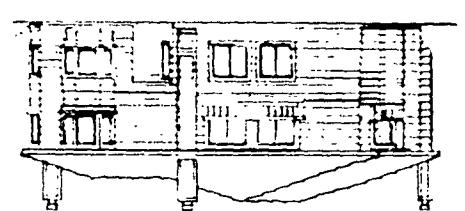
ALLEY SIDE ELEVATION



REAR ELEVATION



U STREET ELEVATION



1720

Parking Required:	10	Parking Provided:	10
Property Dimensions:	60' X 160'		
Area:	9,600 square feet		
Square Footage of building:	6,100 square feet		
Height of structure:	25'		

The applicant proposes to construct a 10 unit apartment building with 10 parking spaces. The parking spaces would be located to the rear of the structure with access from 18th Street. The project consists of eight one-bedroom units and two, two-bedroom units. The applicant proposed to retain several on-site trees.

The exterior materials consist of horizontal masonite siding, brick chimneys, redwood trim, and a composition shingle roof. The color will be beige with white trim. The south and east elevation would consist of stucco siding.

STAFF EVALUATION:

The staff has reviewed the project and concludes the design is compatible with other structures in surrounding properties. The staff, however, has the following suggestions:

1. The horizontal siding should be continued to the east and south elevations for continuity.
2. An island planter shall be designed around the large tree in the parking lot (See exhibit A).
3. A planting strip shall be designed between the alley and parking area.
4. The staff measured the two adjacent structures and determined the average setback to be 14 feet. Therefore, the applicant must provide a minimum 14 feet front setback.

STAFF RECOMMENDATION:

The staff recommends approval of the project subject to conditions and based on findings of fact:

Conditions:

1. The front setback on "U" Street shall be the average of the two adjacent structures or approximately 14 feet.
2. The applicant shall redesign the site plan as indicated by exhibit A (island planter and planter strip).
3. The horizontal siding shall be continued to the east and south elevations.
4. A detailed landscape plan shall be submitted to staff for review and approval.

Findings of Fact:

1. The design treatment of the building and parking area complies with the Design Standards and Criteria of the Old City Design Guildlines in that:

- a. The design of the structure would be compatible in color and material with surrounding properties.
 - b. The design of the parking spaces and maneuvering area conforms with the City Parking Regulations.
 - c. Adequate landscaping would be provided between the sidewalk and structure.
2. The subject project conforms to the Old City Design Review District Goal: "To encourage architecture which is integrated and compatible with the existing development in the neighborhood."

