

# 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

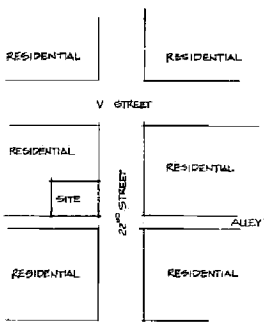
1. The proposed project, as conditioned, is based on sound principles of land use in that:
  - a. the duplex is compatible in density with the surrounding residential neighborhood; and
  - b. the design utilizes the on-site constraints of the lot and adheres to all setback requirements.

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.

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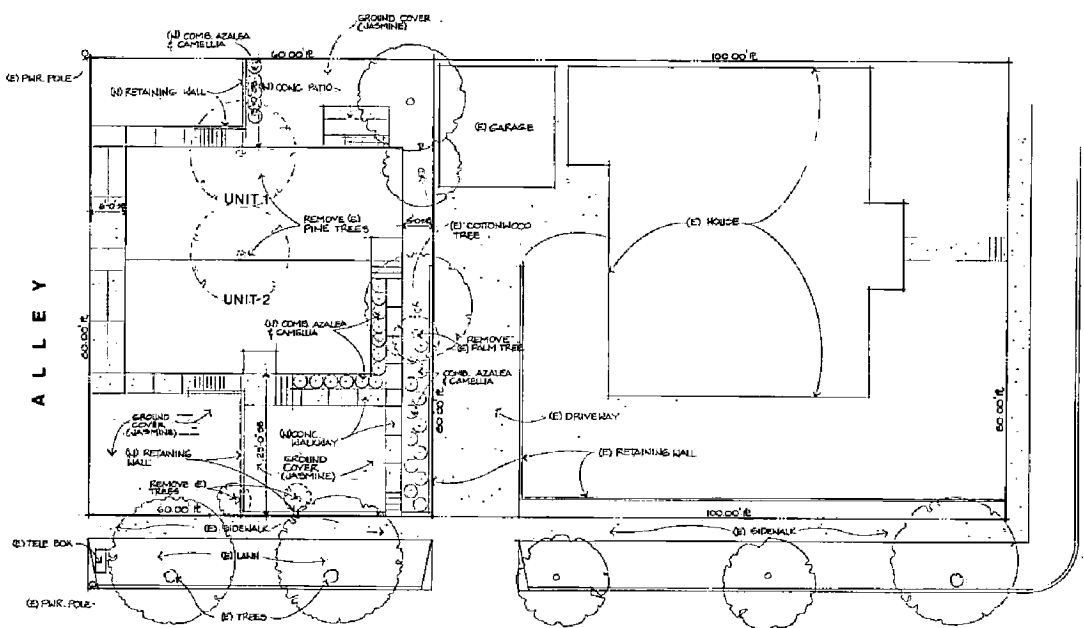
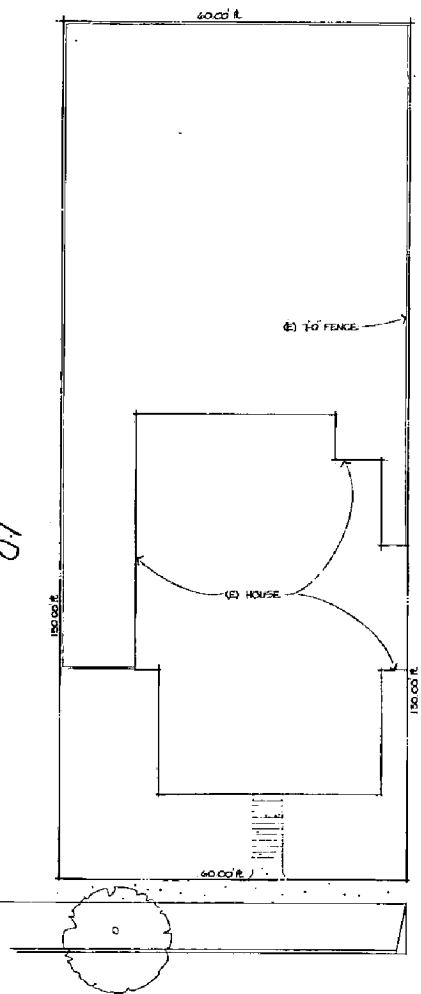


