

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

APPLICANT:	Sharon Young, 36 El Limon Ct., #2, Sacramento, CA 95823		
OWNER:	Sharon Young, 36 El Limon Ct., #2, Sacramento, CA 95823		
PLANS BY:	Mogavero and Associates		
FILING DATE:		REPORT BY:	RL:vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-0176-019

LOCATION: 1317 - 17th Street

PROPOSAL: The applicant proposes development of a two story triplex residential use in the Capitol Avenue Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-5
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Market; C-2
South: Residential; R-5
East : Vacant; R-5
West : Offices; R-5

Parking Required: 3 spaces
Parking Proposed: 3 spaces
Property Dimensions: 40 ft. x 88.75 ft.
Property Area: 3,550 sq. ft.

Square Footage of Units:
#1 - 865+ sq. ft.
#2 - 845+ sq. ft.
#3 - 1,000+ sq. ft.

Significant Features of Site: Location in Capitol Avenue Preservation Area
Exterior Building Colors: Cream, peach
Exterior Building Materials: Horizontal wood siding. Composition roof shingles.

BACKGROUND INFORMATION: On November 4, 1987, the Board provided comments on a triplex design proposed for the subject site and continued the matter (PB87-047) to enable the applicant to modify the project accordingly. Submitted with this new application are plans by a different architect, who is taking a different design approach to the project.

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

1. Overall, staff is quite satisfied with the project as newly proposed. In contrast to the earlier proposal, the street elevation will have a more conventional treatment with a unit entry and windows facing the street. The design will be compatible with nearby residences.

2. A wood window sill treatment (see attachment A) would enhance the appearance of the windows.
3. Staff notes a problem with the access to the upstairs units. The Zoning Ordinance requires a 10 foot special court width for access from the front property line of the property. The project, as designed, provides only 6 ft., 6 in. between the interior property line and the gated access to the stairway. This discrepancy can be remedied by facing the opening toward the street. Other alternatives are also possible.
4. The garages do not have the required 26 ft. of maneuvering area. The garage doors need only be recessed a few additional inches to alleviate this problem. In that the required side yard setback of the building is only five feet at this point and the second floor is proposed to be cantilevered anyway, the storage space and exterior wall can be adjusted as necessary to maintain adequate parking depth for the garage.

The further recessing of the garage doors will have an added aesthetic benefit of creating relief in the set of three overhead doors.

5. It is unclear as to whether wrought iron or tubular metal is proposed to endorse the front porch and front on the interior sideyard. Fencing is indicated on the site plan for the alley side, rear and interior side yards. Except for the indicated height of the alley side fencing, no other details are provided. If solid fencing is proposed along the alley, there will be a problem of limited visibility for the garage. However, if the short driveway is flared and if the adjacent corners of the alley side yard and rear yard fencing is canted, say 45 degrees, then, improved maneuvering area and visibility would be created.

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

1. The lack of adequate special court clearance shall be remedied. Revision shall be subject to Staff review and approval.
2. A window sill treatment per attachment A shall be utilized.
3. The garage plan shall be revised to provide proper maneuvering clearance at each door opening. Modifications shall take into account dimensional requirements of the parking spaces. Revision shall be subject to staff review and approval.

4. The garage driveway shall be flared and the corners of fenced alley side yard and rear yard adjacent to the driveway shall be canted to 45 degrees to provide better maneuvering and visibility. Revisions shall be subject to staff review and approval.
5. Fencing design and materials shall be subject to staff review and approval.
6. Colors and materials shall be subject to review and approval by staff.
7. Revised plans shall be submitted for staff review and approval prior to application for building permits.

Approval is based on the findings of fact:

1. The project, as conditioned, will blend in with the surrounding area.
2. The project, as conditioned, is in conformance with the Board's design criteria.

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

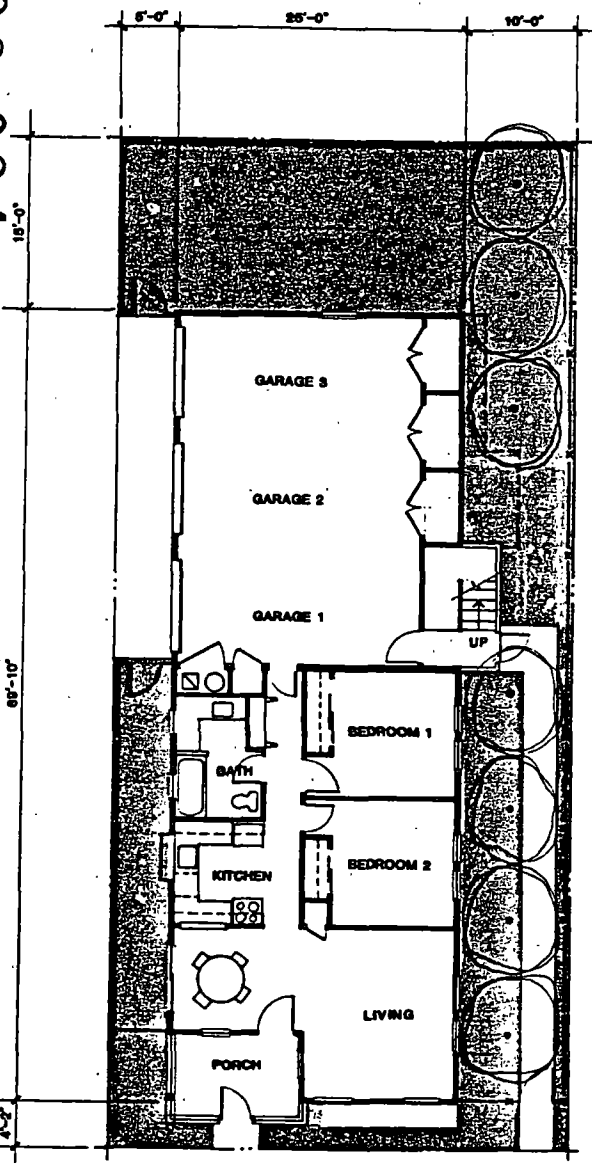
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

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

PB88-034

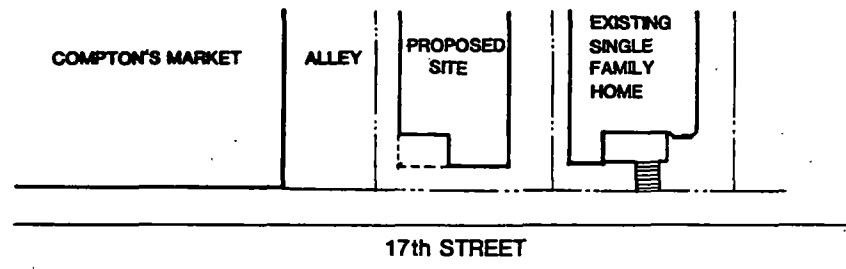
1-20-88

MEMPHIS



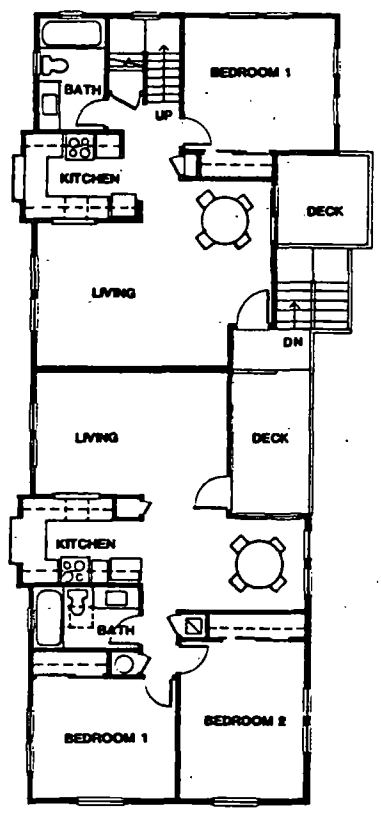
FIRST FLOOR / SITE PLAN

SCALE 1/8" : 1'-0"



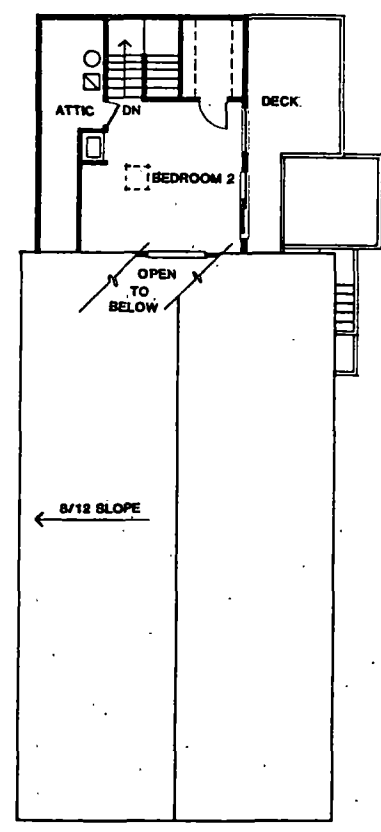
STREETSCAPE PLAN

SCALE 1/20" : 1'-0"



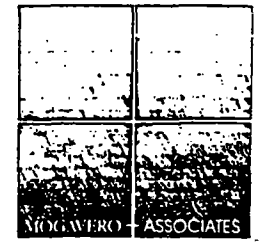
SECOND FLOOR PLAN

SCALE 1/8" : 1'-0"



MEZZANINE PLAN

SCALE 1/8" : 1'-0"



Architects
J&D J. Sheer #107
Sacramento, CA 95811
Ph: 443-1031

FLOOR PLANS

17th & N Sts.
TRIPLEX

JUNE 3, 1988

PB88-034

7-20-88

HEM#9



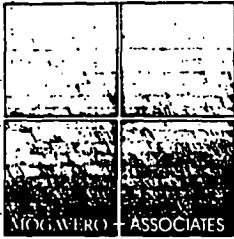
SOUTH ELEVATION
SCALE 1/8" : 1'-0"



NORTH ELEVATION
SCALE 1/8" : 1'-0"



WEST ELEVATION
SCALE 1/8" : 1'-0"



Architects
7530 J Street # 101
Stockton, CA 95216
916 443 1033

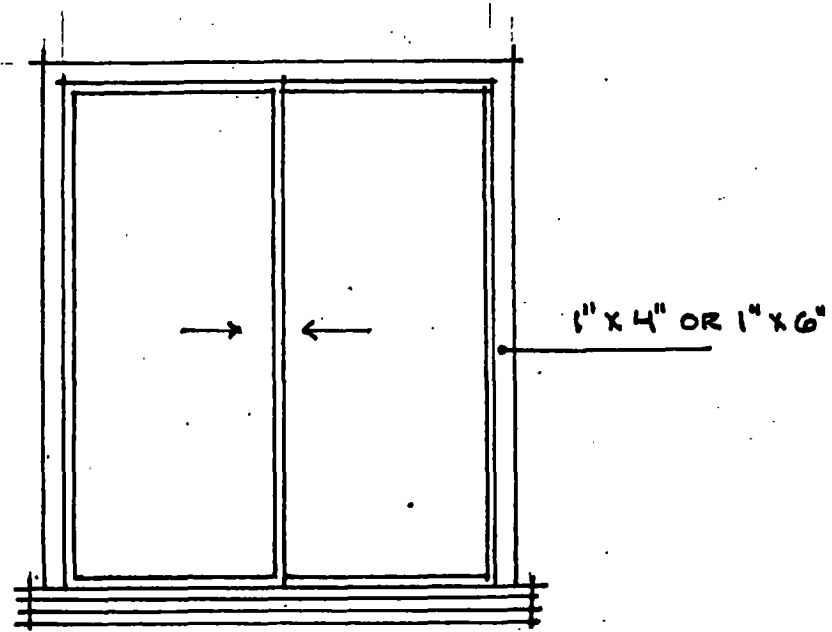
ELEVATIONS

**17th & N Sts.
TRIPLEX**

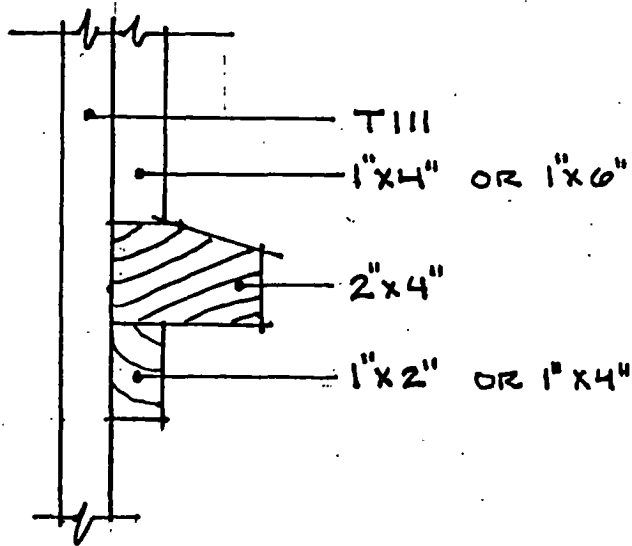
JUNE 3, 1988

2 OF 2

ATTACHMENT A



WINDOW & TRIM 1/4" = 1'-0"



SILL TRIM 3" = 1'-0"

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: July 20-88
 DR/PB NO.: # 9 PB 88-034
 MOTION TO: CONSISTENT APPROVED

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON						✓
BALESTRERI			✓			
LAGOMARSINO						
LES			✓			
MALINOWSKI	✓		✓			
McCABE						✓
RAKELA			✓			
RUSCONE		✓	✓			
TSUBOI						✓

MOTION CARRIED: _____

MOTION FAILED : _____

COMMENTS: _____

