

Comments provided by Board on 9-16-98; RL:rl 10-14-98

DESIGN REVIEW AND PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. 7
September 16, 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)
10 Single-family dwellings - New Construction
Washington District Preservation Area
Council District 1
APN: 002-0161-005, 006, and 021

APPLICANT:	Anderson-Krambs, LLC Michael Krambs, (444-0599) 2115 J Street, Suite 210, Sacramento, CA 95816
OWNER:	Sacramento Housing and Redevelopment Agency (SHRA) 630 I Street, F12, Sacramento, CA 95814-2404
PLANS BY:	Howard R. Perkins, A.I.A. (441-2603) 2304 N Street. Sacramento, CA 95816
APPLICATION FILED:	August 13, 1998
STAFF CONTACT:	Randolph Lum, 264-5896

SUMMARY: The proposed project is being brought to the Board for review and comment. The applicant will then present the design to the Alkali Flat PAC on September 23rd and will return to the DRPB on October 21st. A concurrent application for planning entitlements has been submitted to the City Planning Commission (P98-088). The CPC hearing date has not been set.

RECOMMENDATION: Staff recommends that the Board hear testimony from the applicant and the public, discuss the project design, provide comments and direction to the applicant in the form of a Board motion, and continue the Board hearing to October 21, 1998.

PROJECT INFORMATION:

Existing Land Use of Site:
Existing Zoning of Site:

Vacant
R-3A

October 13, 1998
Bruce VanDover
P.O. Box 2151
Sacramento, Ca. 95812
(916) 442-6996

Mr. Randy Lum
Design Review & Preservation Board
City of Sacramento

Dear Mr. Lum:

After discussing the projects revisions, which I view as improvements, I still have concerns about the project fitting into the neighborhood's character. I believe a strong aspect of the neighborhood is the variety of scale and setting of the buildings, which I believe I mentioned at the previous design review meeting. Every block has buildings quite different in size to adjacent ones. Also, there usually is a difference in first floor elevations (i.e. porch) which adds interest. Because I have a vacation planned with my wife the week of October 19th I will not be able to attend the board meeting. Therefore I am writing this letter to express my concerns. As you may know, I own two buildings (611 and 619) in the block on 13th Street which will be impacted by the subject project.

To mitigate my concerns I would very much like to see some difference in setbacks from the street. I believe this can be accommodated fairly easily by setting one or two houses on each street back about 2-3 feet. Also, an elevation difference of 2 or more feet to the porches is quite desirable. I do understand these may impact the rear yard space and length of stairs (there could be a step down inside the house), but feel only a minimum amount of yard space is needed for the market targeted. I would like to see the higher houses about 4 feet higher than adjacent ones but feel that may impact the rear yards too much. In fact I would defer to your judgement on elevation differences. The intent is to not have a "row house" appearance.

For the record I am quite satisfied with the added "end" windows, roof line changes, landscape additions, and the probability of a homeowners' association. I assume there are still parking spaces for 20 cars - a big plus to someone who lived in the neighborhood for ten years.

I look forward to the development of the 1/4 block but want it to be something we are all proud of in years to come. Thank you for your time and dedication to the project.

Sincerely,

Bruce VanDover

Surrounding Land Use and Zoning:

North: Residential (across F Street); R-3A
 South: Residential (across alley); R-3A
 East: Residential (across 13th St.); R-3A
 West: Residential, auto repair (adj.); R-3A

Setbacks:	Zoning Ordinance Reqt.	Proposed**
Front:	25'-0"*	5'-0"
Side(Street):	12'-6"	5'-0"
Side(Interior):	5'-0"	zero
Rear:	15'-0"	3'-0"

*(25'-0", or average of two nearest buildings on same side of street and same block)

Property Dimensions:	160' x 160'
Property Area:	0.58 acres
Density of Development:	17.02 du/net acre
# of Units Type/Sq. Ft. per Unit:	Plan A: 8 x 1625 s.f. Plan B: 1 x 1390 s.f. Plan C: 1 x 1337 s.f.
Height of Building:	30'-0"(ridge); two-story, with raised foundation
Exterior Building Materials:	Horizontal (Hardie Board) siding; aluminum single-hung windows; wood framed columns; wood trim; splitface concrete block raised foundation; concrete steps and porches.
Roof Material(s):	Dimensional composition shingles; ("architectural grade asphalt shingles")
Parking Proposed:	10 two-car garages; two guest spaces
Parking Required:	11 (one per unit and one guest space)
Significant Features of the Site:	Location in Washington District Preservation Area
Street Improvements:	F and 13th Streets---both two-way, with onstreet parking. Improved east-west alley.

