

**DESIGN REVIEW & PRESERVATION BOARD**  
**1231 "T" Street - SACRAMENTO, CALIFORNIA 95814**

APPLICANT	Stanley L. Wong, P.O. Box 864, Citrus Heights, CA 95611		
OWNER	Applicant		
PLANS BY	Applicant		
FILING DATE			REPORT BY: RL:tc
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-031-11

APPROVED WITH AMENDED CONDITIONS

LOCATION: 814 25th Street

PROPOSAL: The applicant proposes development of a two-story duplex in the Boulevard Park Preservation Area

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Triplex, multiple family;	R-3A
South:	Multiple - family;	R-3A
East:	Single family;	R-3A
West:	Single family;	R-3A

Parking Required:	Two
Parking Proposed:	Two
Parking Ratio:	One space / d.u.
Property Dimensions:	40' x 80'
Property Area:	32,000 sq.ft.
Square Footage of Units:	1,000+ sq.ft. / unit
Height of Building:	Two stories
Exterior Building Colors:	Not provided
Exterior Building Materials:	Stucco, composition shingle roofing, horizontal siding for gable ends, aluminum sliders

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

1. The subject plans are a revision of plans previously submitted. The earlier design had a double-car garage door and driveway facing 25th Street. In response to staff's concerns the applicant has revised his design to place the two-story structure forward on the site with garaging at the rear. Elimination of the double garage door and 20 foot deep driveway improves the aesthetic potential of the front elevation. Without the need for the deep driveway additional rear yard space was made possible.
2. The structure is comparable in scale with the recently developed triplex immediately to the north.

The front porch is weak in scale relative to the overall front (east) elevation. Raising the porch and slightly increasing its frontage, and increasing the fascia board width would strengthen the porch element.

The lower trim board should be continued between the entry doors.

Staff questions the appropriateness of fully enclosing the porch end.

The raised porch does not necessitate a raised foundation. Rather, a step down from a raised interior entry area to the living room will be needed.

4. The fenestration on the alley (south) elevation could be greatly improved. The kitchen window toward the rear should have lites for consistency with other windows. The master bedroom window should be centered on the kitchen window below. Another window for bedroom #2 centered over the living room window could be added to further improve the fenestration.
5. The applicant proposes sliding aluminium windows. Double hung or single hung windows with window sill would be preferable considering the surrounding structures and location in the Boulevard Park Preservation Area.
6. The placement of the second floor rear balcony is much improved in that it is not visible to public view.
7. No colors have been submitted.
8. Fencing is proposed to be 1" x 6" board. Wing fencing in the front of the building should be stepped back from the building face at least one foot.

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

1. The front elevation shall be redesigned with a raised porch with a wider frontage and with a wider fascia on the porch roof. The lower trim board shall be continued between the entry doors. The redesign shall be subject to review and approval by staff.
2. Windows shall be double hung or single hung and shall have window sills. Windows may be wood prepainted aluminum. The design shall be subject to staff review and approval.
3. Kitchen windows shall have lites.
4. *The/master/bedroom/window/on/the/alley/(south)/elevation/shall/be/centered/over/the/kitchen/window/*
5. *An/additional/window/for/bedroom/#2/of/the/alley/width/shall/be/provided/centered/on/the/living/room/window/below/*
6. Colors shall be subject to review and approval by staff.

7. Fencing shall be stepped back a minimum one foot from the front building face.

Approval is based on the following findings of fact:

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

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

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

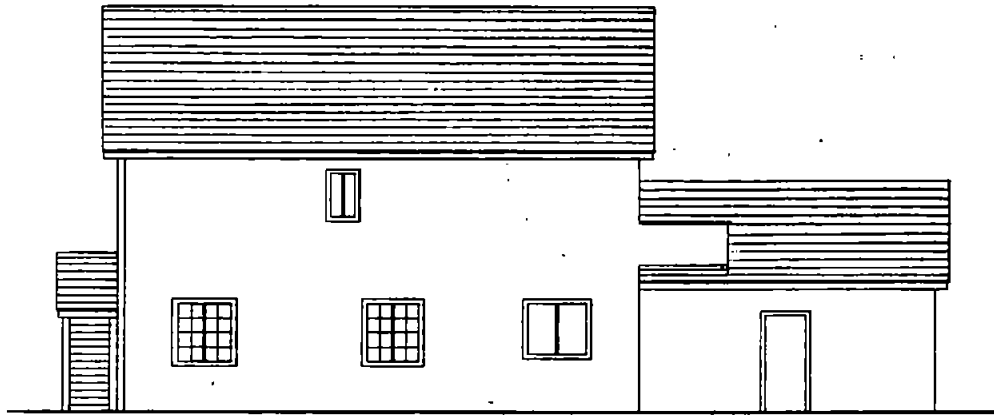




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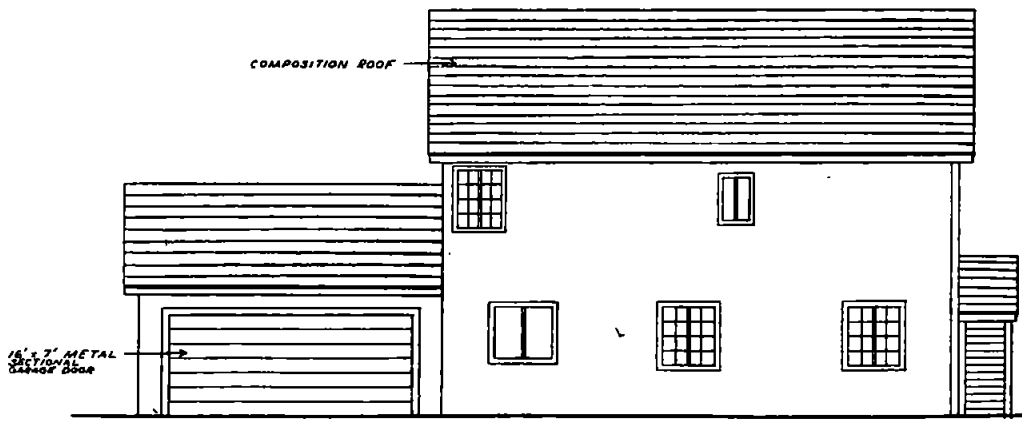
NORTH ELEVATION

1/4" = 1'



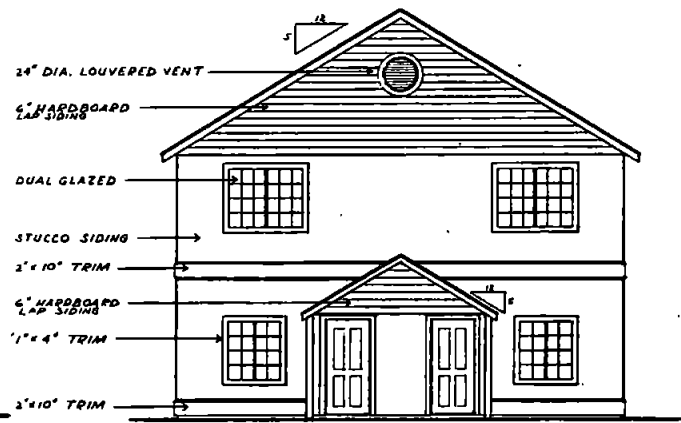
WEST ELEVATION

1/4" = 1'



SOUTH ELEVATION

1/4" = 1'



EAST ELEVATION

1/4" = 1'

REVISION	BY

Date: APRIL 6, 1986  
 Scale: 1/4" = 1'  
 Drawn: S. WONG  
 Job: 86 25th ST  
 Sheet: