

DESIGN REVIEW AND PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. 2
October 21, 1998

MEMBERS IN SESSION:

PB98-043

RK DEVELOPMENT PARTNERS ---13th & F Streets

REQUEST:

Review of a proposed 10 unit single-family detached residential development.

LOCATION:

1222-26 F Street (SW corner 13th/F)
Washington District Preservation Area
Council District 1
APN: 002-0161-005, 006, and 021

APPLICANT:

Anderson-Krambs, LLC (444-0599)
2115 J Street, Suite 210, Sacramento, CA 95816

PLANS BY:

Howard R. Perkins, A.I.A. (441-2603)
2304 N Street, Sacramento, CA 95816

STAFF CONTACT:

Randolph Lum, 264-5896

SUMMARY: On September 16, 1998, the Board heard testimony from the applicant and the public, discussed the project design, provided comments and direction to the applicant and continued the Board hearing to October 21, 1998. The concurrent application for planning entitlements (P98-088) is tentatively set for hearing by the City Planning Commission on November 19, 1998. The major concerns of the Board have been addressed in the revised plans.

RECOMMENDATION:

Staff recommends that the Board approve the project subject to the conditions it deems necessary to assure that project meets the expectations of the Board and the community.

BACKGROUND INFORMATION:

On September 23, 1998, the applicant presented the project to the Alkali Flat PAC. The plans presented included some of the initial revisions needed to address the concerns of the Board. The PAC had no design concerns and approved the plans as submitted. A letter (attached) from a neighbor indicates his desire for variation in the front yard setbacks.

STAFF EVALUATION: Staff has the following comments:

1. Per the staff recommendation and the Board's requirement, the roof design of Units 1-A and 10-A have been modified to have front-facing main gables. The resulting change provides for those front facades the anticipated visual variation from the other "A" units. Additionally, the lowered roof heights of those units serve to alleviate a visually abrupt ending, or "hacked-off" appearance, where the project abuts the alley on 13th Street and the adjacent existing development on F Street. A smoother

transition, or blending with existing neighborhood, now occurs at those locations. The window additions on the ends of Units 1-A and 10-A also serve to alleviate "hacked-off" effect and is particularly beneficial at the alley location that is so exposed to public view.

2. The reduced trim width from 6" to 4" and 5" provides an improved effect for the window detail. However, staff would consider the use of 1x4s and 1x5s to be more appropriate than a 2x4s and 2x5 for achieving a cleaner, more traditional appearance.

Except for the revised window detail, no additional information has been provided that specifies a particular brand/model of window, or whether wood, vinyl, or metal units are being proposed. The Board had indicated the acceptability of vinyl and aluminum materials in the windows to be used for this project. True divided lites on the windows facing the street is preferable. As a minimum, a dimensional external grill should be required.

3. The revision provides for additional visual interest and variety relative to the front porch element of the street facades. Rather than sharing only a single porch column design, the revised plans include a total of four different designs to be incorporated into each street frontage so that no two adjacent buildings uses the same column design. Coupled with the variation already provide by two roof forms (shed and front-facing gable) over the porches, there will now be even greater variation in the appearance between units for this significant architectural element. And this is particularly significant given the similarities between units using the Plan "A" design.
4. The look of the masonry base of the buildings was previously an issue. After further consideration, staff would suggest that installation and maintenance of the appropriate foundation planting materials will adequately obscure the visibility of the masonry regardless of its attractiveness.
5. As a result of Board comments, the applicant has added fireplaces as an option available to the new homeowners. The elevation drawings have been revised to illustrate how some of the units would appear with the addition of chimneys.
6. The uniform front setbacks on both the F St. and 13th St. frontage was an issue with some of the Board members and at least one neighbor. The only means of varying the setback between adjacent units without affecting the property lines and/or building plans as proposed is to reduce the rear yard area of some of the units. Units 1-A and 7-A have rear yards that are larger than the typical. Therefore, those would be the most logical candidates for having the front setback increased. A one-foot increase for each would result in a loss of 26 and 24 sq. feet of rear yard, respectively. Or, about 3% and 4%, respectively.
7. In the context of the garage design, the concept of over-garage living spaces was brought up and its attributes identified. However, it was not pursued as a required

component of the subject proposal. It is appropriate, however, for either the Board or staff to review and approve the design of the proposed detached garages.