 SURROUNDING LAND USES  
1"=100'

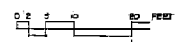


SUBJECT SITE

VICINITY MAP  
NO SCALE



22<sup>ND</sup> STREET



SITE PLAN  
1"=100'

V STREET

GREENBAUM  
WHITELAM  
ARCHITECTS

3000 UNIVERSITY AVENUE  
SUITE 1000  
SACRAMENTO, CALIFORNIA 95817

FOR ALVARADO BLVD  
SACRAMENTO, CA 95811  
916-441-1111

ARCHITECT

GREENBAUM WHITELAM ARCHITECTS  
THIS PLAN HAS NOT BE APPROVED AS YET  
IT IS YOUR RESPONSIBILITY TO CHECK WITH THE  
APPLICABLE AGENCIES WITHIN ALL JURISDICTIONS  
FOR REVIEW

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  
114 PARKWAY DRIVE, SUITE 100  
SACRAMENTO, CALIFORNIA 95834

Duplex  
2144 22nd STREET  
SACRAMENTO, CA.

NOV 10, 1989

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EXTERIOR ELEVATIONS

ELEVATIONS

P89-230

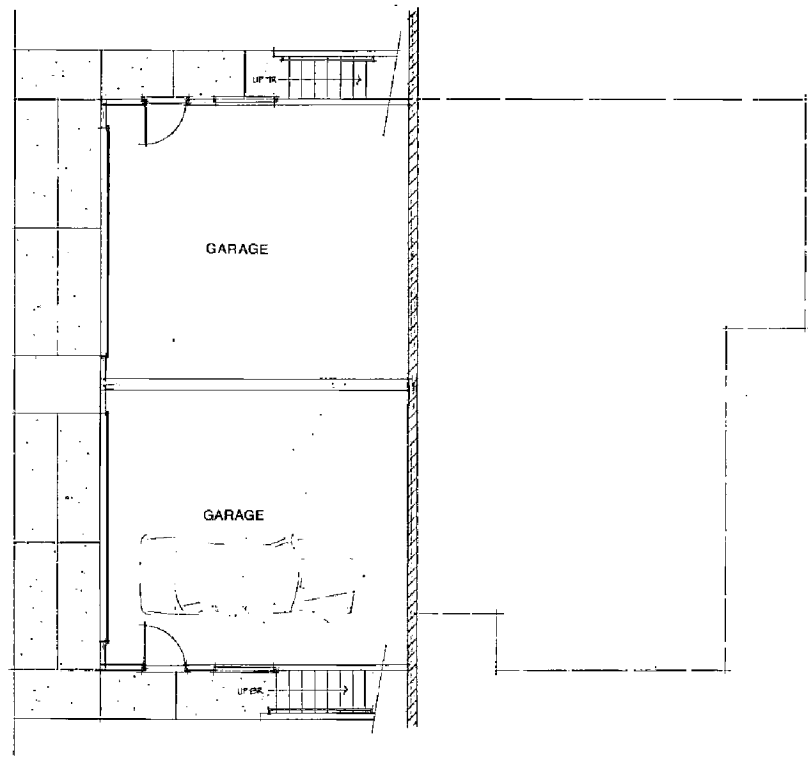


STREET ELEVATIONS

GREENBAUM  
WHITELAM  
ARCHITECTS

BRUCE GREENBAUM OWNER  
BRUCE WHITELAM EDITOR

FOR ALHAMBRA BEYS  
SACRAMENTO, CA 95811  
818.447.1111



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 PARTIES TO  
THIS PLAN

Duplex  
2144 22nd STREET  
SACRAMENTO, CA

DATE: MAY 10, 2009  
NOTES:

