
. CITY OF SACRAMENTO .
. DESIGN REVIEW - PRESERVATION BOARD .

1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT Shah Ismail Hamdani, 2011 4th St., Sacramento, CA 95818

OWNER Owner

PLANS BY Kevin Fong

REPORT BY RLum

FILING DATE 8-23-95 ASSESSOR'S PARCEL NUM. 009-0111-011/009-0111-012

LOCATION: **2022 4th Street and 2024 4th Street**
Council District 4

PROPOSAL: The applicant proposes construction of two duplex structures on abutting parcels in the South Side Preservation Area. One will be at 2022-4th St., and the other at 2024-4th St.---total of four units. The buildings will be similar to the one at 2011-4th St.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Residential; R-3A
East: Residential; R-3A
West: Residential; R-3A

Property Dimensions:	Each is 40 x 80
Property Area:	Each is 3200 s.f.
Height of Buildings:	Two stories
Square Footage of Units:	1058 s.f. each
Parking Required:	4 spaces total (2 on each parcel)
Parking Proposed:	4 spaces total (2 on each parcel)
Significant Features of Site:	Location in South Side Preservation Area
Exterior Colors/Materials:	White horizontal hardboard siding w/off-white trim

BACKGROUND INFORMATION: The applicant presently resides in a nearby duplex at **2011 4th Street**. The **design** for the proposed duplex structures is based on that of the existing building.

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

1. In other Central City duplex projects, and consistent Design Review Guidelines Section IV-B-2, the Board has sought to locate parking at the rear of the sites. There are 2 onsite

parking spaces required for each parcel. The applicant's submitted plans locate the 4 spaces in the front yard setback of the parcels. The width of the buildings as designed would preclude driveway access to the rear yards.

Due to the time delay that would result, the applicant is reluctant to redesign the project with the parking in the back. Section 6-D-18 of the Zoning Ordinance indicates that the Planning Commission may issue a special permit to waive parking for 40' x 80' interior lots in the Central City. While the applicant is not adverse to not providing on-site parking, he is anxious to begin construction of the duplexes and does not wish to apply to the planning Commission for this permit because of the time and costs involved.

2. Besides the location of the onsite parking, the Southside Park Neighborhood Association (SPNA) also has concerns with the proposed design of the buildings. In a letter dated October 17, the SPNA outlined the following areas of concern:
 - a. steeper roof pitch;
 - b. eave overhang and trim
 - c. absence of rafter tails
 - d. elimination of the front porches and their columnar supports
 - e. porch railings
 - f. side staircase(stairs and railings)
 - g. general window treatment

The SPNA letter is attached for the Board's information.

3. Prior to the submittal of the SPNA letter of 10-17-95 the applicant had revised his plans affecting certain items of staff and/or neighborhood concerns:
 - a. Single-hung or double-hung windows are shown in place of horizontal metal sliders. The applicant has complied with the staff suggested change in window type for the front and side elevations, but not the rear elevation. The applicant agreed in early discussions to provide an appropriate window sill and trim detail. No conclusions have been made on whether they shall be metal, vinyl, or wood units.

Staff would prefer an inexpensive wood unit over metal. Also, the single-hung units should be included on the rear elevation.
 - b. A covered front porch and balcony have been incorporated into the design. The applicant has eliminated two feet from the front of original floor plan in order to accommodate both the porch and balcony requirement and the staff alternative plan for the parking within the front setback area.

The narrow two foot depth of the front porch and balcony physically limits their usefulness and visually results in a somewhat cramped appearance, particularly with respect to the balcony. This problem would not exist and the loss of square footage from the interior space would not be necessary if it were not for the parking being in the front setback area.

4. Staff is not convinced that the SPNA's suggestion for a steeper roof, eave overhang and rafter tails are essential to a good project. A current day rendition of the earlier building is possible without having to replicate all of the elements of the original.
5. The SPNA concern for a optimal design for the stair railings is understandable. Attractive stair and porch balustrades contribute significantly to the overall aesthetics of the building. However, staff has had to permit simplified stair and porch detail to be used in replacements for historic structures in the effort to balance the cost/benefits. Staff find that to require authentic and more elaborate detailing on a new building would seem ironic.
6. An additional consideration, not previously suggested to the applicant, is to expand the landing at the 2nd floor entry as a balcony across the facade to the corner of the building. There is no such balcony on the existing building. However, a balcony would be an additional design enhancement on the new buildings.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed duplex projects subject to the following conditions:

1. The applicant shall redesign the project to locate the required parking spaces to the rear of the duplex structures. If, in the future, the applicant obtains a parking waiver from the City Planning Commission, the applicant does not need to redesign the project to locate those parking spaces in the rear. Under no circumstances shall parking spaces be permitted in the front yard setbacks of the two lots. This condition includes required spaces as well as additional parking spaces.
2. The windows shall be wood, or vinyl-clad wood, single or double-hung units with a traditional sill and trim detail. The only exceptions shall be the small bathroom windows which may be sliders as shown.
3. Horizontal wood siding rather than the proposed hardboard siding shall be used on the proposed structures. The final materials shall be subject to Board review and approval.
4. The final colors, if not approved by the Board, shall be submitted for review and approval of staff.
5. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and staff, prior to issuance of building permits. A set of the plans, separate from those to be submitted to the Building Division, shall be submitted to the design review staff or directly to the Board landscape architect.
6. All HVAC equipment shall be ground mounted and attractively screened, or shall be located in the roof structure of the building.
7. Any outside trash storage shall be screened with a sturdy and attractively designed wood enclosure for each parcel. The design of the structures shall be subject to the review and approval of staff.

