

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Greenbaum Whitelam Architects, 700 Alhambra Blvd., Sac, CA 95816
OWNER John Wong, P.O. Box 22177, Sacramento, CA
PLANS BY Greenbaum Whitelam Architects, 700 Alhambra Blvd., Sac, CA 95816
FILING DATE 6/13/89 ENVIR. DET. 15303(b) REPORT BY PW:kjr
ASSESSOR'S PCL. NO. 010-0166-030

APPLICATION: Special Permit to construct a two family residential unit in the Single Family or Two Family (R-1B) Zone on 0.11 vacant acres

LOCATION: 2214 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a duplex.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential
Central City Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Residential; R-1B	Front:	25'	25'
South: Residential; R-1B	Side(Int):	5'	5'
East: Residential; R-1B	Side(St):	5'	6'
West: Residential; R-1B	Rear:	15'	15'

Parking Required: 2 spaces
Parking Provided: 4 spaces (2 two-car garages)
Property Dimensions: 60' x 80'
Property Area: 0.11+ acres
Density of Development: 18 d.u. per acre
Square Footage of Building: 3,556 total; 1,788 for each unit
Height of Building: 35 feet, 2 stories
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Cement plaster
Roof Material: Composition shingles
Exterior Building Colors: Light gray with green trim, black windows, gray roofing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 60' x 80' lot adjacent to an alley in the Single Family or Two Family (R-1B) Zone. The General Plan designates the site for Medium Density Residential and the Central City Plan indicates Low Density Residential. Surrounding uses include a mixture of residential uses ranging from single family homes to apartments.

APPLC. NO. P89-230 MEETING DATE 7 8-10-89 July 27, 1989 ITEM NO. 10 18

The R-1B Zone is a residential zone located inside the Central City which allows single family units by right and two family units subject to special permit approval. The lots are generally existing so there is no minimum lot size or density.

B. Proposal

The applicant is proposing to construct a 3,556 square foot, two-story duplex on the subject site. Each unit will be 1,788 square feet with two bedrooms, two baths, plus a study. Each unit has a two-car garage underneath the lower floor in the area created by the lots change in grade.

Staff has no objections to the Special Permit request. The project is located in the Poverty Ridge Preservation District and, therefore, is required to receive approval by the City Design Review/Preservation Board prior to issuance of building permits. The project has been reviewed by the Design Review staff and found to be acceptable in terms of building design, materials, and color scheme. The building will be built in a style and in materials that will fit in with the existing neighborhood fabric and is scaled in proportion to the adjacent properties. Staff did raise some concerns regarding the grade differences on the lot and the removal of trees from the site. Staff recommends the applicant submit contour drawings on a site plan to further illustrate the treatment of the on-site grade differences. This additional drawing should be submitted prior to the review of the Design Review/Preservation Board. The project site was field inspected by the City Arborist for the removal of the trees as proposed on the submitted plans. The Arborist has indicated that some of the trees are in poor condition and that all trees proposed for removal should be replaced. The Arborist recommends using Ginkgo "Fairmont" as replacement trees for the site. One 15-gallon tree should be replaced for each tree removed.

STAFF RECOMMENDATION: Staff recommends the Commission approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions

1. The proposed project shall be subject to review and approval by the Design Review Preservation Board prior to issuance of building permits.
2. The applicant shall plant one 15-gallon tree for each tree removed to the satisfaction of the City Arborist.

Findings of Fact

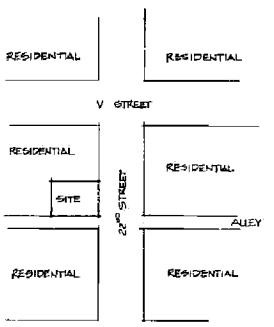
1. The proposed project, as conditioned, is based on sound principles of land use in that:
 - a. the duplex is compatible in density with the surrounding residential neighborhood; and
 - b. the design utilizes the on-site constraints of the lot and adheres to all setback requirements.

2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that the project is well designed and has provided adequate parking in the form of on-site two-car garages.
3. The proposed project is consistent with both the General Plan and Central City Plan in that the two family residential unit conforms to the plans residential land use designation.