BACKGROUND INFORMATION: Planning and Preservation staff members have met previously with the applicant to discuss preliminary design elements of the project. Based on those discussions, modifications have been made with the intention to improve project, both as a single design entity and as a component of the neighborhood and Preservation Area.

A concurrent application to the Planning Commission has been filed (P98-088); No hearing date has been set. The City staff TRC (Technical Review Committee) is scheduled to review the project and the application to the Planning Commission on September 17, 1998. Planning and other City entitlements/requirements will be discussed at that time.

STAFF EVALUATION: Staff has the following comments:

Specific Preservation Area Plan goals that particularly apply to this project include:

III. B. Goals

- 1.a. To encourage new construction, new design and rehabilitation that is integrated and compatible with the character of Preservation Areas.*
- 1.d. To coordinate exterior building design on all elevations with regard to color, materials, architectural form, style and detailing to achieve design harmony and enhance the existing Preservation Area.*
- 2.a. To encourage... landscaping that harmonizes with the building design and that harmonizes with the building design and that of the surrounding area.*

Several Preservation Area Plan guidelines that particularly apply to this project include:

IV. Guidelines for Architectural Review

- B.1.b. Colors used should contrast or blend harmoniously with neighboring structures.*
Wall colors should be in harmony with the streetscape.
- B.1.d. To maintain a street's unity, structures should respect the height and scale of neighboring buildings...*
- D.1.a. Rooflines should be compatible with adjacent roof styles or to the surrounding neighborhood character.*
- D.1.c. Exterior treatment of new construction should respect the treatment of existing Supportive and Listed Structures in terms of materials and textures.*
- D.2. Provisions for parking on the site and for housing of necessary utility and service equipment should be made in a manner harmonious with the total character of the area.*

V. B.1. Landscape and Site Guidelines

- B.1.a. 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.*

- B.1.e Grades of walks, parking spaces...and other paved areas shall provide an inviting and stable appearances for walking...*
- B.1.h. When parking areas are located adjacent to an alley, planting material should be provided between the parking area and the alley.*
- B.1.i. trees and planting areas shall be planted in parking lots in order to shade and cool parking areas and to make them more attractive.*

A. Building Design- The proposed project appears to be in general conformity with Preservation Area Plan Design Guidelines.

1. The Board may wish to consider commenting on the desirability of varying the treatment of the roofs among the 8 type "A" units. Although variation in the standard plan of unit type "A" is achieved with use of alternative roof treatments over the front porches and over the square window bay of bedroom #2, a greater variety in roof lines and orientation would be more harmonious with the area. The proposed use of only side-facing gables for the main roof is contrary to the random pattern that is typical of most block faces in the immediate area. A front facing main gable on only one unit on each street frontage would provide a much greater visual variation than is provided by the small gables over the bedroom bays. Although the applicant provides a variation of 10" in ridge height between each pair of "A" units on each street frontage, a front facing gable on an "A" unit would have a ridge height about 3 feet lower than an adjacent "A" unit with its side-facing gable roof.
2. The Board may also wish to consider commenting on several stylistic and detail elements to lend greater harmony within the project and enhance the area.
 - a. Per the staff request, the applicant has supplemented the plans with additional porch details and information about the concrete block sizing and pattern (A6.1). The split face block is a standard 8" x 8" x 16". A staff suggestion to the applicant was to provide a longer than standard block size.
 - b. It would be beneficial to add windows to the south side of unit 10A to avoid a blank wall effect at the alley. The added mass of the large gable end above this wall would add further to the negative visual impact of a windowless facade visible to 13th Street.
 - c. Dog-eared wood fencing between buildings reflects an incongruous mid-late 20th century style and gives an unfinished appearance. Even a simple top cap would be an enhancement.

