

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert Del Ponte, 245 Florin Rd., Sacramento, Ca. 95831			
OWNER	Robert C. LaBella, 3870 Fruitridge Rd., Sacramento, Ca. 95822			
PLANS BY	Don Joseph & Co., 2649 Harkness St., Sacramento, Ca. 95818			
FILING DATE	8-15-83	50 DAY	DR ACTION DATE	REPORT BY: RBH:mm
NEGATIVE DEC.	6-22-83	EIR	ASSESSOR'S PCL. NO.	36-063-11, 12

LOCATION: 2601 47th Avenue

PROPOSAL: Develop an 8-unit two-story apartment building

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Airport Community Plan Designation:	Light Density Residential (Airport Overlay zone #4)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Residential; R-2
East:	Residential; R-1
West:	Residential; R-3
Parking Required:	8 spaces
Parking Provided:	8 spaces
Property Dimensions:	90' x 150'
Property Area:	13,500 s.f.
Density of Development:	25 units per acre
Square footage of building:	6,072
Height of structure:	Two-story
Topography:	Flat
Street improvements/utilities:	Existing
Exterior building colors:	Gray/beige
Exterior Building materials:	Wood/stucco with asphalt shingles

BACKGROUND: The applicant has received approval of the following entitlements:

1. Ratification of the Negative Declaration.
2. Amendment of Airport Community Plan from light density residential to multi-family residential.
3. Rezone R-1 to R-3 (P83-197, CPC, July 14, 1983, CC August 23, 1983).

A condition of the City Planning Commission action was: The project shall be subject to the review and approval of the Design Review/Preservation Board.

APPLC. NO. DR83-158

MEETING DATE September 7, 1983

DR/PB ITEM NO. 4

STAFF EVALUATION: The project, as presented, is a two-story structure with the end wings sheathed with vertical wood siding and the center connector wing finished in stucco. The City Planning Commission was concerned with the exterior design of the structure. Staff has the following comment and conditions:

1. At the rear elevation, heating and air conditioning units will project through the outer wall at both the first and second floor level. A vertical attached louver column should be placed over the air conditioning units running from ground level to roof line.
2. First and second floor windows at the end elevations should be extended out into a bay window, a sufficient depth to allow for an interior window seat. The bay should run from ground level to a shed roof starting just above the top plate line.
3. The second floor living room windows found on the front elevation should be extended out as bay windows, a sufficient depth to allow for an interior window seat. The bay should run from the second floor to the roof. The second floor building roof should continue down to act as a roof over the bay at the same roof pitch.
4. A wood trellis, resting on wood post where no wall is provided, should be placed over each of the rear elevation terrace slabs. The trellis should have the same design character as the trellis proposed at each end elevation.
5. Landscaping along 47th Avenue and Ventura Street should have berming. Final landscaping, irrigation and parking lot shading plans to be reviewed and approved by staff.
6. Revised building elevations to be reviewed and approved by staff.

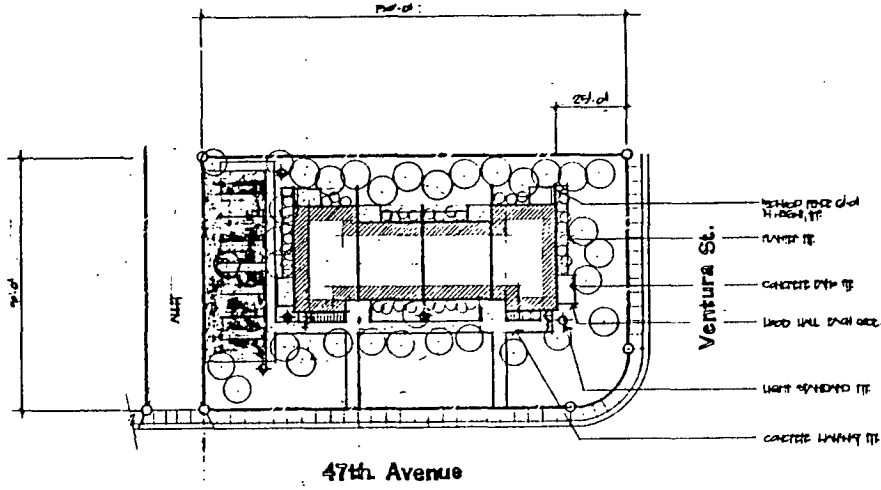
STAFF RECOMMENDATIONS: Staff recommends approval of the project with the above conditions. Approval is based on the following findings of fact:

1. The project as conditioned will enhance the neighborhood.
2. The project, as conditioned, meets Design Review/Preservation guidelines.