8. SMUD boxes and any necessary backflow devices shall be screened by landscaping or other design means.
9. All required new and revised plans shall be submitted for review and approval of design review staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Design Review staff.
10. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Approval is based on the following findings of fact:

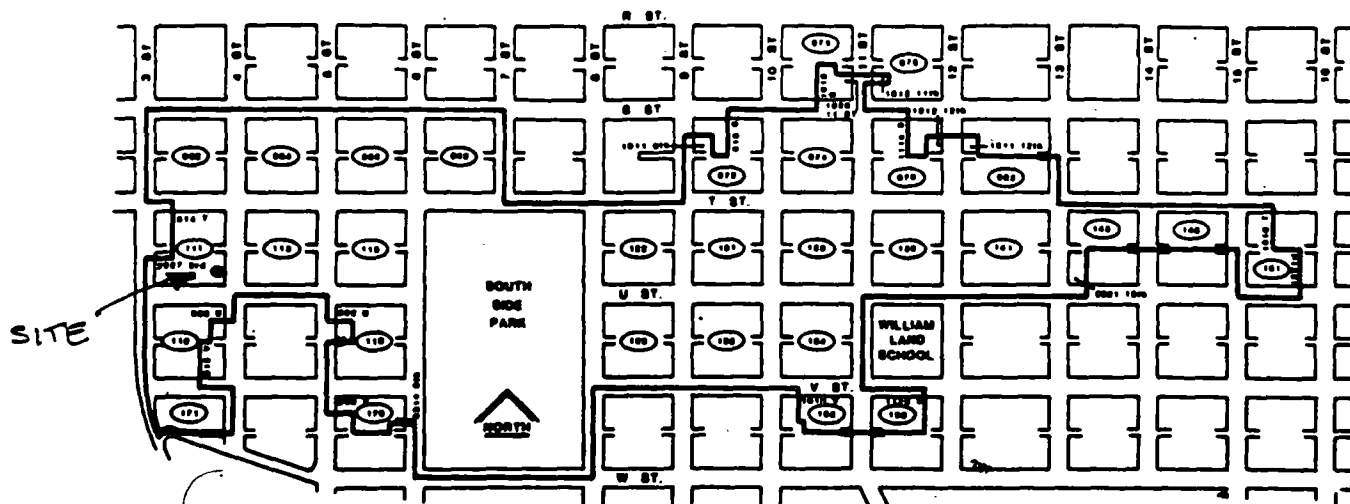
1. The project, as conditioned, will blend into the surrounding area and will serve to maintain the integrity of the Southside Preservation Area.
2. The project, as conditioned, conforms with the Board's design criteria.

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.

QUESTIONS REGARDING THIS PROJECT
may be directed to Randolph Lum
of the Design Review/Preservation staff,
at (916) 264-5896.



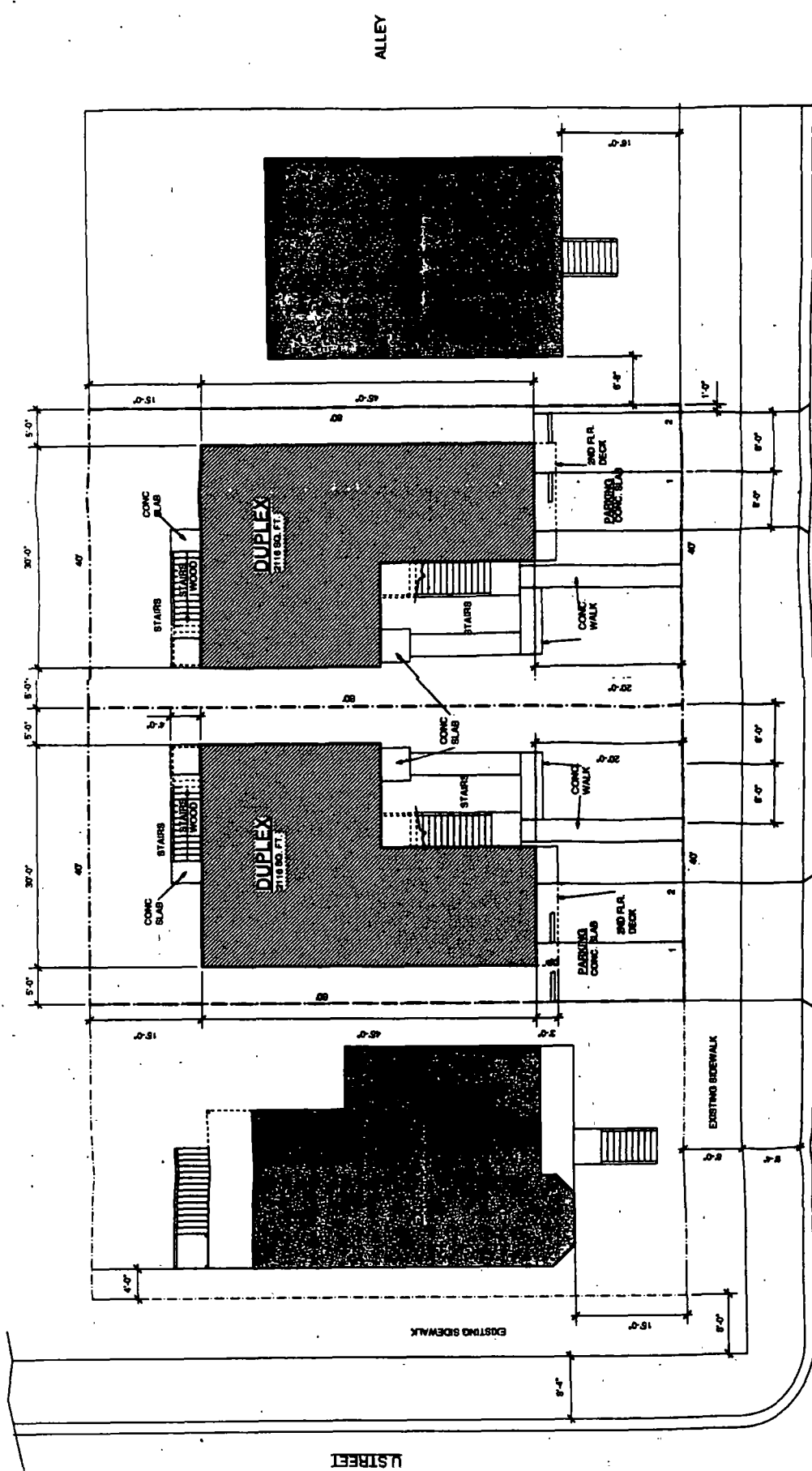
SOUTH SIDE PRESERVATION AREA

The South Side Preservation Area is the largest proposed area in the City, but it is linked by its relationship to South Side Park itself which divides the area into two distinct subareas. The area west of the park is the largest unified area of predominantly simple high basement cottages in the Old City. Therefore, although there are many vacant lots and deteriorating structures, the neighborhood is largely free of modern intrusions. Many of these vacant or nearly vacant areas are included within the boundaries of the proposed area, such as the northwest corner of this area along 3rd Street, because of a unit of landscaping and a historic continuity with the rest.