- d. In response to staff comments, the applicant revised the street facing garage doors to include some glazing. However, several neighbors are concerned that this change---prompted by a staff suggestion that the garage doors not present a relatively blank surface---will encourage break-ins. The applicant will look for another means of addressing the staff concern.
- e. Staff would suggest consideration of a warmer color palette for the project, or more accent elements with complementary warm colors.

B. Site Design

The Board may wish to consider commenting on treatments to enhance the alley/drive/garage area. In the initial staff comments faxed to the applicant a suggestion was made to provide landscaping to enhance alley/garage areas, using available locations and short sections along walls for shrubs/vines. In response, the applicant indicates a willingness to provide enhanced hardscape to these areas; but not landscaping. The fact that there is no common area involved in the proposed project was indicated as a factor that precludes the provision of landscape enhancements. Staff, however, would suggest that the guideline specifically referring to the design of parking areas, and the overall desirability of landscaping in the urban environment and the significance of alleyways as part of that urban environment identified in various adopted City plans, justify landscape consideration beyond what is proposed along the street frontages and within the private spaces of the individual units. Recognizing that a cold water supply is likely to be provided to the rear yard of each property, the further extension of these lines would be appropriate not only for the irrigation of the suggested landscape areas but also for other uses in and around the garages such as an occasional carwash, etc.

C. Environmental Determination

SHRA prepared a Negative Declaration for both SHRA approvals and the City Planning applications. It was filed with the County Recorder on March 5, 1998.

D. Public/Neighborhood/Business Association Comments

Comments from residents received thus far include the following:

- Provide period street lights.
- The appropriateness of wood fencing in the manner proposed is questionable.
- The project lacks the variety in design and materials that would have occurred between buildings in this neighborhood.
- Do not provide windows in garage door facing the street. They encourage break-ins.

Negative Declaration was prepared. In all other respects, the Project Description in the March 1998 Negative Declaration accurately reflects the environmental effects of the project proposed in this application.

Future Need for Design Review by the Alkali Flat PAC

- The Alkali Flat PAC recommended approval of the proposed project on December 17, 1997, subject to future review of design by the PAC prior to commencement of any construction. The applicant intends to seek this design review in the near future.

CONTACT PERSONS REPRESENTING THE APPLICANT

Primary Contact Person:	Christy Anderson	498-1141	498-1161(FAX)
Architect	Roy Cotterill	441-2603	441-2945(FAX)
Civil Engineers	Ross Peabody	731-8088	731-8089FAX)

APPLICATION FEES

ZA Special Permit	816.00
Subdivision Map	2740.00
Public Works Fee	750.00
Subtotal	4306.00
Design Review	785.00
Environmental Fees normally required but not due because Negative Declaration has already been prepared	335.00
Sacramento County Recorder Fees	25.00 plus 25.00 (Unclear if required.)

- There will be no land owned in common. Instead, each unit will include an individually owned separate lot on which one home and its 2 car garage is located.
- The two corner units will have detached 2 car tandem garages, minimizing the number of driveways abutting the frontage streets (only one driveway on F Street and one driveway on 13th Street). The remaining eight units will have detached garages accessed off the alley at the south property line. The driveway area off the alley will consist of eight "strips". Each strip will be a part of one of the eight lots using the back driveway area.
- There will be a recorded owners' agreement and CC&R restrictions prohibiting parking in the back driveway area and conveying a reciprocal access easement to each of the eight units using the back driveway area. These eight units will be obligated by the recorded owners' agreement to jointly fund the periodic repair and maintenance of the back driveway area.
- All other improvements and all landscaping will be maintained by the individual owner who owns the lot on which the improvements and landscaping is located. The owners' agreement and CC&Rs will require routine maintenance by individual owners and will also include restrictions on acceptable exterior colors, changes to exterior structural components, and other restrictions to insure that over time the project will be well-maintained and have colors which are from a limited palate.
- The applicant will install all front yard landscaping and irrigation. Each owner will install landscaping in his or her backyard.
- No common trash bin is included. Similar to other detached homes, each home in this project will have an individual rolling City trash container which, as mandated by the owners' agreement and the CC&Rs, must be stored in each individual garage and then moved out to the street or back alley only on trash pick-up days.

CEQA Compliance

- Included in this application package is the Negative Declaration prepared by SHRA for both the SHRA approvals and City Planning entitlements needed for this project.
- It is the applicant's understanding that this Negative Declaration was prepared following consultation with the City Planning Department. The Negative Declaration was filed with the County Recorder on March 5, 1998.
- The Negative Declaration includes within the Project Description several variances which are not requested in this application. This was done because the recently approved Zoning Administrator's Special Permit ordinance (substituting a Special Permit for the prior need for variances) had not been enacted at the time the

APPLICANT'S STATEMENT OF INTENT

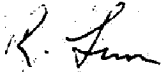
Description of Proposal and Background Information

- This application proposes new construction of 10 detached single family homes, each with either a detached or attached 2-car garage and individually fenced patio/backyard area.
- The subject property (160' x 160' lot on the SW corner of 13th and F Streets) is currently vacant and is now owned by the Sacramento Housing and Redevelopment Agency (SHRA). The subject property was acquired in 1993 by SHRA as part of the Alkali Flat Redevelopment Area Five Year Revitalization Plan.
- The City Council, acting as the governing board of SHRA, unanimously approved on April 21, 1998 a Disposition and Development Agreement (DDA) with the applicant, the Anderson-Krambs LLC (Christina Anderson and Michael Krambs). Attached is the staff report dated April 1, 1998. The DDA provides for the conveyance of the subject property to the applicant pursuant to various DDA conditions requiring the applicant to construct and sell 10 market-rate, owner-occupied homes with a conceptual design mandated in the DDA which is consistent with the more specific design set forth in this application.
- This application proposes a housing type in many respects similar to the Metro Square project, located at 26th and I and now under construction. Like Metro Square, this application proposes a project which will receive funds from SHRA, has detached homes of a somewhat similar size and price range, and is subject to an identical DDA deed restriction, requiring that each unit must be owner-occupied for a 50 year term following completion of construction. This owner-occupancy requirement is imposed to achieve the primary purpose of the SHRA subsidy – namely, to encourage more owner occupancy in areas of the City where the % of renters is extremely high. In Alkali Flat, only 4% of homes are owner occupied.
- It is anticipated that the buyers of this project will be similar to the Metro Square buyers. Those buyers are almost all downtown employees or recently retired adults with no children. Almost all (if not all) Metro Square units have either one or two residents per unit.
- Floor plans will be flexible to buyers who purchase in the early stages of construction, as occurred for many homes in Metro Square. For example, the interior walls of the second floor of the 1645 sf unit can be located to accommodate either one master bedroom and two smaller bedrooms or two master bedroom suites. The interior walls/closet space near the front entry of the first floor of the 1645 sf unit can be built as either a bedroom, office, or formal dining room.

Comments to be provided by the Alkali Flat PAC at its upcoming meeting on September 23rd will be provided for the subsequent Board consideration of the project.

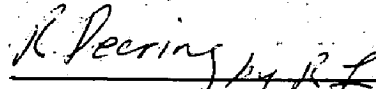
RECOMMENDATION: Staff recommends that the Board hearing testimony from the applicant and the public, discuss the project design, provide comments and direction to the applicant in the form of a Board motion, and continue the hearing to October 21, 1998.

Report Prepared By,



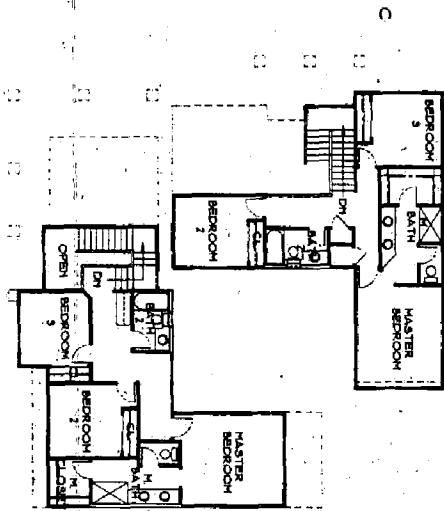
Associate Planner

Report Reviewed By,

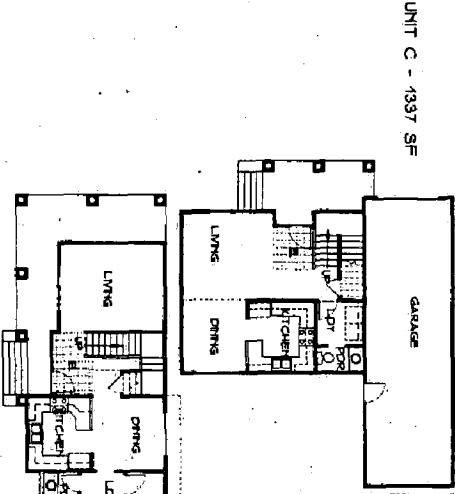
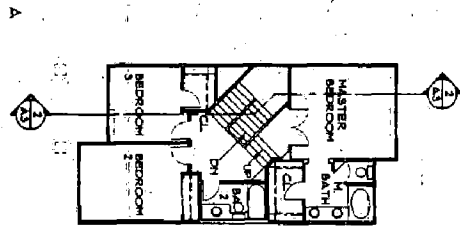


Preservation Director

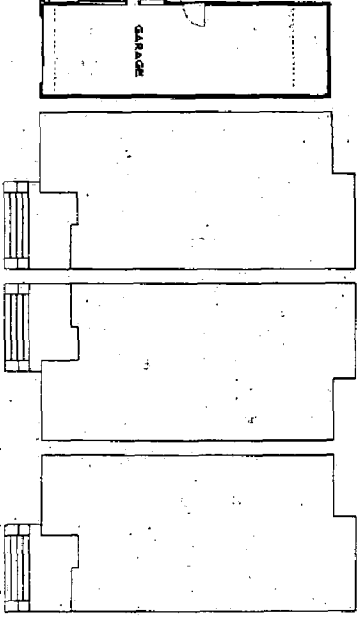
Attachments



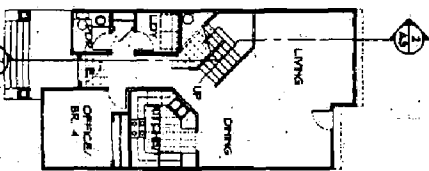
1 SECOND FLOOR PLAN
A1 1/8"=1'-0"



UNIT B - 1390 SF



UNIT C - 1337 SF



UNIT A - 1645 SF

2 FIRST FLOOR PLAN
A2 1/8"=1'-0"



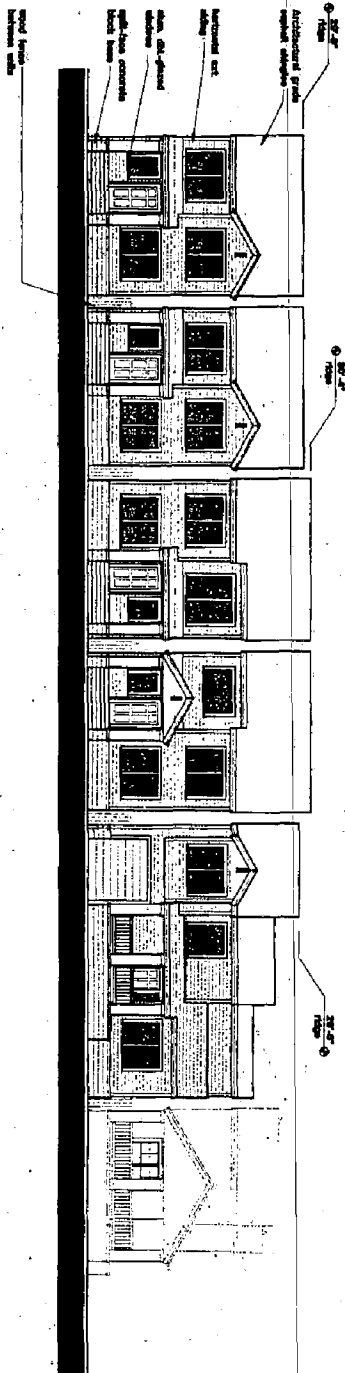
PROPOSED NEW HOUSING FOR:
ANDERSON-KRAMBS LLC