DR 83-158

SEP. 7. 83

#4



↑
 site plan
 SCALE: 1" = 20'

DONALD
 JOSEPH
 & CO

A DESIGN STUDIO

2049 University St.
 San Francisco, CA 94108
 Tel. 442.2845

11/83

site plan

DR 83-158

SEP 7.83

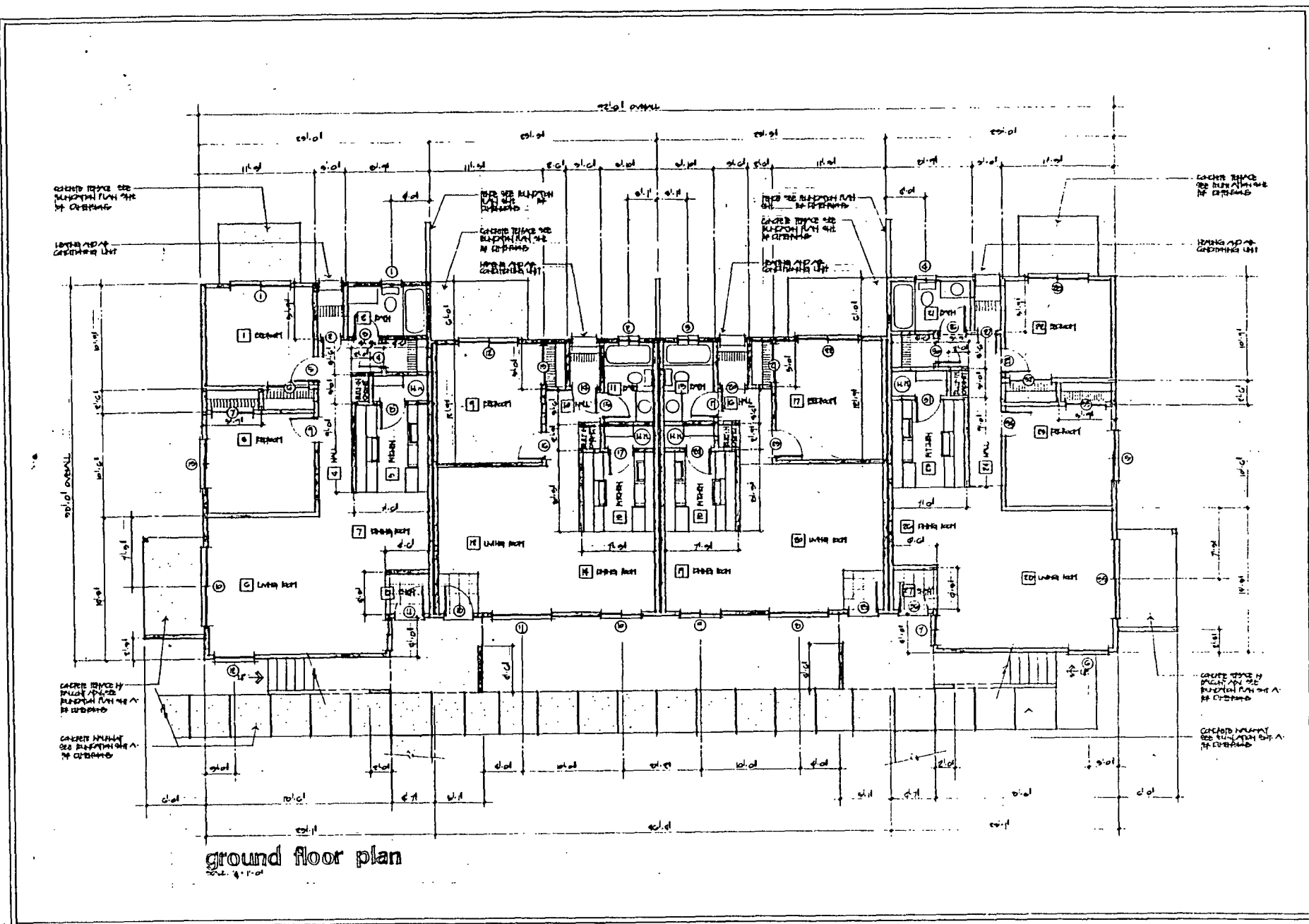
DONALD
SPOFFORD
&
CO

CONS. REF. A
5-27-83
5-28-83

1000

ground floor plan

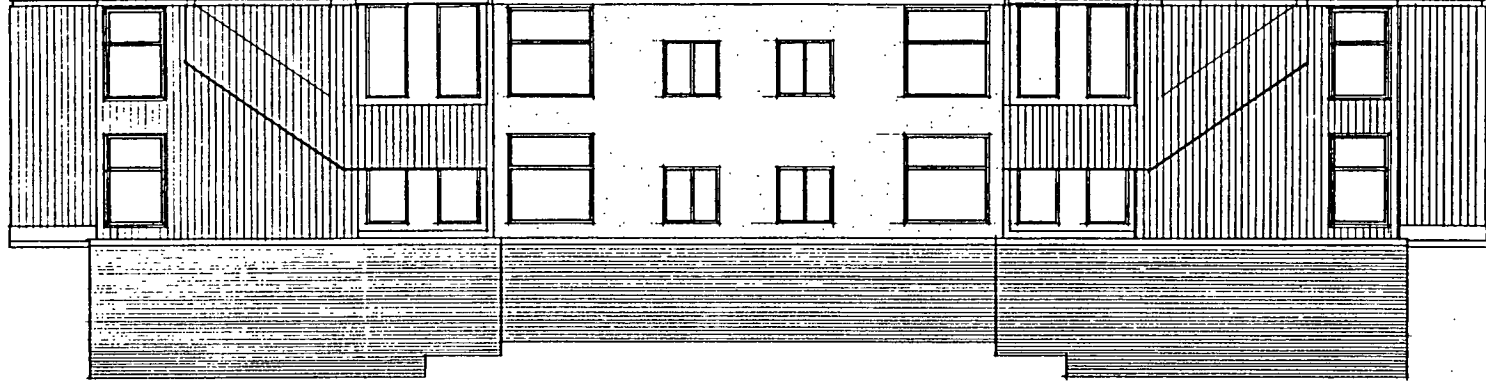
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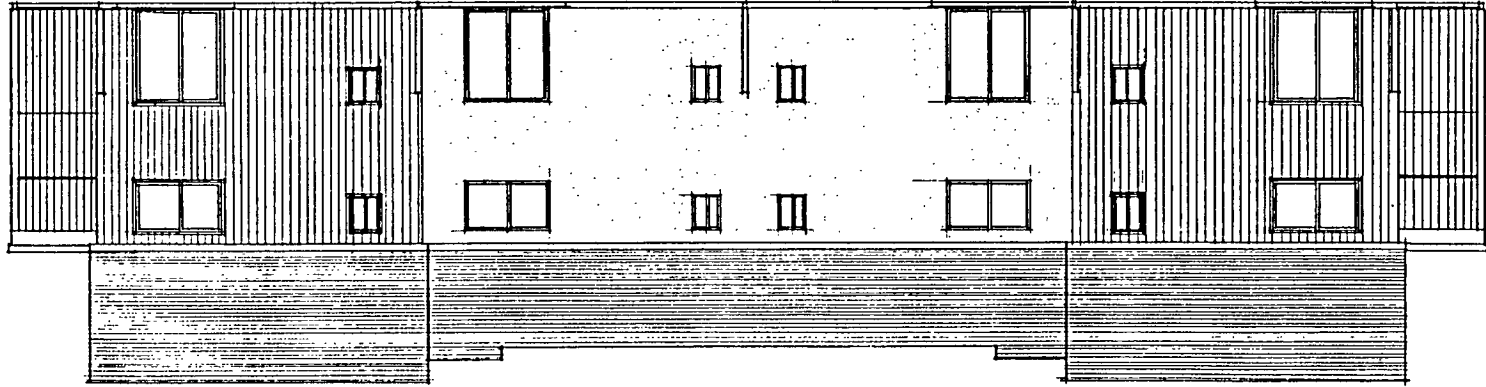
ground floor plan

#4

south elevation