PSA-230


1/0
8-10-89
7/27/89

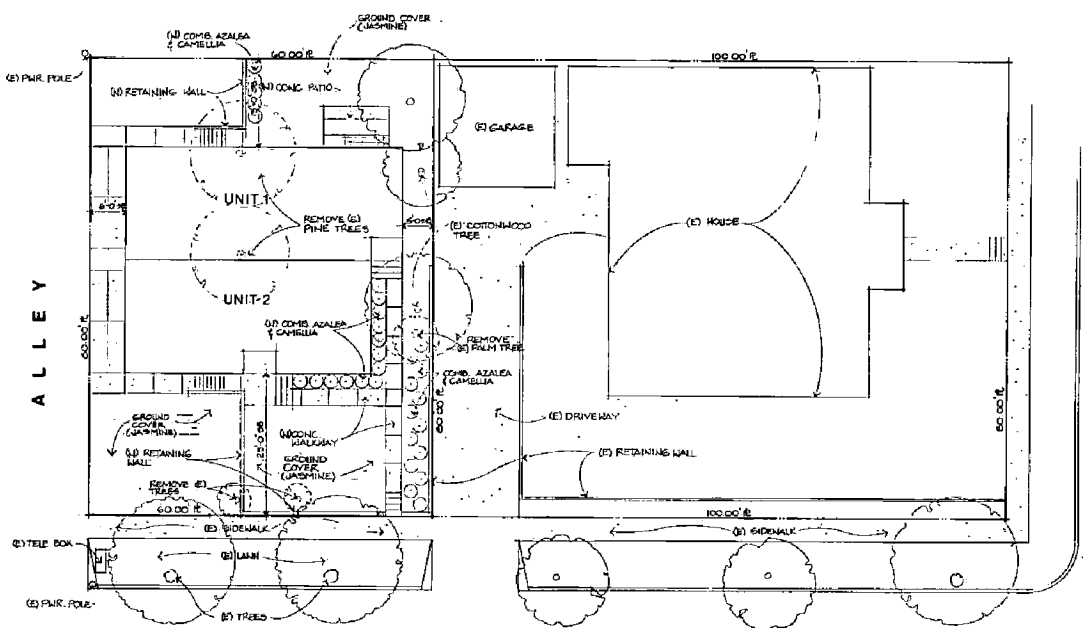
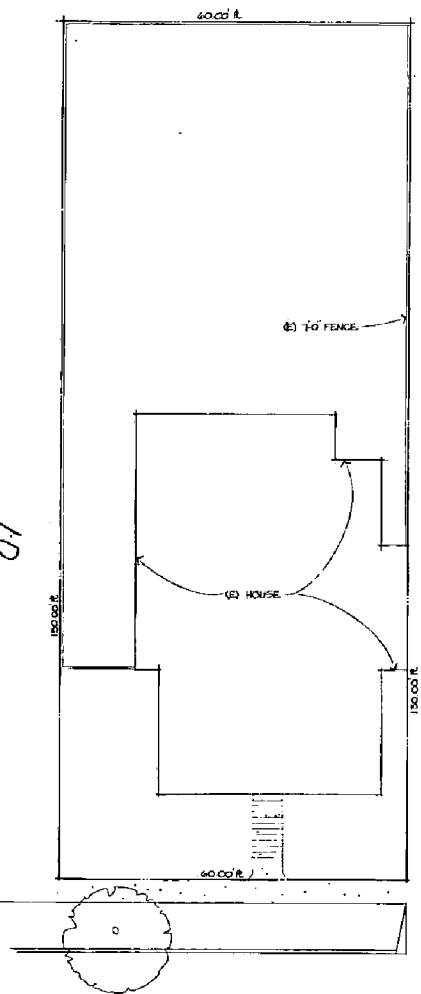
18



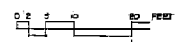
 SURROUNDING LAND USES
1"=100'



VICINITY MAP
NO SCALE 



22ND STREET



SITE PLAN
1"=100' 

V STREET

GREENBAUM
WHITELAM
ARCHITECTS

3000 UNIVERSITY AVENUE
SACRAMENTO, CALIFORNIA

FOR ALVARADO BLVD
SACRAMENTO, CA 95814
916-441-1414

ARCHITECT

GREENBAUM WHITELAM ARCHITECTS
THIS PLAN HAS NOT BE REPRODUCED AS SHOWN
IT IS YOUR COPY OF THIS PLAN AND
NO OTHER REPRODUCTION IS TO BE MADE

Duplex
2144 22nd STREET
SACRAMENTO, CA.