Early in the review process staff had suggested that some glazing in the street-facing garage doors might be a desirable aesthetic consideration. However, neighbor identified the potential for this feature facilitating break-in. Staff suggested that applicant look for alternative means of enhancing the doors. The applicant has replaced one of the slatted overhead doors with a raised panel door. Given the more recent improvements to the street elevations, this is no longer an issue with staff.

8. In the previous staff report there was a staff comment relative to providing a warmer color palette. In the Board's discussion it was pointed out that the existing surrounding development, quite understandably, does not share a single color scheme and as such a greater variety in colors among the units in the proposed project would seem appropriate to achieve the diversity that currently exists in the neighborhood.

With the plan revisions, the applicant has provided a warmer color palette comprising of a trio of body colors along with the white that is to be retained as the trim color. The values of the selected colors need to be more varied. However, diversity of exterior paint colors to the extent that is present in the surrounding neighborhood seems unnecessary. Unless, the project is to be required to have same diversity in design between units as now exists within each of the surrounding blockfaces---and this would be economically infeasible from the developers perspective), to force such variety in color within the proposed project may seem too contrived and unnecessary.

No specific color has been referenced for use on the doors. Unless a different additional door color is offered later, staff would presume that in the case of each residence that one of the two other body colors not used on the body of that building would be used to provide a contrasting color for the exterior doors.

9. The dog-eared style wood fencing between buildings has been modified as required with a top plate that achieves a more finished and an appearance more complementary with the design of the buildings.

Input at the meeting of the TRC Committee, comprised of City staff from various departments, an idea was to have low good neighbor picket fences between the back yard. A good idea, but perhaps more palatable to buyers in Davis. Preservation staff would suggest that the applicant consider solid fencing at a reduced height limit to 5 feet based on the design consideration of smaller than standard single-family lots and the non-conventional design of this project in terms of City City development. And Preservation staff would suggest that this be a matter to be determined by the Planning Commission in its consideration of the planning entitlements.

10. In his review of the revised landscape plans the Board landscape architect commented on existing street trees along 13th Street and the proposed new trees along the alley

lacking information as to type and size and whether or not the alley plant will be wide enough to support the trees to be planted there. He also questioned the lack of a tree and/or shrubs fronting the fence segment between the driveway gate opening and the west end of the property.

11. The landscape plans previously considered by the Board indicated a 3-foot wide alley planter extending from the 13th Street right-of-way to a point 45' into the alley. The revised plans show an extension of that planter an additional 22' along the alley fencing for the rear yard of Unit 10-A. After a 20' driveway break for the detached garage for Unit 10-A, there is a wider planter that also accommodates placement of a transformer, extending another 20' alongside the detached garage for Unit 9-A. Fencing and the gate for vehicular access to the garage cluster occupies the last 53' of alley frontage.

Although stamped color concrete is proposed as an enhancement where planting is not possible or otherwise not proposed by the applicant, staff considers this treatment acceptable only where breaks for driveways or walkways preclude the installation of planting. The plan as proposed is not fully in compliance with the Preservation Area Plan Criteria B.1.h., that reads as follows:

When parking areas are located adjacent to an alley, planting material should be provided between the parking area and the alley.

12. Also referenced in the previous staff report is the Preservation Area Plan Criteria B.1.a. that reads as follows:

Areas not utilized for parking and storage should be landscaped with plant materials. Where there are small areas between buildings and property lines, the use of climbers, vines and/or ground cover is recommended.

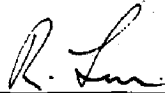
Staff can identify at least six locations where a planter or at least a trellis for vines against a wall can be provided in addressing this provision and enhancing the garage court area. However, staff will only seek a single 7'x7', or similar irregularly shaped space at the extreme northeast corner of the proposed driveway pavement. Immediately to the right of the overhead door for the Unit 7-A garage, it will not inhibit the ingress or egress of vehicles. That location is ideal for the placement of a shade tree.

13. Both at the Board and at the TRC, "eyes on the street" from the more active interior spaces such as kitchens and living rooms, as compared with bedrooms and bathrooms, had been identified as desirable in all residential development, yet lacking in the proposed project. Preservation staff sees no easy answer to this question. Unless the Board wishes to pursue this particular question relative to this particular project, staff suggests that it be deferred to the Planning Commission for possible discussion as it considers the necessary planning entitlements.

14. The plans are revised to include traditional acorn type fixtures for existing street lighting. Lighting for front porches, rear yards and the garage court is not defined.
15. The issue of maintenance and personal safety relative to the 2' separation between units has arisen at various point in the City project review process. Preservation staff suggest that isolation of those spaces except as needed for maintenance purposes be considered at the Planning Commission and that the Commission consider possibly requiring the concrete paving and effective drainage of those spaces to alleviate potential water damage to those remote sides of the buildings.

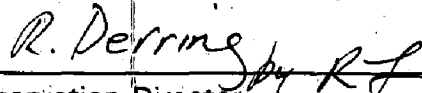
RECOMMENDATION: Staff recommends that the Board approve the project subject to conditions and based on the findings of fact that follow.

Report Prepared By,



Associate Planner

Report Reviewed By,



Preservation Director

Attachments

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 13TH AND F STREETS
SACRAMENTO, CALIFORNIA (PB98-043)**

At the regular meeting of October 21, 1998, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above.

- Approved a design of the proposed project subject to conditions.

This action was made based on the following Findings of Fact and subject to the following conditions.

FINDINGS OF FACT

1. The project, as conditioned, will blend into the surrounding area.
 2. The project, as conditioned, conforms with the Board's design criteria.
 3. The project, as conditioned, serves to maintain the integrity of the Washington District Preservation Area.
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CONDITIONS OF APPROVAL

1. The window trim detail shall be revised to utilize 1x4 and 1x5 stock in place of 2x4 and 2x5 material. Street-facing window shall have true divided lites or external dimensional grills as a minimum.
2. The design of the garages shall be submitted for review and approval of Preservation staff. The applicant is encouraged to submit garage plans for Preservation staff review and approval well in advance of submitting for building permits.
3. The front yard setback for Units 1-A and 7-A shall be increased by one foot.
4. The alley planter shall be extended the full length of the alley frontage except for necessary breaks for vehicular and pedestrian access to the site.
5. A seven foot square, or comparable size, tree planter shall be provide at the northeast

corner of the garage court pavement.

6. The applicant shall consider a maximum 5-foot height for rear yard fence between units and address options with the Planning Commission.
7. The applicant shall examine the issue of maintenance and personal safety relative to the 2' separation between units for discussion with the Planning Commission. The applicant shall consider the possible isolation of those spaces except as needed for maintenance purposes, possibly utilizing concrete paving as a means of drainage for those spaces to alleviate potential water damage to those more remote sides of the buildings.
8. A final lighting plan, including lighting for the front porch, rear yard and garage court shall be submitted for Preservation staff review and approval.
9. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and Preservation staff, prior to issuance of building permits. A set of the plans, in addition to those to be submitted to the Building Division, shall be submitted to the Preservation staff for this purpose.
10. The values of the 3 body colors selected by the applicant shall be modified to be more varied. The final colors, if not approved by the Board, shall be submitted to Preservation staff with an adequate lead time for review and approval prior painting of the buildings.
11. Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to Preservation staff signoff of plans.
12. All HVAC equipment shall be ground mounted and attractively screened, or shall be located within the attic roof structure of the building.
13. SMUD boxes and any necessary backflow devices shall be screened with landscaping or by other design means subject to Preservation staff review and approval.
14. All details of the project not otherwise addressed by the Board in its discussion and/or in the conditions of approval shall be subject to review and approval of Preservation staff.

All required new and revised plans shall be submitted for review and approval of design review staff prior to issuance of building permits. Appropriate plans shall be submitted directly to Preservation staff. The applicant shall arrange a meeting with staff to discuss all revisions made in response to the approved conditions of approval.
15. The approval shall be deemed automatically revoked unless required permits have been issued 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.

16. Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.

ATTEST: _____

ADVISORY NOTES:

APPROVAL BY THE DESIGN REVIEW AND 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.

13th & F Residential Project

Single-Family Homes

Project Data

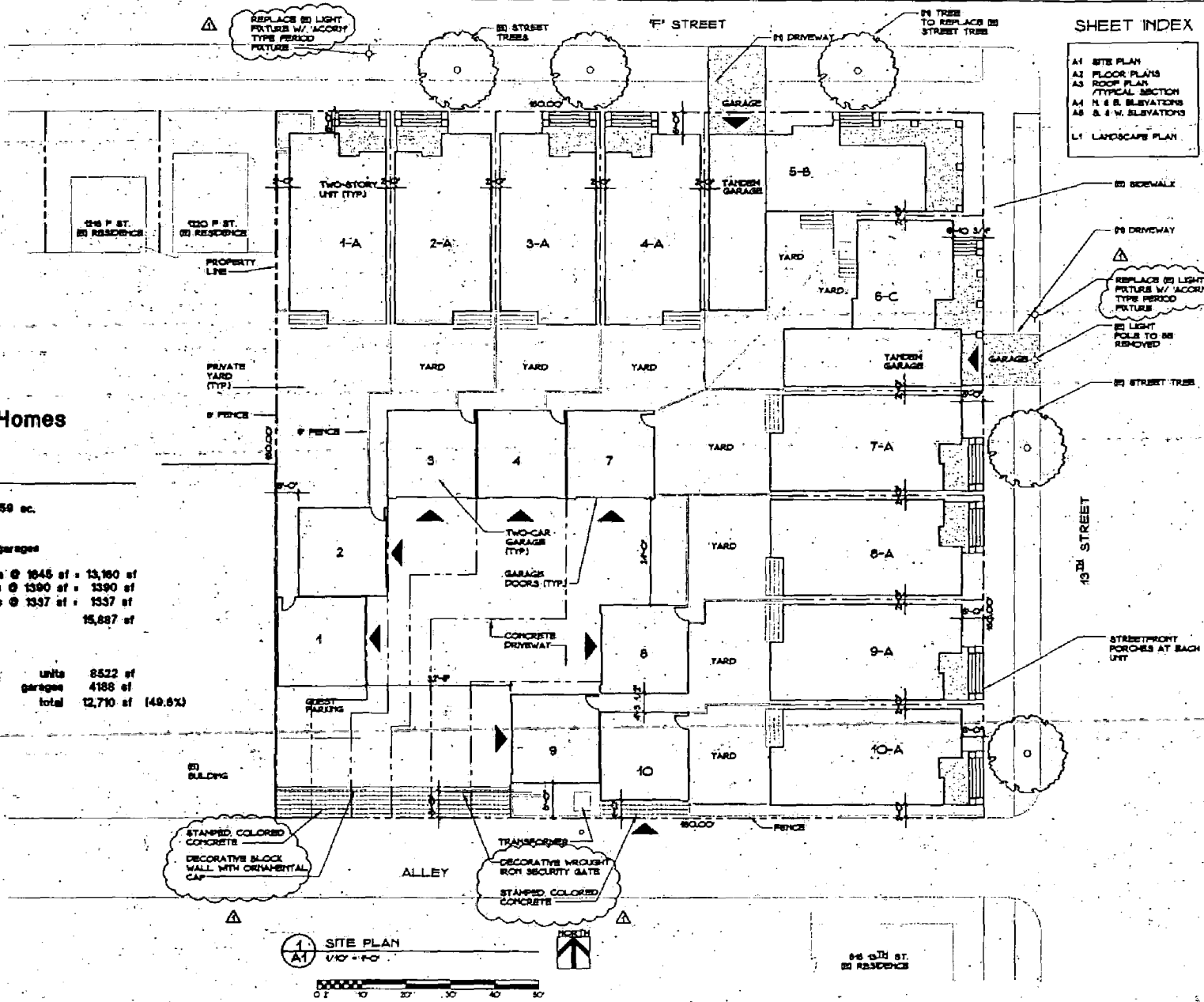
Site Area: 160' x 160' .58 ac.

Units Provided: 10 units
Garages: 10 2-car garages

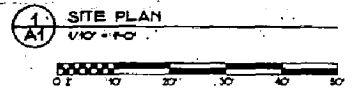
Unit Types: 3 'A' units @ 1045 sf = 3135 sf
1 'B' units @ 1390 sf = 1390 sf
1 'C' units @ 1337 sf = 1337 sf

Total Living Area: 5862 sf

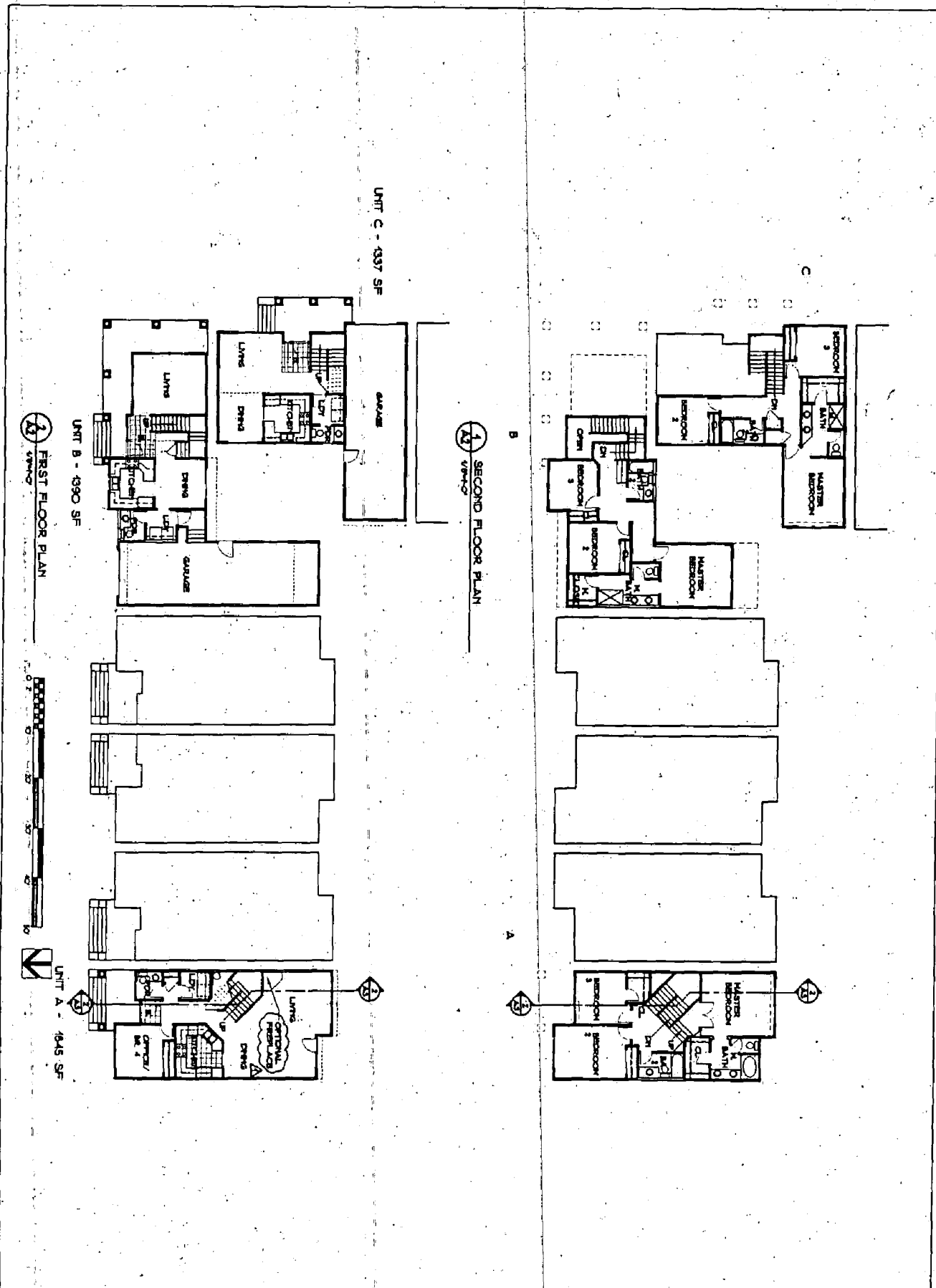
Site Coverage: units 8522 sf
garages 4188 sf
total 12,710 sf (49.6%)



SHEET INDEX	
A1	SITE PLAN
A2	FLOOR PLANS
A3	ROOF PLAN
A4	TYPICAL SECTION
A5	N & S ELEVATIONS
A6	E & W ELEVATIONS
L1	LANDSCAPE PLAN



PROVISION AND DIMENSIONS APPEARING HEREIN CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED, OR ENCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 FIRST FLOOR PLAN