north elevation



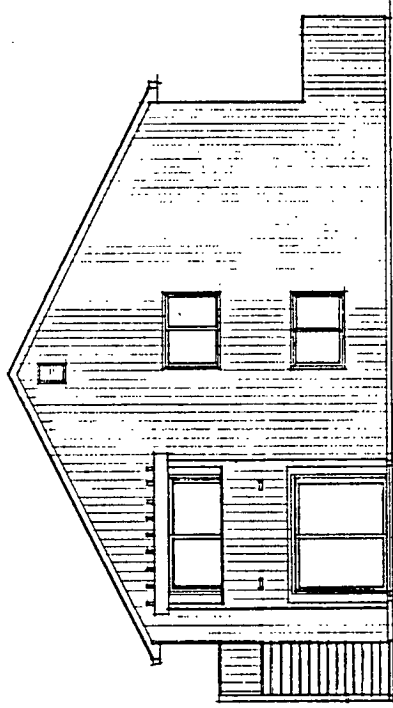
north & south elevation

BOYD & CO.

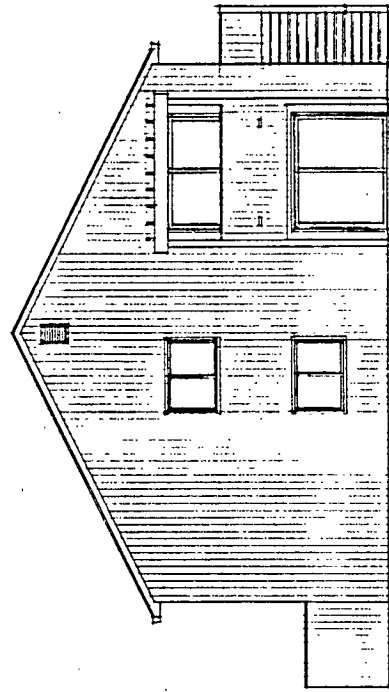
A DESIGN STUDIO

250 HERRING ST
SAN ANTONIO, TEXAS
78204-2525

5113



East elevation



West elevation

PLANT LIST

Shrubs:

1. Photinia
2. Legustrum (Privet)
3. Nandina
4. Bay Laurel

Blooming Plants:

1. Agapanthus
2. Gardenias
3. Seasonal Flowering Plants

Ground Cover:

1. Grass
2. Ivy

Trees:

1. Sequoia Redwood
2. Liquid Amber
3. White Alder