Most of the houses are simple high basement cottages or high basement Queen Annes built for working-class tenants and owners between 1895 and 1905. The 400 block of T Street is the most complete block in the area and represents in microcosm the rest of the area. It is a block of several different styles all linked by high basements and in rhythm of spacing, height, scale, setback, materials, and texture.

The subarea east of South Side Park is similar in its styles and building patterns although it is less easy to define and characterize. Rather than vacant lots, it has been intruded upon by modern apartments. Some of it was built somewhat later, and the general character of the buildings, although similar in style, is slightly larger and more ornamented for a more prosperous group of residents. Much of the area consists of simple high basement cottages but is frequently punctuated by larger houses in the Queen Anne and Colonial Revival Styles. There are several large intrusions with the area itself as well as at its edges which accounts for its irregular shape. The William Land School might be considered a secondary focal point for this area after South Side Park. In the panhandle of the area that stretches to the east, there are many bungalows including some very fine rows on 13th and U Streets. Although the styles of the buildings change and with them the directional expression, height, materials and texture, the neighborhood is linked by its treelined streets. As the change of styles is from contiguous periods of time rather than separate ones, it represents a neighborhood that was in a continuous process of building by similar kinds of people rather than sociologically distinct neighborhood.

The area is bounded roughly by the freeway on the west and south, by industrial development above S Street, and by newer and less cohesive neighborhoods to the east and south.



2018

2022

PB95-033

4TH STREET

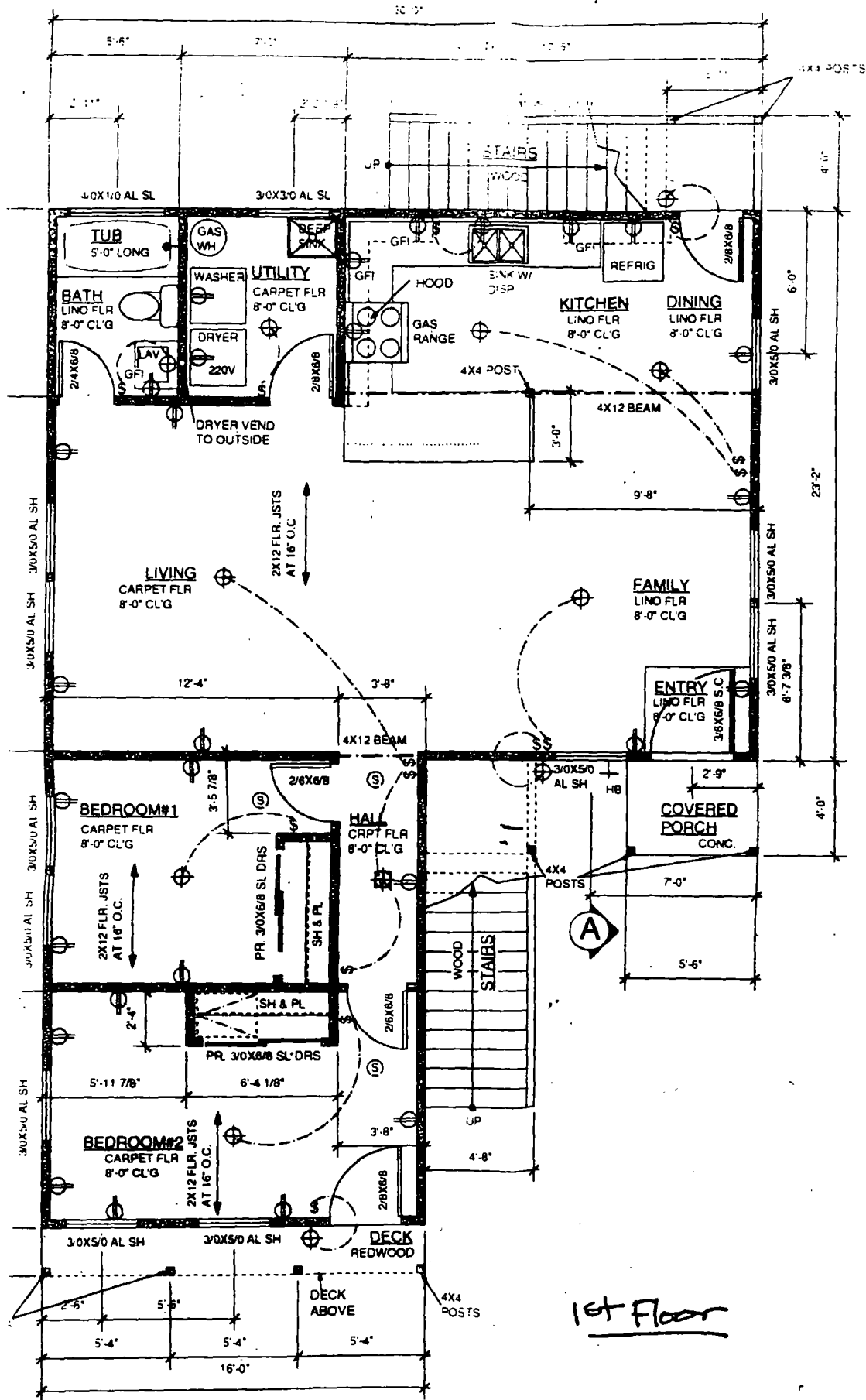
2024

PB95-033

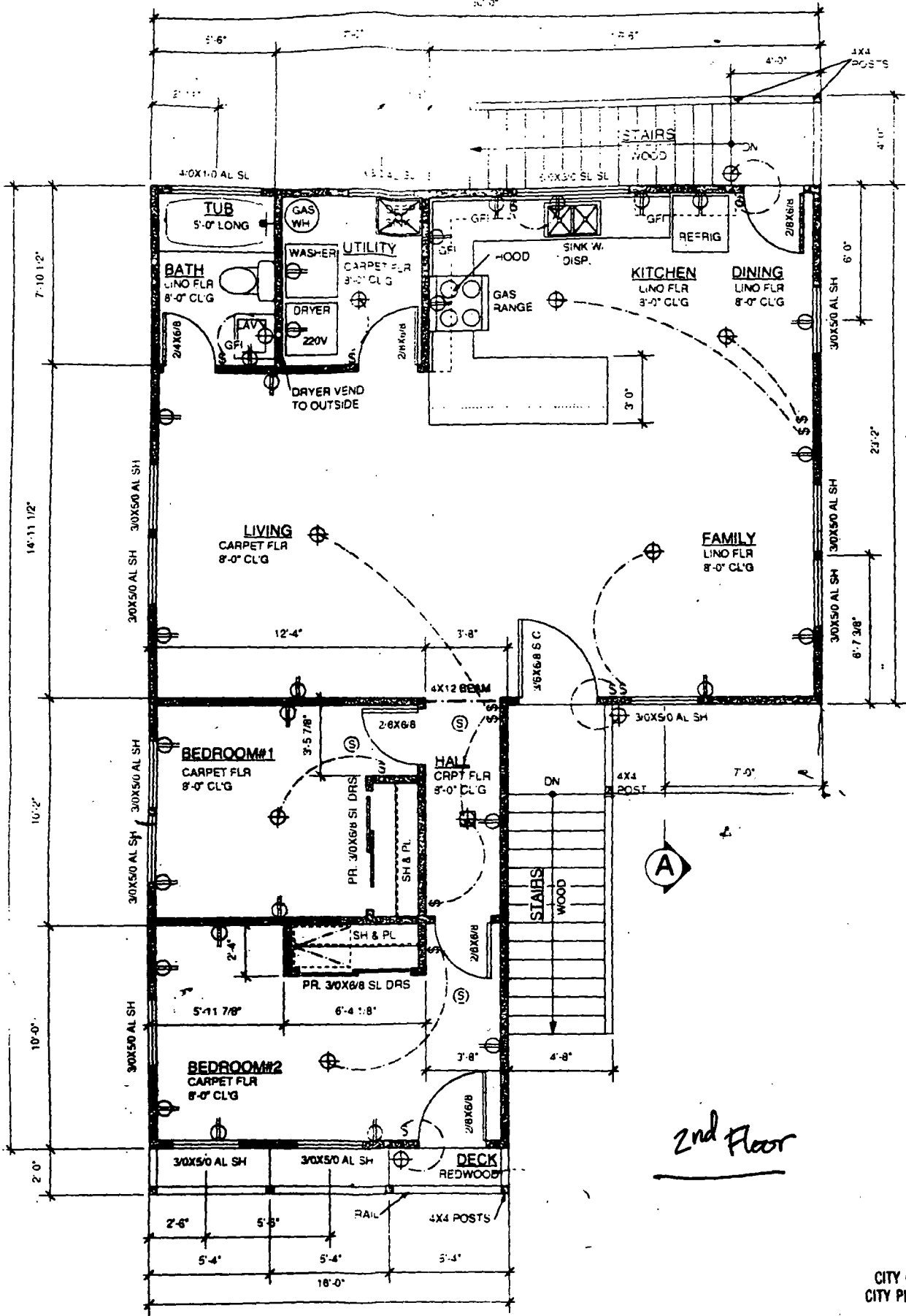


SITE PLAN
SCALE: 1/8" = 1'-0"