**STREET ELEVATIONS**

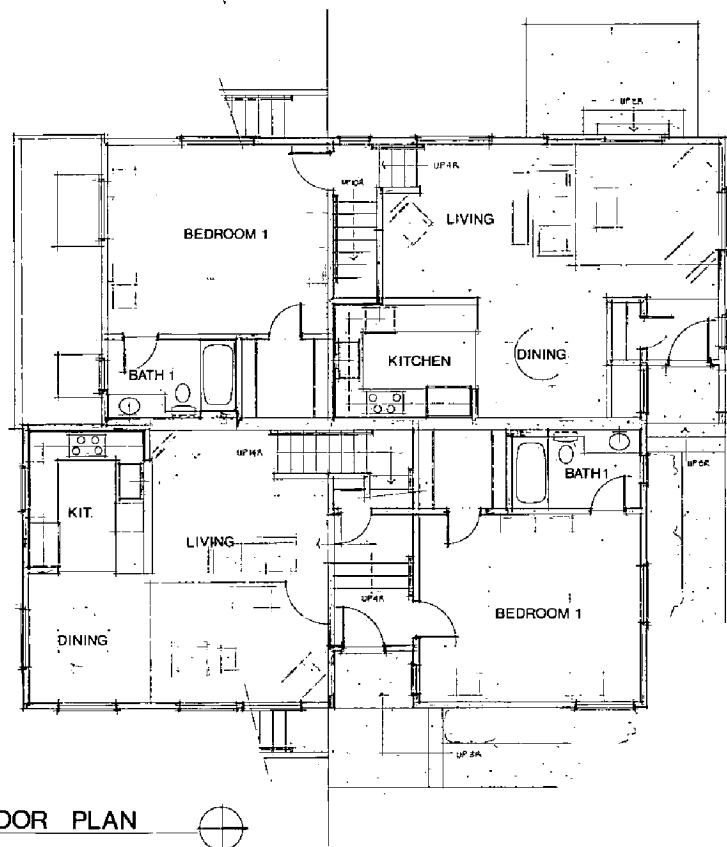
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13  
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7/29/89

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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, ACCEPTED  
 OR IN ANY MANNER BE USED FOR OTHER SITES  
 WITHOUT WRITTEN CONSENT OF ALL PARTIES TO  
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 2144 22nd STREET  
 SACRAMENTO, CA.

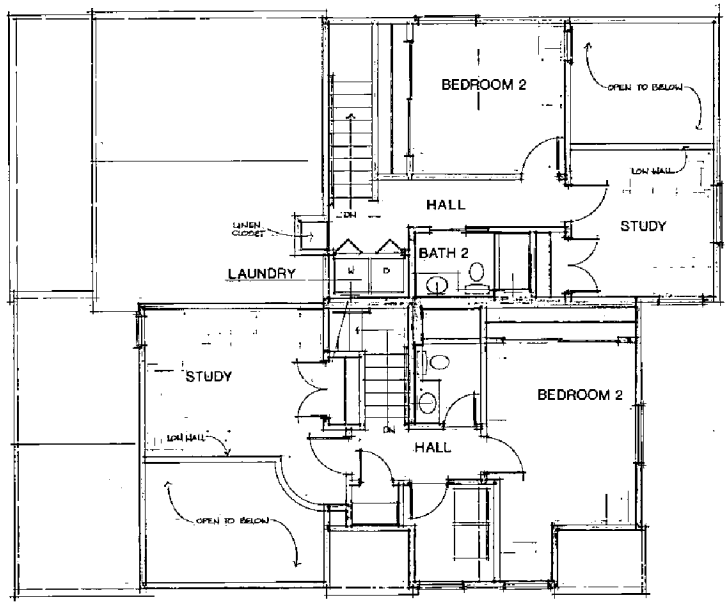
DATE: MAY 10, 1989

LOWER FLOOR PLAN

P89-230

8-10-89  
#29789  
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 ARE  
 RESERVED.

Duplex  
 2144 22nd STREET  
 SACRAMENTO, CA

NOV 1989

UPPER FLOOR PLAN