2 SECOND FLOOR PLAN

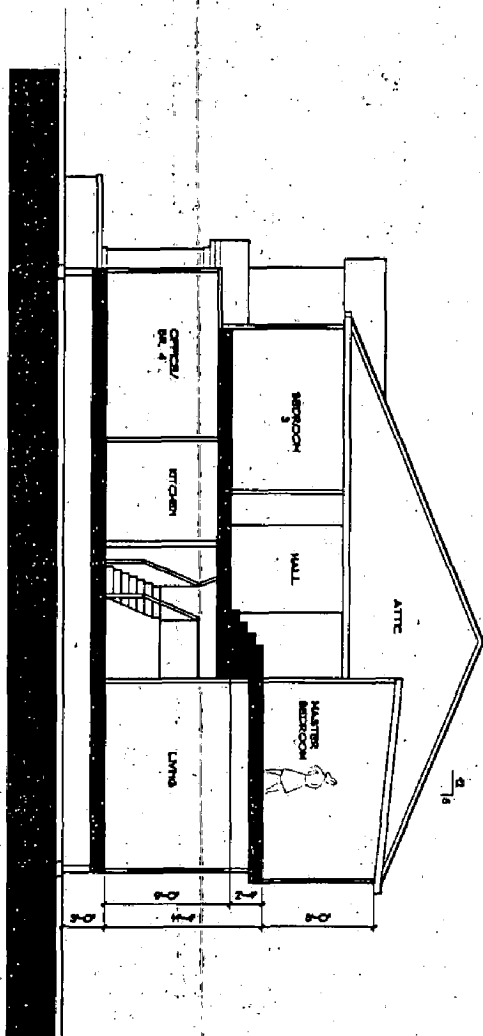


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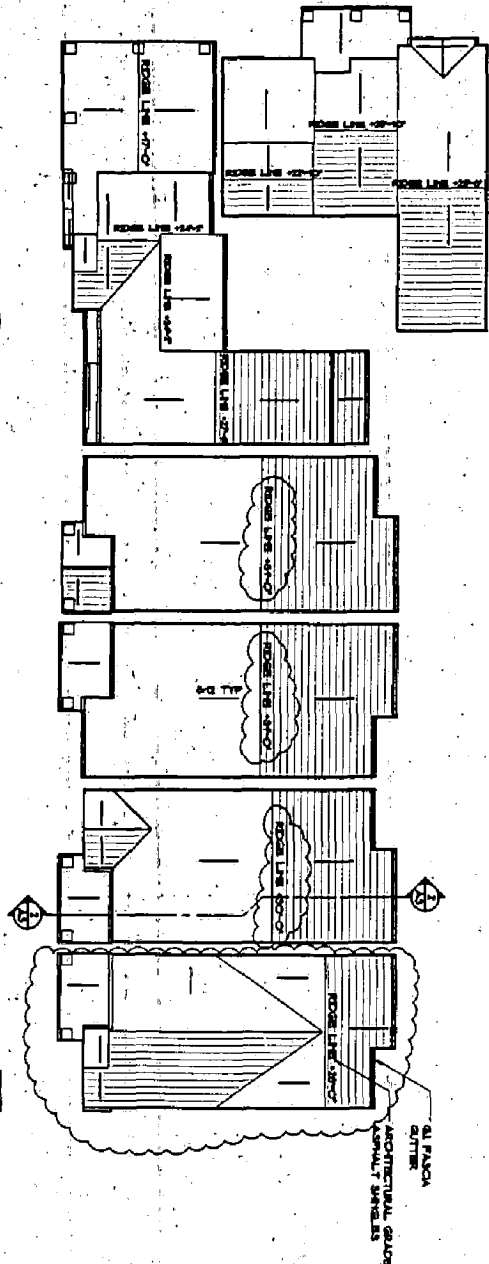
PROPOSED NEW HOUSING FOR:
ANDERSON-KRAMBS LLC
 43 TH & F STREETS
 SACRAMENTO, CALIFORNIA