LOT COVERAGE
LOT AREA: 1200 SQ. FT.
PROPOSED COVERED AREA: 1200 SQ. FT.
= 100%



- NC
- 1. PF
- 2. FIF
- 3. 20
- AN
- 4. GR
- VA
- 5. BA
- SE
- 6. TEL



2nd Floor

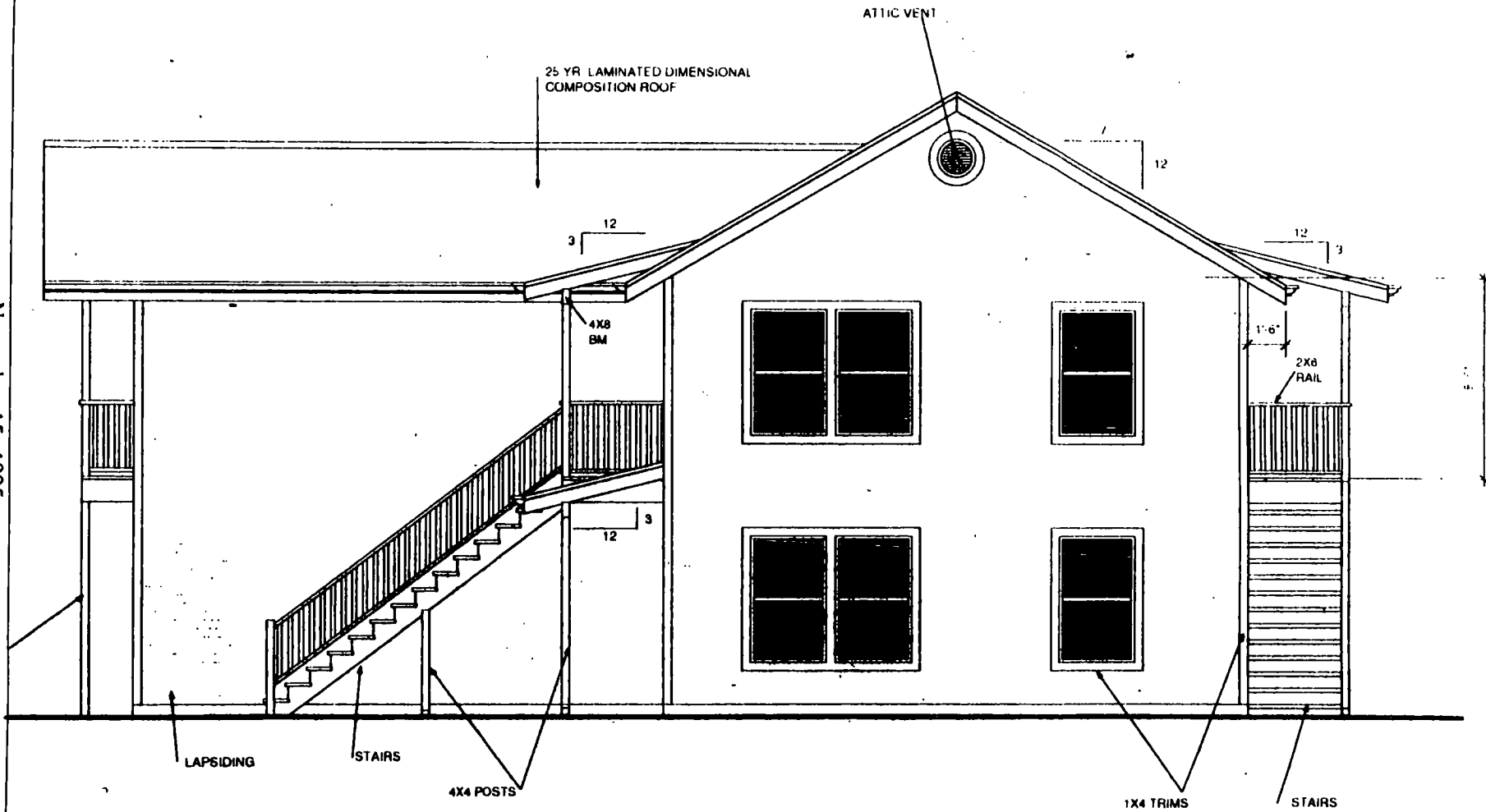
CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 17 1995

