



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

August 8, 1988

DESIGN REVIEW/PRESERVATION BOARD

DR/PB # PB88-037
ITEM #9

PROPOSAL FOR: CONSTRUCTION OF A DETACHED GARAGE AT THE ALLEY BEHIND A SINGLE FAMILY
RESIDENCE IN THE BOULEVARD PARK PRESERVATION AREA.

LOCATION: 2016 D Street

DATE OF ACTION: August 3, 1988

AT THE MEETING OF THE DESIGN REVIEW/PRESERVATION BOARD THE SUBJECT PROPOSAL WAS:

XXXXX APPROVED

 APPROVED BASED ON FINDINGS OF FACT AND SUBJECT TO CONDITIONS
IN AMENDED STAFF REPORT

 DENIED

 WITHDRAWN

 CONTINUED TO THE MEETING OF

 DISCUSSION ITEM ONLY

*See back page

ANY PARTY AGGRIEVED BY THE ACTION OF THE BOARD MAY APPEAL TO THE PLANNING COMMISSION WITHIN FIVE (5) DAYS AFTER NOTICE OF THE DECISION IS GIVEN. SUCH APPEAL IS TAKEN BY FILING A NOTICE OF APPEAL WITH THE PLANNING DEPARTMENT. A NOTICE OF APPEAL SHALL BE SUBJECT TO AND ACCOMPANIED BY A FILING AND INVESTIGATION FEE OF UP TO A MAXIMUM OF \$150. PRESERVATION ITEMS ARE APPEALABLE TO THE CITY COUNCIL.

FOR FURTHER INFORMATION ON THE PROJECT, OR ON THE APPEAL PROCESS, PLEASE CALL THE PLANNING DEPARTMENT AT (916) 449-5604.

SINCERELY,

Richard B. Hastings

RICHARD B. HASTINGS
DESIGN REVIEW/PRESERVATION DIRECTOR

RBH:j1

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

APPLICANT:	Roderick L. MacKenzie, 2016 D Street - Sacramento, California 95814	
OWNER:	Roderick L. MacKenzie, 2016 D Street - Sacramento, California 95814	
PLANS BY:	Jim Tyrze, 1212 Bidwell, Folsom California	
FILING DATE:		REPORT BY: RL:vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO. 003-0125-007

APPROVED ON CONSENT

LOCATION: 2016 D Street

PROPOSAL: The applicant proposes the construction of a detached garage at the alley behind a single family residence in the Boulevard Park Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-1B
Existing Land Use of Site: Single family

Surrounding Land Use and Zoning:

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

Property Dimensions: 40 ft. x 160 ft.
Property Area: 6,400 sq. ft.
Square Footage of Garage: 374 sq. ft.
Height of Garage: 1 story
Significant Features of Site: Location in Boulevard Park Preservation Area;
Residence is a Supportive Structure .

Exterior Building Colors: Not provided
Exterior Building Materials: Horizontal lap siding

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

1. The proposed garage, as sited, will result in the elimination of an existing tree or the severe pruning or loss of a major branch. The City Arborist should review the site and recommend the type of approved pruning.
2. The sizing of the horizontal lap siding and the color of the garage is not indicated. It would be appropriate for the siding width and color to match the existing Supportive Structure.
3. The existing fence along the alley is in very poor condition and should be eliminated or replaced. A replacement fence should be complementary to the garage.

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

1. Horizontal siding shall match that used on the house.
2. Colors shall match that used on house.
3. Fencing along alley shall be removed or replaced. Any replacement shall be subject to staff review and approval.
4. The City Arborist will review and approve the type of pruning of the existing on site tree.