SITE PLAN



NORTH



WEST



SOUTH



EAST

COMP. SHINGLE

WOOD FASCIA
W/MTL. GUTTER

ALUM. WINDOW

FIN. FLOOR

CEMENT PLUG

WOOD FASCIA

COMP. SHINGLE

WOOD FASCIA
W/MTL. GUTTER

ALUM. WINDOW

CEMENT PLUG

FIN. FLOOR

FIN. FLOOR

GREENBAUM
WHITELAM
ARCHITECTS

GENERAL CONTRACTOR: CHRIS
PRICE WHITELAM OFFICE

710 ALHAMBRA BLVD
SACRAMENTO, CA 95825
916-442-1111

DATE: 8-10-89

GREENBAUM WHITELAM ARCHITECTS
11 & 12th FLOOR, 2000 P STREET, SUITE
1000 SACRAMENTO, CA 95811

Duplex
2144 22nd STREET
SACRAMENTO, CA.

NOV. 10, 1989

ELEVATIONS

EXTERIOR ELEVATIONS

P89-230

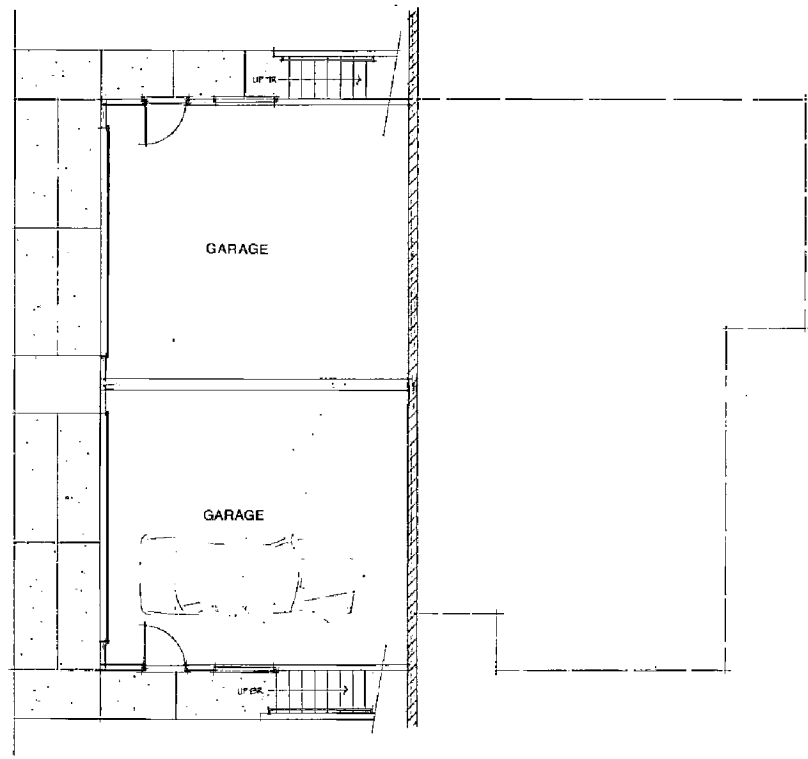


STREET ELEVATIONS

GREENBAUM
WHITELAM
ARCHITECTS

BRUCE GREENBAUM OWNER
BRUCE WHITELAM EDITOR

FOR ALHAMBRA BEYS
SACRAMENTO, CA 95811
815.421.1111



GARAGE PLAN



GREENBAUM WHITELAM ARCHITECTS
THIS PLAN MAY NOT BE REPRODUCED, COPIED,
OR IN ANY MANNER, OR USED FOR OTHER THAN
THE PROJECT FOR WHICH IT WAS PREPARED
WITHOUT WRITTEN PERMISSION FROM ALL RIGHTS OF
THE ARCHITECT

Duplex
2144 22nd STREET
SACRAMENTO, CA.

DATE: MAY 10, 1989
NOTES:

STREET ELEVATIONS

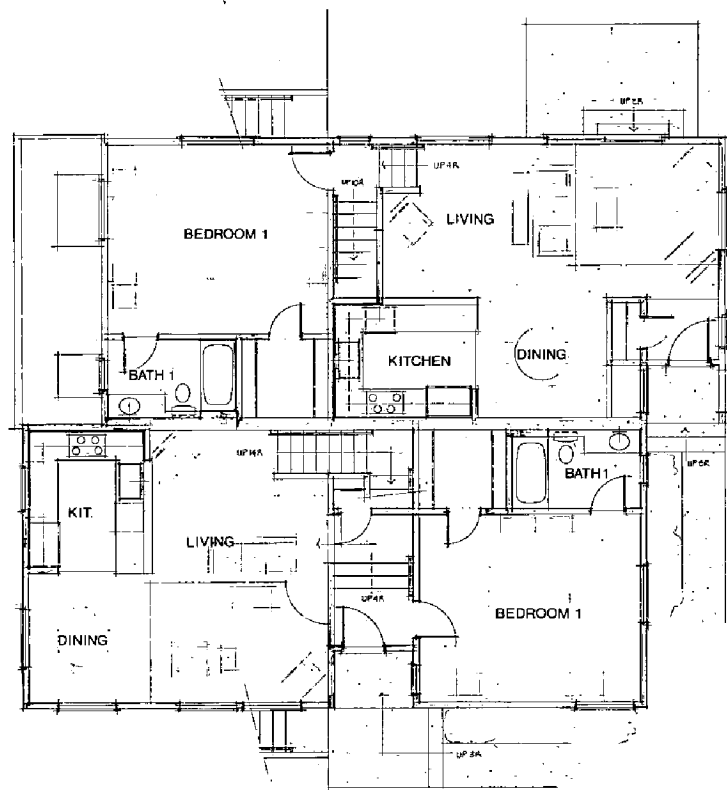
8-10-89
#127189

18

P89-230

13
8-10-89
7/29/89

#18



LOWER FLOOR PLAN
 1/4" = 1'-0"

GREENBAUM
 WHITELAM
 ARCHITECTS

1000 B STREET
 SACRAMENTO, CA 95811

2144 22nd STREET
 SACRAMENTO, CA 95811

GREENBAUM WHITELAM ARCHITECTS
 THESE PLANS ARE NOT BE APPROVED, ADAPTED
 OR A PART THEREOF BE USED FOR OTHER SITES
 WITHOUT WRITING FROM ALL PARTS TO
 THE FIRM

Duplex
 2144 22nd STREET
 SACRAMENTO, CA.

DATE: MAY 10, 1989

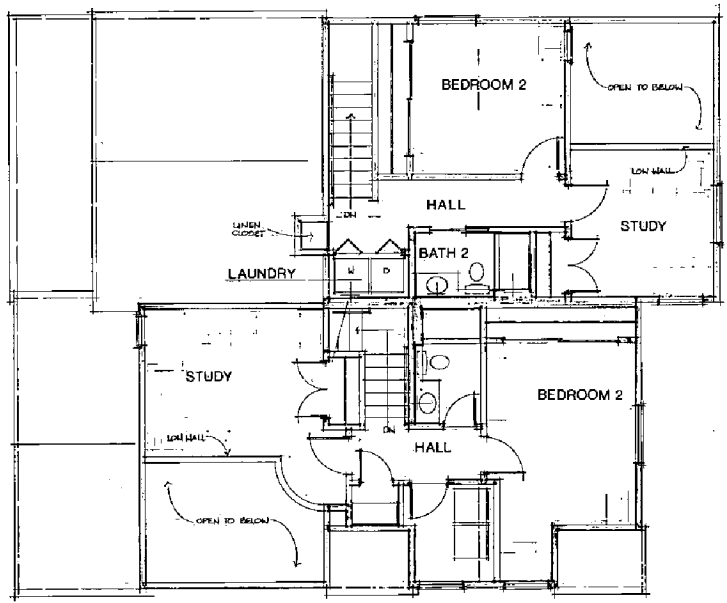
2 of 4

LOWER FLOOR PLAN

P89-230

8-10-89
#29/89
14

10



UPPER FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$

GREENBAUM
 WHITELAM
 ARCHITECTS

STEVEN GREENBAUM OWNER
 BRUCE WHITELAM EDITOR

700 ALABAMA STREET
 SACRAMENTO, CA 95818
 916-441-1111

ARCHITECTS

GREENBAUM WHITELAM ARCHITECTS
 THIS PLAN MAY BE REPRODUCED AS LONG
 AS IT IS USED ONLY FOR THE PROJECT
 SPECIFICALLY MENTIONED. ALL RIGHTS RESERVED.

Duplex
 2144 22nd STREET
 SACRAMENTO, CA

DATE: MAY 10, 1989
 DRAWN:

UPPER FLOOR PLAN