13 TH & F STREETS
SACRAMENTO, CALIFORNIA

PB98-043

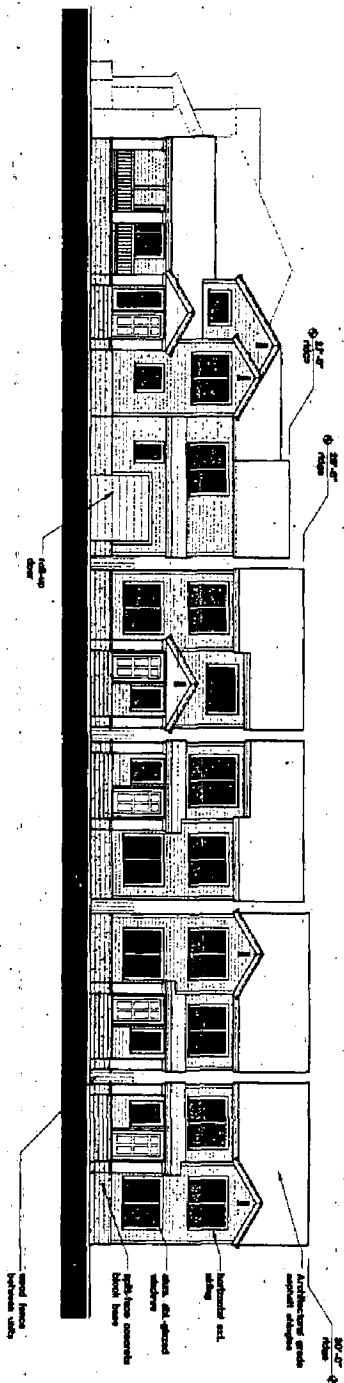
ANDERSON-KRAMBS LLC
2115 J STREET, SUITE 210
SACRAMENTO, CA. 95816

DATE: 9 AUG 88
REVISIONS:
A2
7/13/88



2 EAST ELEVATION 43 TH STREET
1/8" = 1'-0"

1 NORTH ELEVATION 1ST STREET
1/8" = 1'-0"



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

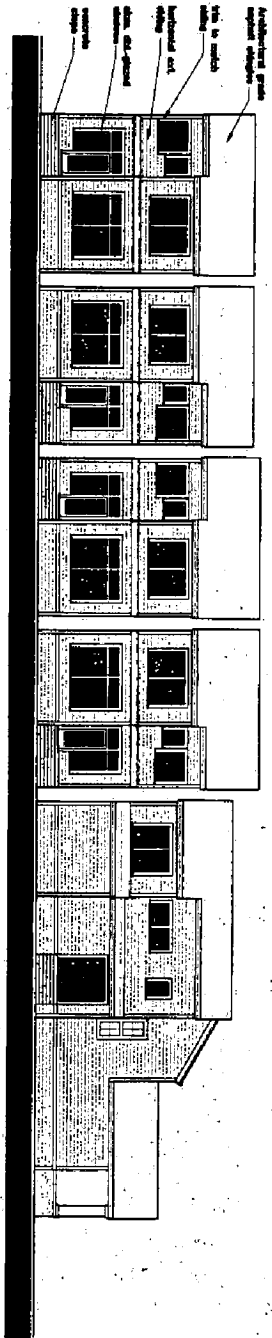
PB98-043

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

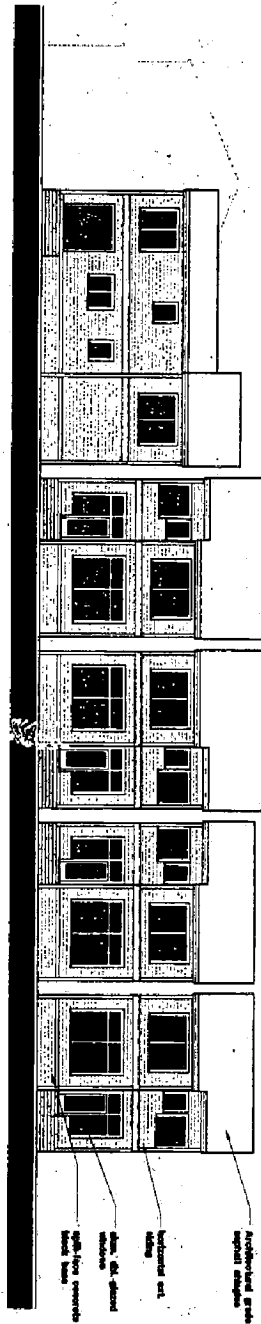
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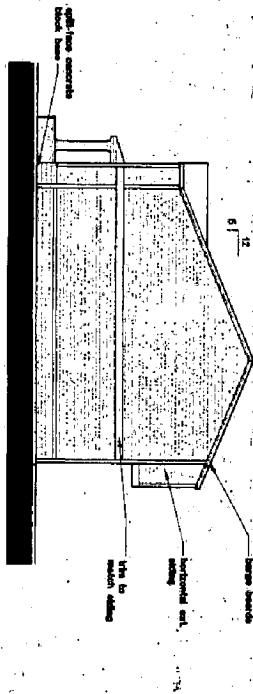
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 A4
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1. SOUTH ELEVATION (F STREET)
A5 1/8" = 1'-0"