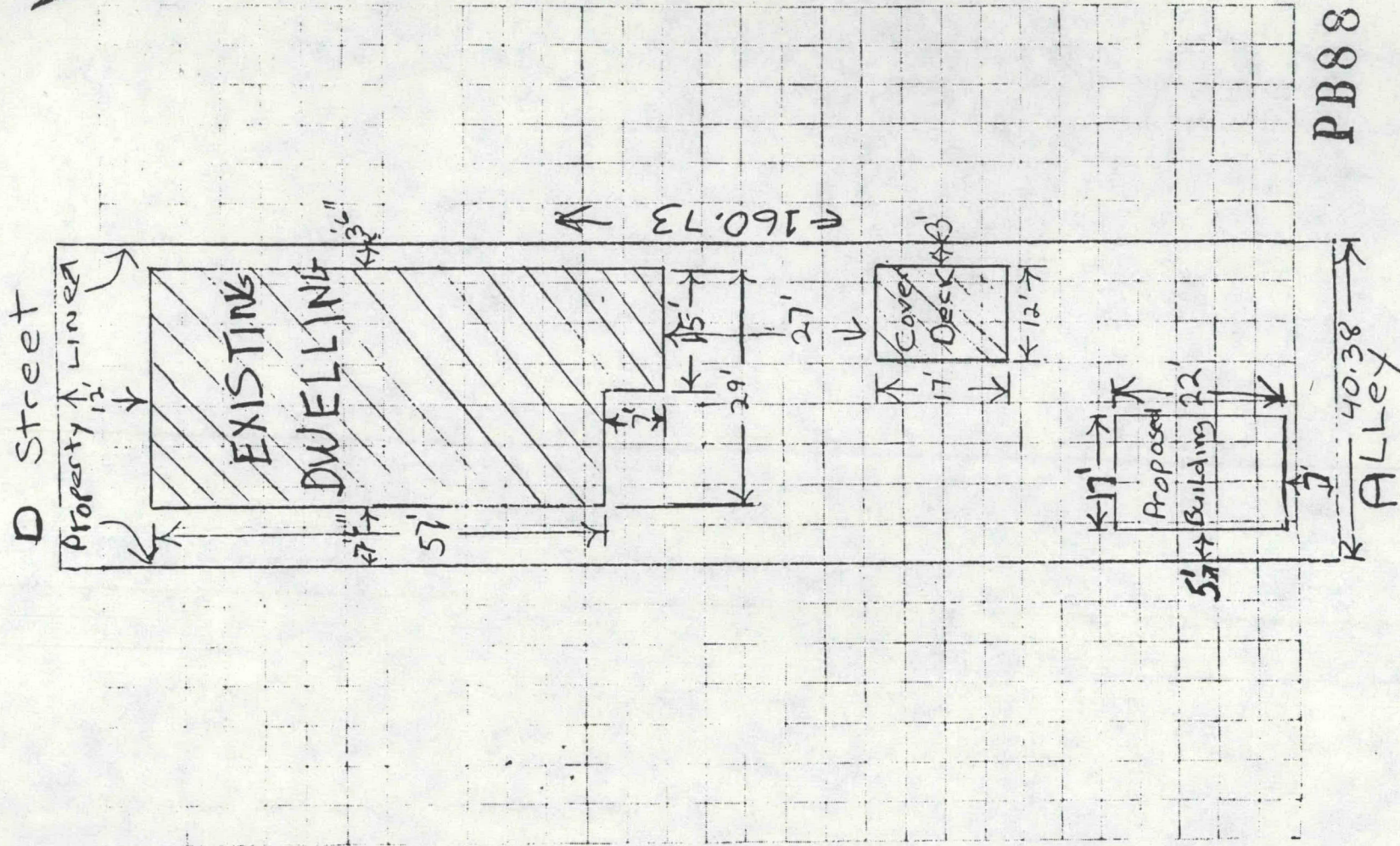
Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the existing alleyscape and will be compatible with the residence.
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.



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I certify the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval from the Building Official.