RECEIVED

November 15, 1995

Item No. 9

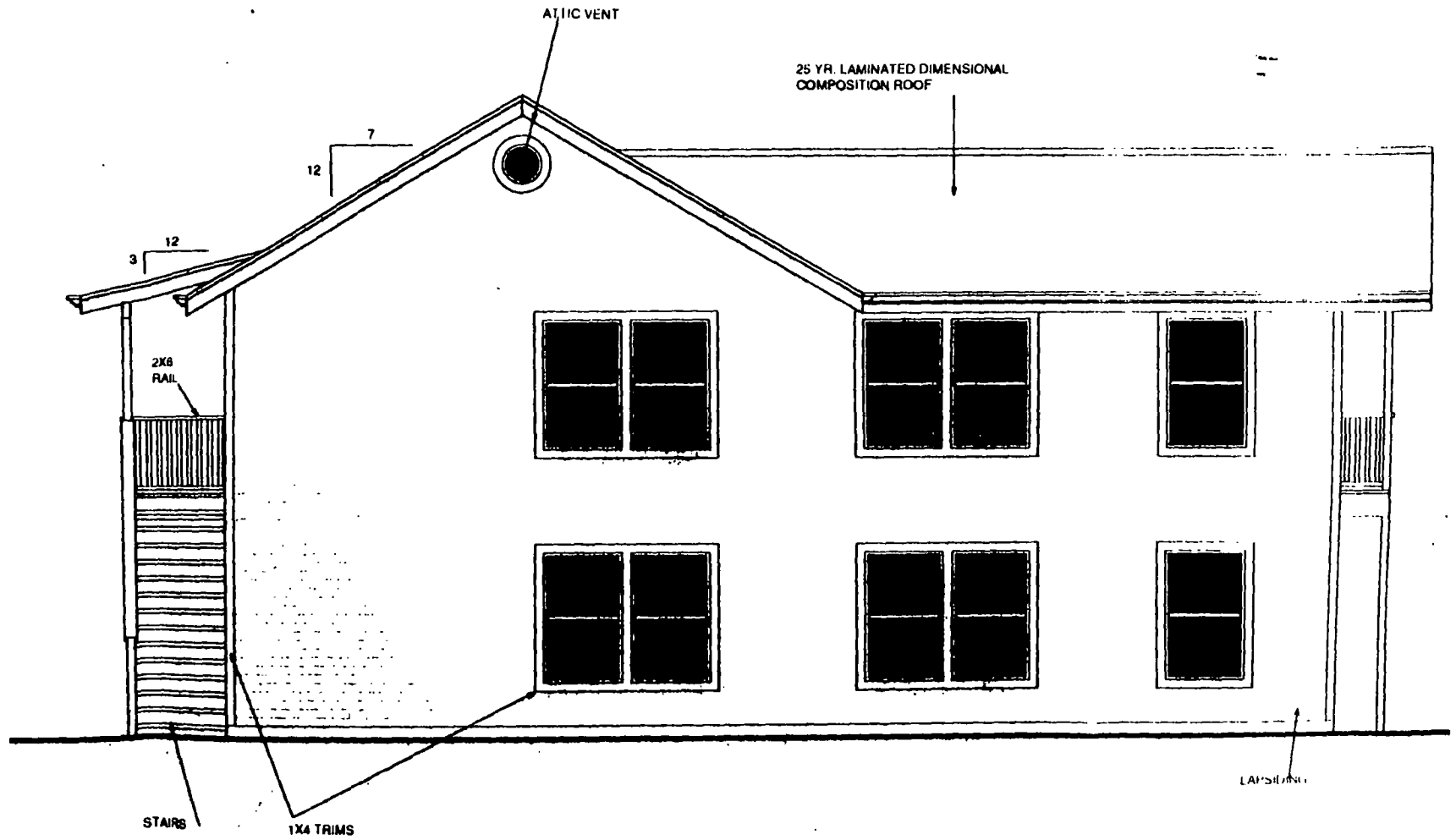


RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

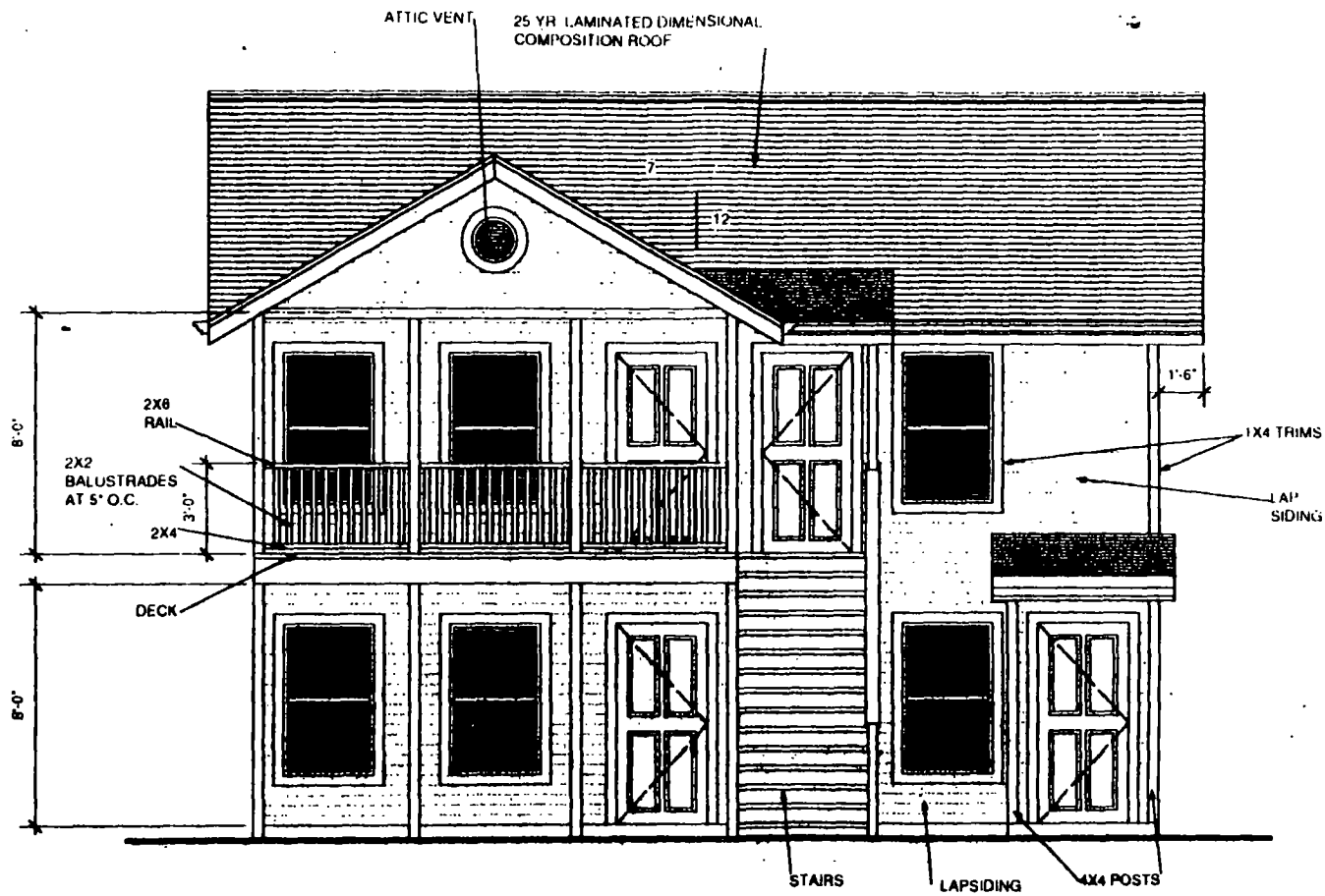
November 15, 1995

Item No. 9



LEFT-SIDE ELEVATION
SCALE: 1/4"=1'-0"