ANDERSON-KRAMBS LLC
 2115 J STREET, SUITE 210
 SACRAMENTO, CA. 95816

1 TYPICAL SECTION



1 ROOF PLAN



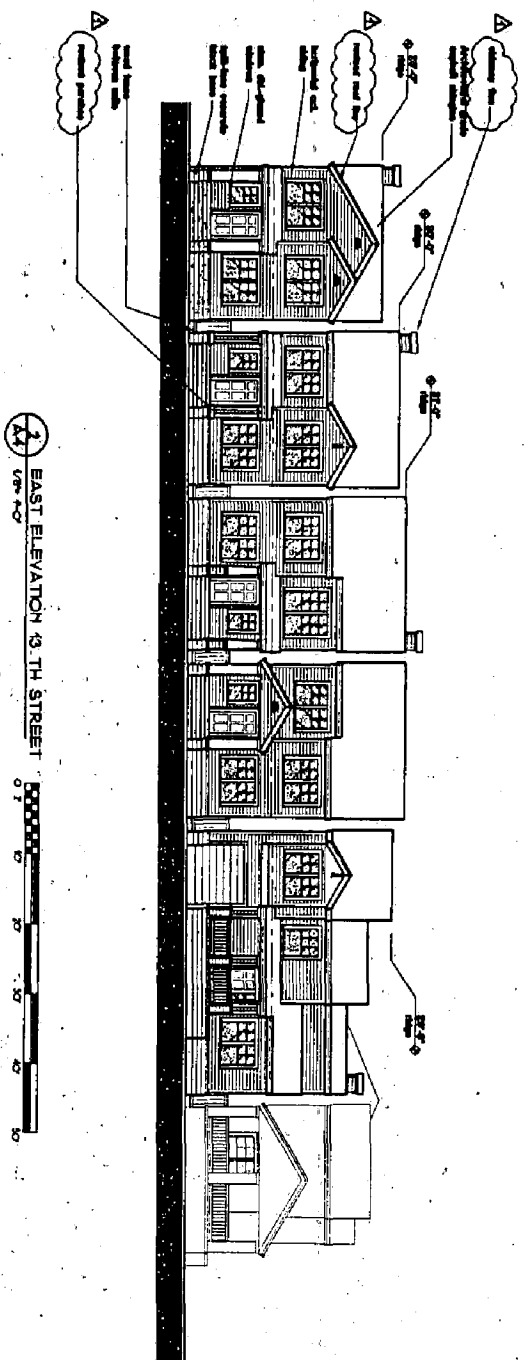
PROPOSED NEW HOUSING FOR:
ANDERSON-KRAMBS, LLC

43 TH & F STREETS
 SACRAMENTO, CALIFORNIA

ANDERSON-KRAMBS LLC
 2115 J STREET, SUITE 210
 SACRAMENTO, CA. 95818

DATE: 08/14/18
 DRAWN BY: J. KRAMBS
 CHECKED BY: J. KRAMBS
 APPROVED BY: J. KRAMBS
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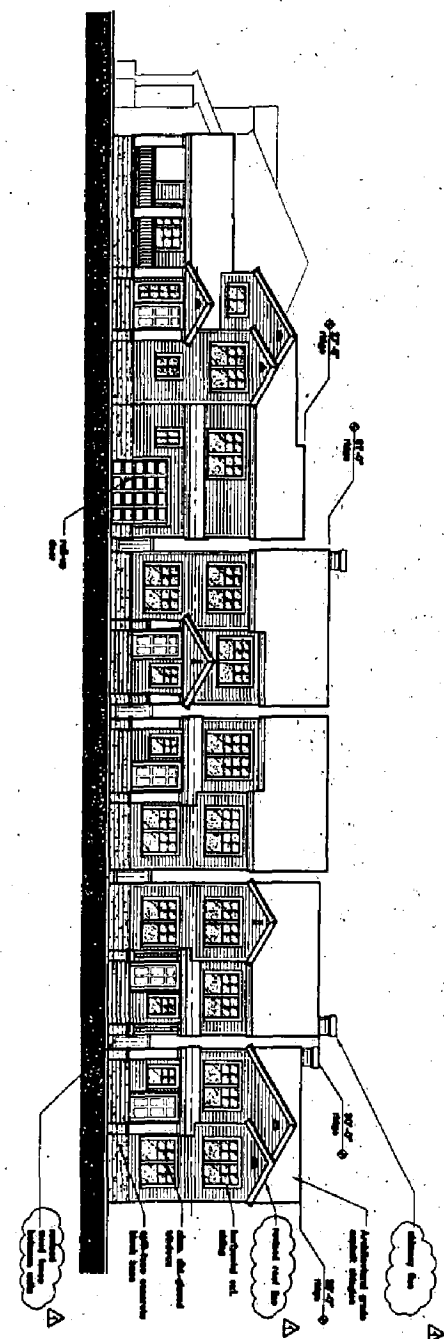
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11 EAST ELEVATION 43 TH STREET



11 NORTH ELEVATION F STREET



PROPOSED NEW HOUSING FOR:
ANDERSON-KRAMBS LLC
 43 TH & F STREETS
 SACRAMENTO, CALIFORNIA

ANDERSON-KRAMBS LLC
 2115 J STREET, SUITE 210
 SACRAMENTO, CA. 95816

NO.	DATE	REVISIONS
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