

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
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February 17, 2004

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT, TO REFUND THE APPEAL FEE AND APPROVE, WITH CONDITIONS, THE DESIGN FOR A NEW SINGLE-FAMILY RESIDENCE TO BE BUILT ON A VACANT PARCEL IN THE BOULEVARD PARK HISTORIC DISTRICT.
PB03-060**

LOCATION AND COUNCIL DISTRICT: 317 20TH Street
APN: 003-0075-024
Boulevard Park Historic District
Council District 3

RECOMMENDATION: To adopt the Resolution adopting the Notice of Decision and Findings of Fact to refund the appeal fee and approve, with conditions, the design of a new single family residence located at 317 – 20th Street in the Boulevard Park Historic District.

CONTACT PERSONS: Roberta Deering, Preservation Director, 264-8259
Randolph Lum, Associate Planner, 264-5896

FOR COUNCIL MEETING OF: February 17, 2004

SUMMARY: On January 27, 2004, the City Council held a public hearing on the appeal filed by the Boulevard Park Neighborhood Association concerning the Design Review & Preservation Board's actions approving the design of a single-family residence on a vacant 40' x 80' parcel in the R-1B Single Family Zone, in the Boulevard Park Historic District. After reviewing the Appeal documents and Staff Reports, hearing public testimony and after much discussion on the matter, the City Council voted:

1. to approve the refund of the appellant's appeal fee; and,

2. to approve the design of the residence in accordance with the Design Review & Preservation Board's approval, and with the following additional conditions of approval for the design:
 - A. For all first floor exterior elevations, the split-faced full-sized concrete block shall be replaced with horizontal wood siding;
 - B. Overhanging roof eaves shall be added with design to be developed by project architect and approved by Staff;
 - C. The project architect shall consult with Staff relative to the potential for trim to be added around all exterior window and door;
 - D. For balconies at all elevations on the 2nd and 3rd floors, a 1" x 6" metal railing detail shall be added along the top of the balcony wall or railing;
 - E. For the third floor balcony on the south elevation, the exterior balcony material shall be changed from solid plaster to open metal railings, with design to be developed by the project architect and approved by Staff;
 - F. At the third floor south elevation, the proposed plant shed shall be removed; and,
 - G. For the front porch on the west elevation, ground floor,
 - a. the walkway (from the sidewalk to the porch) shall be moved to align with the front door; and,
 - b. a metal "bench/porch railing" shall be added per drawing dated 01-23-04 presented by Staff at the September 27, 2004 Hearing.


COMMITTEE/COMMISSION ACTION: The proposed design was brought before the Design Review & Preservation Board on September 17, 2003, and October 1, 2003. The project was approved as submitted.

APPEAL: On October 13, 2004, the Boulevard Park Neighborhood Association (BPNA) filed an appeal of the DRPB action. The appeal reflects the BPNA's objection to the architectural design of the proposed project in the neighborhood context and the adequacy of the public noticing for the Board hearing of October 1, 2003.

FINANCIAL CONSIDERATIONS: This project has no fiscal considerations.

ESBD CONSIDERATIONS: No goods or services are being purchased under this report.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

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RESOLUTION NO. _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEBRUARY 17, 2004

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT TO REFUND THE APPEAL FEE AND TO APPROVE, WITH CONDITIONS, THE DESIGN OF A NEW SINGLE FAMILY RESIDENCE, LOCATED AT 317 – 20TH STREET IN THE BOULEVARD PARK HISTORIC DISTRICT; SACRAMENTO, CA.

PB03-060: APN: 003-0075-024

WHEREAS, the City Council conducted a public hearing on January 27, 2004 concerning an appeal relative to the Design Review & Preservation Board's action on the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting on January 27, 2004, the City Council heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

- A. Environmental Determination: The project is exempt from the requirements of the California Environmental Quality Act under Section 15303(a);
- B. Approved the design of the project as approved by the Design Review and Preservation Board in 2003, with additional conditions of approval modifying that design;
- C. Approved a refund of the appellant's appeal fee.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

The proposed design, approved by the Design Review & Preservation Board and as conditioned

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by the City Council at its hearing held on January 27, 2004, of a new single family residence is approved, based on the following findings of fact:

The project design, as approved with conditions,

A. Conforms to the City's Preservation Area Plan in terms of general scale, orientation of structural elements, and orientation on its site and in the general context of the historic district, albeit executed in a contemporary design with some contemporary materials.

B. Conforms to the City's Central City Design Guidelines in terms of the general context and relationship to its surroundings, particularly noting the Design Review & Preservation Board's considerations in its approval relative to the location of the site, on the edge of the historic district, which boundary runs down the center of the street, and with industrial buildings across the street from the site. It is also noted that contributing resources in the historic district include additional architectural styles and variety beyond the two Victorian structures on either side of the subject site. The conditions adopted by the City Council also reflect the guidelines with respect to more traditional residential materials and details and with respect to the height of the structure relative to the structure to the south of the project.

C. Conforms to the Secretary of the Interior's Standards for Rehabilitation in that the project does not destroy historic materials or spatial relationships that characterize the historic district, can be differentiated from the historic contributing resources in the district while also being generally compatible with the size, scale and proportion of the district's contributing resources.

CONDITIONS OF APPROVAL

The design for the new single-family residence is approved subject to the following conditions:

The design and conditions of approval that were approved by the Design Review & Preservation Board in 2003 are incorporated, with the following additional conditions:

- A. For all first floor exterior elevations, the split-faced full-sized concrete block shall be replaced with horizontal wood siding;
- B. Overhanging roof eaves shall be added with design developed by project architect and approved by Staff;
- C. The project architect is to consult with Staff with respect to potential for trim around all openings;

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- D. For balconies at all elevations on the 2nd and 3rd floors, a 1" x 6" metal railing detail shall be added along the top of the balcony wall or railing;
- E. For the third floor balcony on the south elevation, the exterior balcony exterior material shall be changed from solid plaster to open metal railings, design to be developed by project architect and approved by staff;
- F. At the third floor south elevation, the proposed plant shed shall be removed;
- G. For the front porch on the west elevation, ground floor,
 - 1. the walkway (from the sidewalk to the porch) shall be moved to align it with the front door; and
 - 2. a metal "bench/porch railing shall be added per drawing dated 01-23-04 presented by Staff at the September 27, 2004 hearing.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT THE NOTICE OF DECISION AND FINDINGS OF FACT, SUBJECT TO THE CONDITIONS OF APPROVAL, ALL AS STATED HEREIN BE APPROVED AND ADOPTED.

MAYOR

ATTEST:

CITY CLERK

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