2. WEST ELEVATION (13 TH STREET)
A5 1/8" = 1'-0"



3. WEST ELEVATION
A5 1/8" = 1'-0"



PROPOSED NEW HOUSING FOR:
ANDERSON-KRAMBS LLC

13 TH & F STREETS
SACRAMENTO, CALIFORNIA

PB98-043

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

REVISION	DATE	BY

DATE: 3 AUG 9


A5

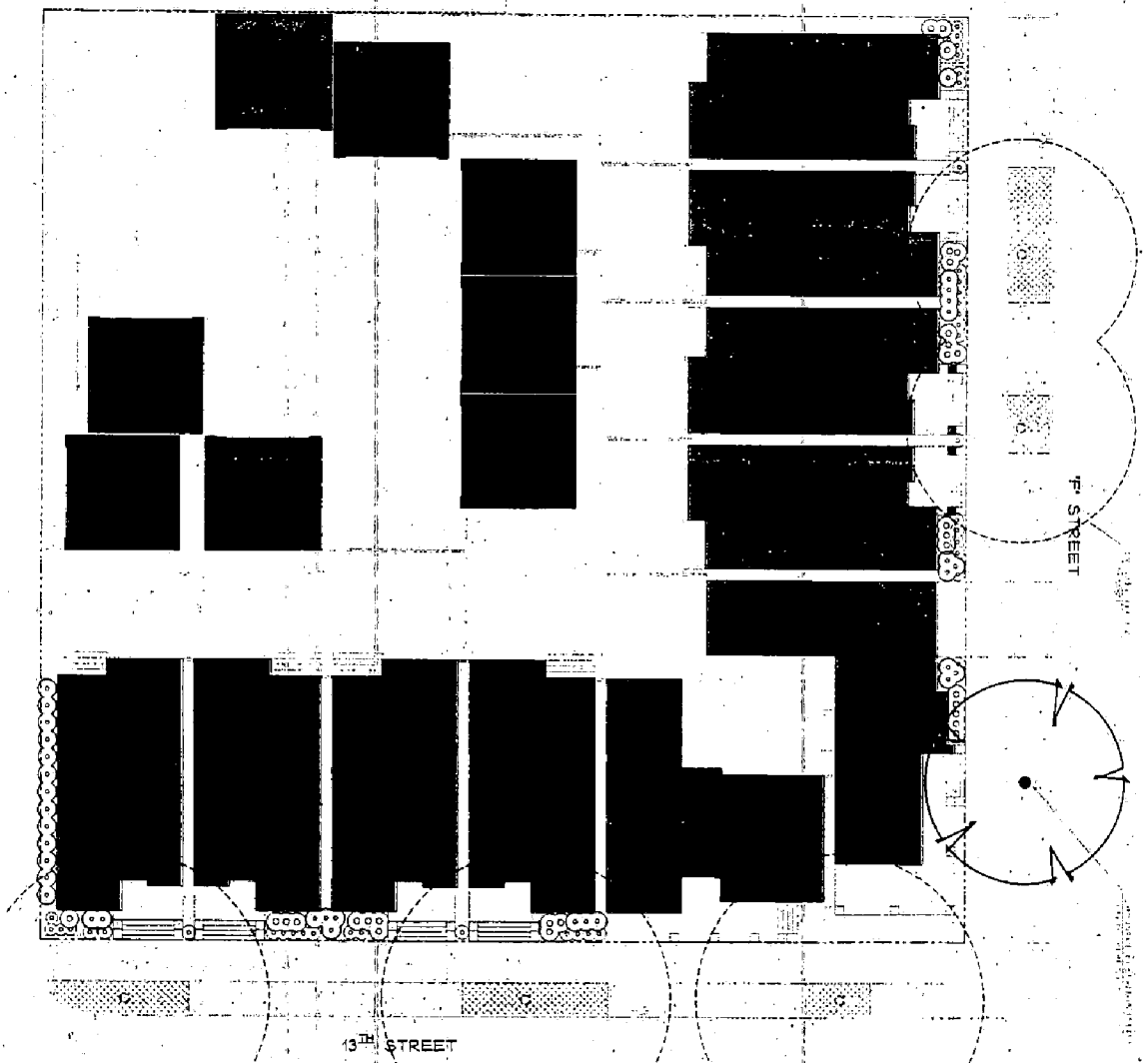
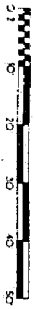
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INFORMATION AND DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

SHRUB LIST & LEGEND

(S) Shrubs and groundcovers
 (T) Trees
 (L) Landscaping details (landscaping)
 (P) Planting details (planting)
 (C) Construction details (construction)

 PRELIMINARY LANDSCAPE PLAN
 1/10" = 1'-0"



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

REVISION	DATE	BY

PROPOSED NEW HOUSING FOR
RK DEVELOPMENT PARTNERS
 13 TH & F STREETS

HOWARD R. PEREIRA AIA
ARCHITECTS
 3104 N ST SACRAMENTO, CA
 95832

Item 1
PB98-043
9-16-98

FAX from: CITY OF SACRAMENTO
PRESERVATION OFFICE
1231 I STREET, RM 200
SACRAMENTO, CA 95814
(916) 264-7046 Fax

TO: Anderson-Krambs, LLC
FROM: Randy Lum (ph:916-264-5896)
date: August 26, 1998

Staff comments for Application PB98-043

RK Devt Partners/13th and F Streets

Date: August 26, 1998

The following are: (a) items that are needed to complete the application and/or to provide the necessary information for the review and analysis of the proposed project (*see column 2*); and/or (b) initial staff comments and suggestions (*see column 3*).

Provide the following:

Initial staff comments/suggestions:

1. *porch/stairs*

porch/stair details of the typical unit, including balustrade, columns, steps/treads

2. *block base*

information on size/pattern of block base materials

staff suggests a warmer color and perhaps longer than standard block dimension.

3. *windows*

window/window trim detail in drawing and manufacturer's info sheet(s)

staff has concern for size/type window over gabled porch covers on front elevations.

4. *landscaping*

8 1/2 x 11 reductions of preliminary landscape plans

provide landscaping to enhance alley/garage area, using available locations and short sections along walls for shrubs/vines.

5. *garage doors*

use raised panel metal doors; aesthetics of street-facing garages of particular concern, so also provide windows.