2022-11-15 15:11:15

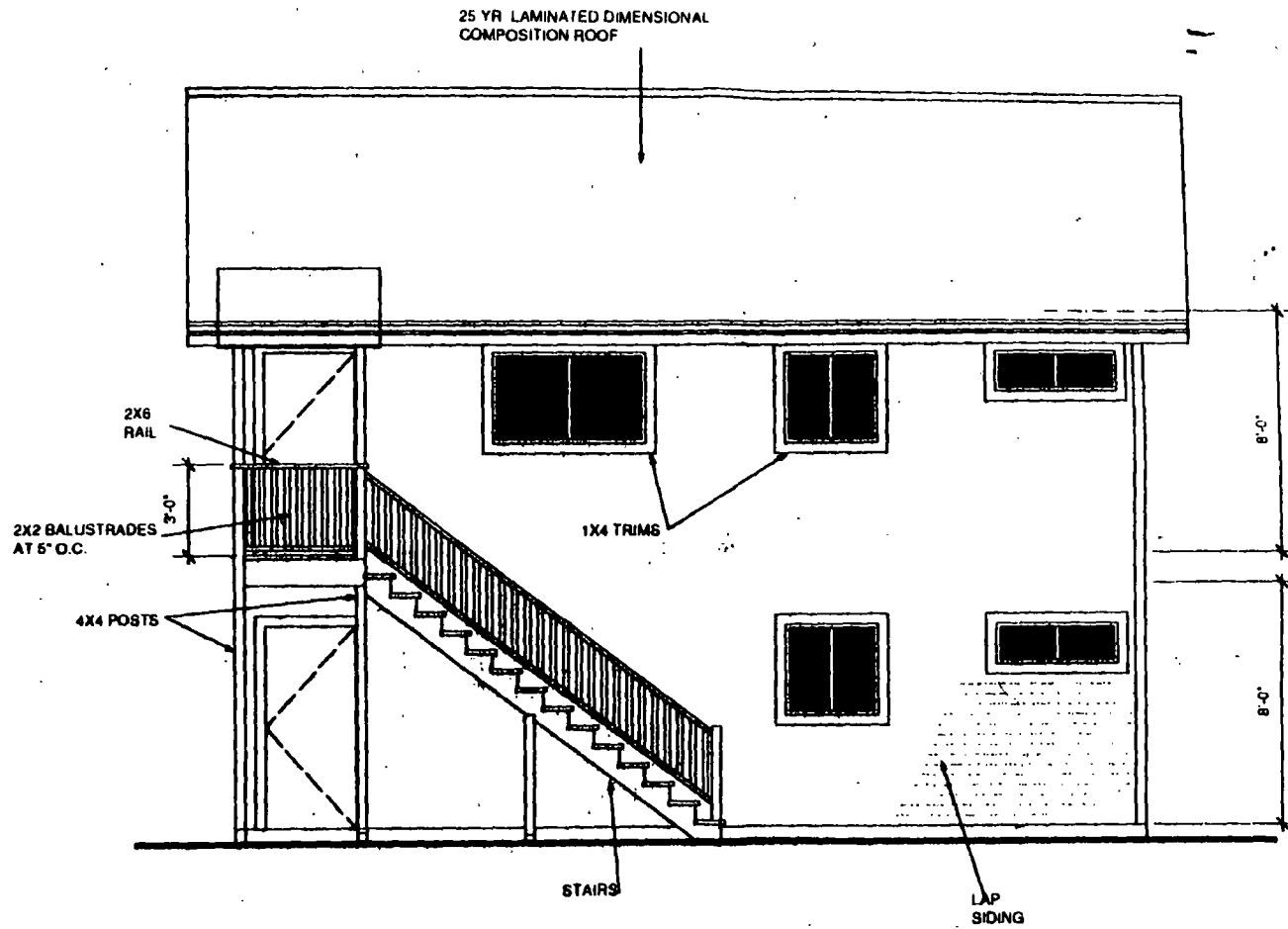


FRONT ELEVATION

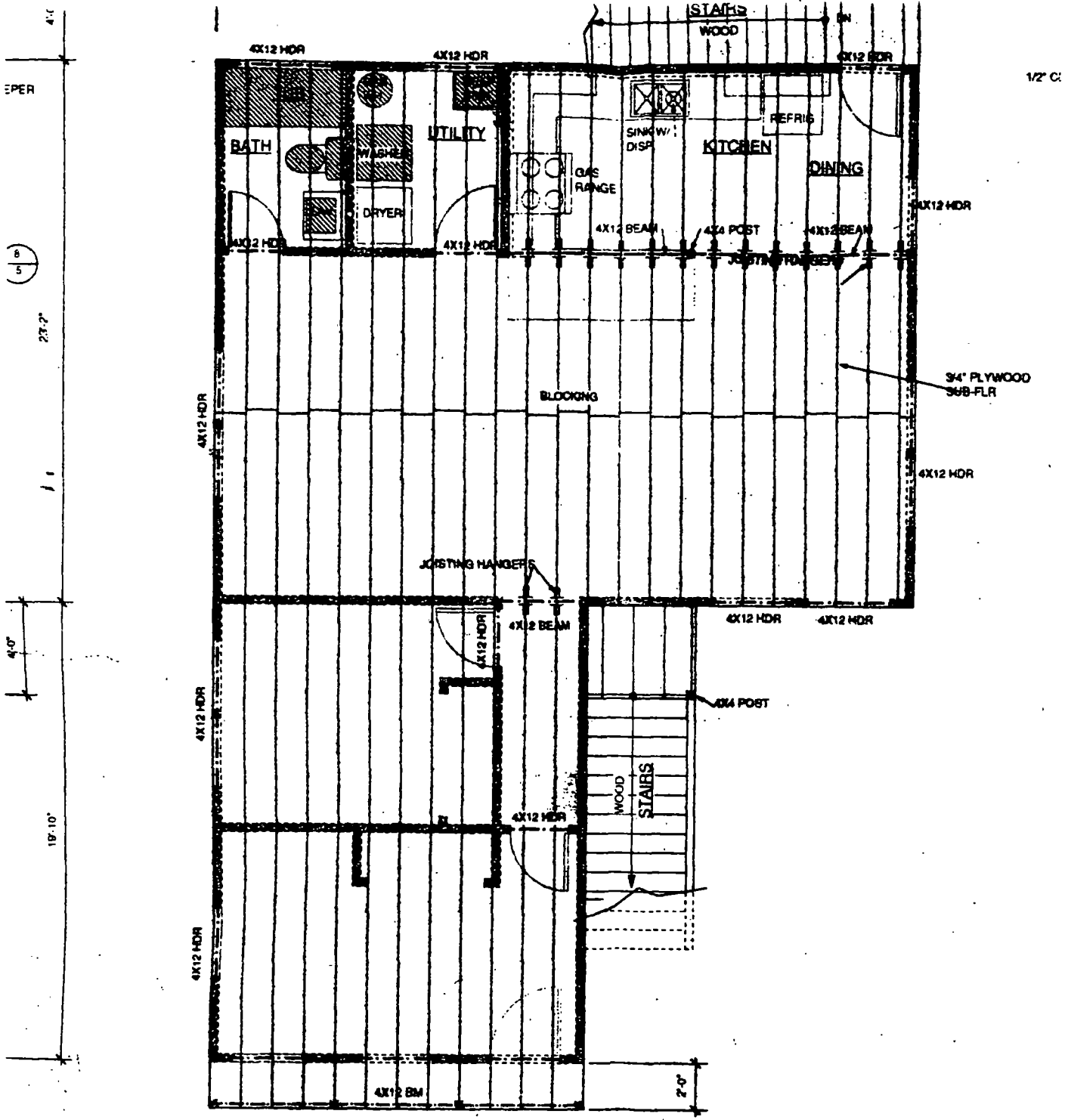
SCALE: 1/4" = 1'-0"