Roderick L. Mackenzie
 NAME(S) OF OWNER(S) OF PROPERTY AND STRUCTURE(S) (PRINT)
 Signature of Roderick L. Mackenzie
 SIGNATURE OF OWNER(S) OR AUTHORIZED REPRESENTATIVE
 5/9/88
 DATE

BID #301 (5/83)

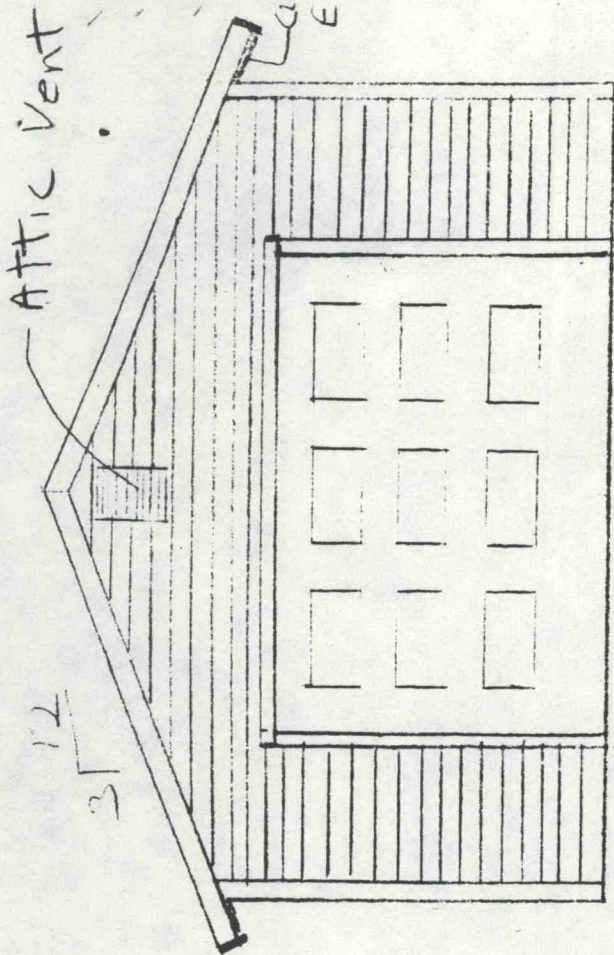
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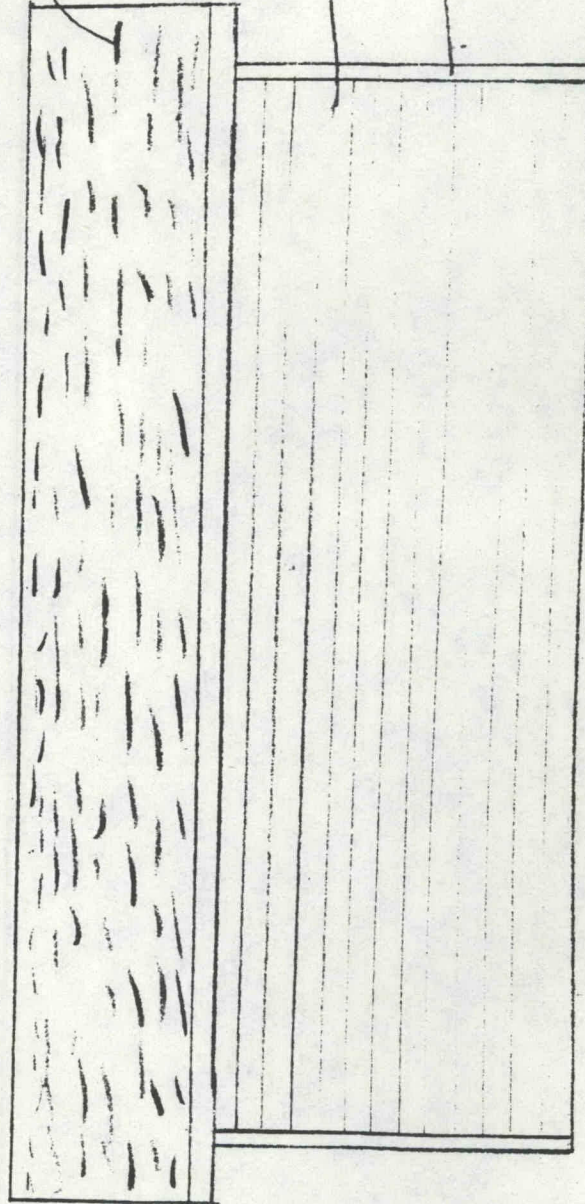
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NORTH ELEVATION

1/4" to 1"

SOUTH ELEVATION



WEST ELEVATION

Comp. R.

Lap Siding

2x4 Trim