November 15, 1995

Item No. 9



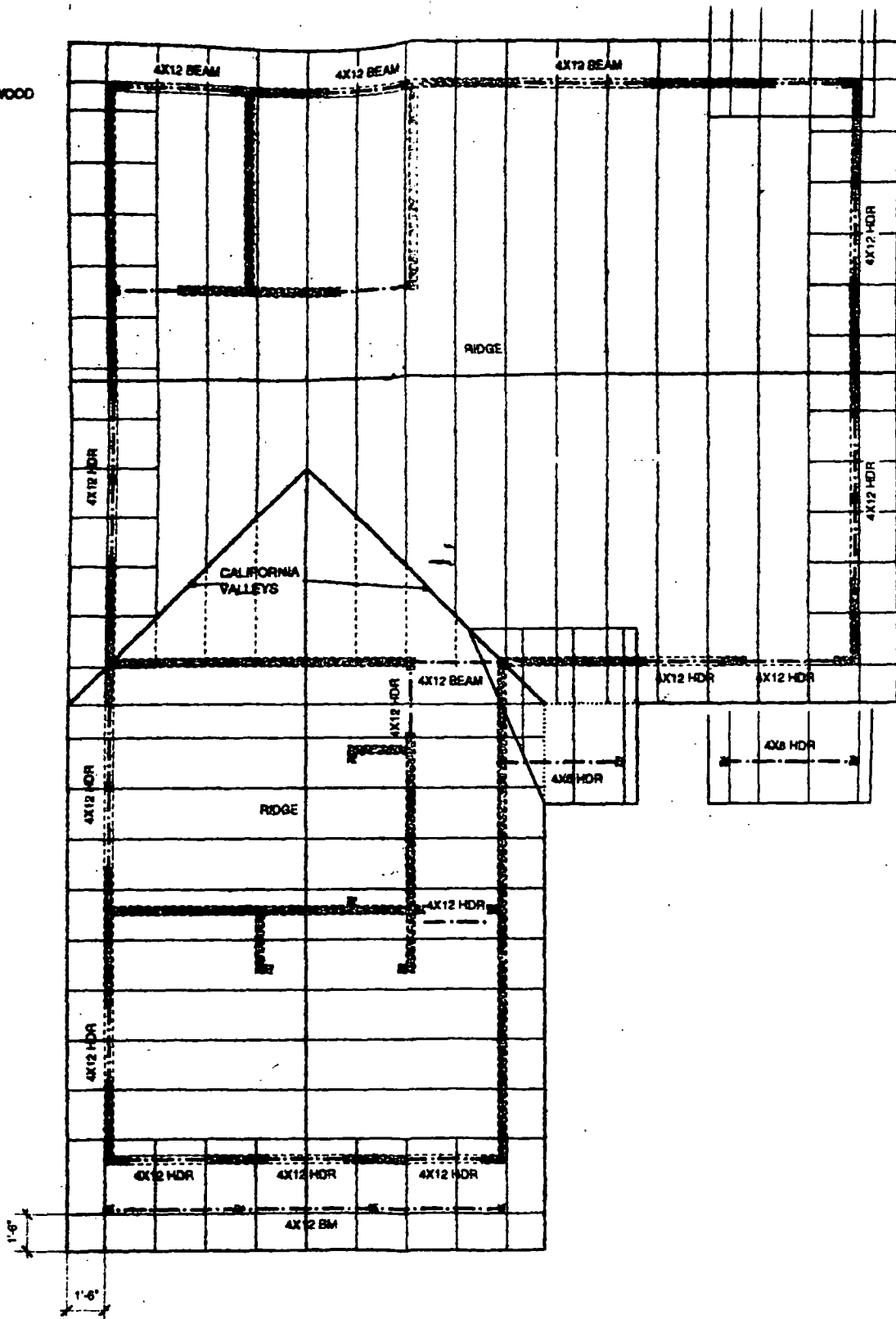
REAR ELEVATION
SCALE: 1/4"=1'-0"



SECOND FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

1/2" CDX PLYWOOD



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

NOTICE OF APPEAL OF THE DECISION OF THE
DESIGN REVIEW/PRESERVATION STAFF

Date: Oct. 23, 1995

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Design Review / Preservation
staff of (Date): Oct. 1995

When the following indicated entitlement (s),

----- Structure Review ----- Building Move
----- Sign Review ----- Design Review ----- Other

was/were : ----- Granted
----- XXXX ----- Denied

GROUND'S FOR APPEAL:

----- Please See the Attachment -----

Property Location: 2022 & 2024 4th Street Sacramento, CA

Assessor's Parcel Number (s): 009-0111-011 and 009-0111-012

Property Owner: Shah Ismail Hamdani
Address: 2011 -4th- Street Sacramento, CA 95818

Applicant: Shah Ismail Hamdani, Property Owner
Address: Same as above

Appellant: Shah Ismail Hamdani, Property Owner

Shah Ismail Hamdani
(Signature)

Address: 2011 -4th- Street Sacramento, CA 95818
Phone: (916) 444-6323

Filing Fee: \$105 Check Number: 117

Forwarded by Staff to Planning Director on Date of : 10/24/95 p. [signature]

Dr/PB Number PB 95-035 / PB 95-036

8/1/91

CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 23 1995

RECEIVED

PB95-035
PB95-036

November 15, 1995

Item No. 9

GROUND'S FOR APPEAL:

1- PARKING

On the issue of parking, we proposed following 3 options but neither was approved:

- 1- We should be required no off-street parking. This is also endorsed by SPNA (Southside park Neighborhood Association). OR
- 2- We should be required only one parking space per building in front, one on each side. OR
- 3- We should be allowed to make 2 parking spaces per building in front, two on each side.

2- SIDING:

We proposed same kind of siding:

1- As is on the Pink-House on our left side and all the house on the other side of the street in that half block.

✓ 2- As was used on the co-housing project.

3- As is on:

- A- Mr. Kent Arnoldy's House/Store at 601 -T- Street
- B- Mr. Ron Turner's House at 2011 -5th- Street
- C- Mr. George Bramson's Southside House at 521 -T- Street

CITY OF SACRAMENTO
CITY PLANNING DIVISION
OCT 9 1995

RECEIVED



CS 1116306

POLAROID 3



POLAROID 3

651116306



85-1118306

POLAROID 3



5.1110306

POLAROID 3



