

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stephen R. Cuddy, 2001 Architecture, 2001 11th St., Sacto, CA 95818				
OWNER	Mark Dishrow, 2021 The Alameda #102, San Jose, CA 95126				
PLANS BY	Stephen R. Cuddy, 2001 Architecture, 2001 11th St., Sacto, CA 95818				
FILING DATE	July 23, 1984	REPORT BY:	RHB:bw		
NEGATIVE DEC	N/A	EIR	N/A	ASSESSOR'S PCL. NO.	003-161-16

LOCATION: 3019 E Street

PROPOSAL: Addition of three 800 square foot apartment units

PROJECT INFORMATION:

Existing Zoning of Site: R-0
Existing Land Use of Site: Residential
Surrounding Land Use and Zoning:
North: Single family; R-0
South: Office; R-0
East: Single family; R-0
West: Single family; R-0
Property Dimensions: 40' x 160'
Property Area: 6,400 square feet
Square Footage of Building: 1,500 square feet existing
Significant Features of Site: Existing structure and mature trees, and adjacent to a priority structure at 3021 E Street
Exterior Building Materials: Horizontal siding

BACKGROUND INFORMATION: In August of 1982, application was submitted to the Planning Commission for a special permit to provide office use at this site. The application was denied. The owner of the property is now proposing to construct three additional residential units behind the existing two-unit structure at the front of the parcel. R-0 zoning allows 60% of the surface area of the parcel to be covered by development. The proposal is less than 60 percent of the entire parcel. The applicant is providing five parking stalls under a carport at the rear of the parcel with access from the alley. The proposed new construction will be finished on the exterior with horizontal wood siding, composition shingles and sliding glass doors and windows. On the north, or rear elevation of the new construction, single or double-hung windows will be used.

A simple horizontal and vertical line design will be used for the stair, railing and deck railing on both the front and rear elevations of the new construction. The existing building will be rehabilitated with a new stairway at the front of the structure and a new stairway at the rear of the structure. A laundry room will be constructed at the rear of the structure to replace the existing room.

It appears from the drawings that new railings and balusters will be provided on all deck and porch areas on the existing structure. The landscaping of the site will be entirely reworked to provide the amenities for the five dwelling units. Those amenities will also include an optional spa area and additional exterior storage between the existing duplex and the proposed three new units.

001662

PROJECT EVALUATION: The project has been designed to be compatible with the existing building on the site as well as with the existing buildings in the neighborhood. By constructing a carport, all the City's parking shading requirements are met. The carport parking area meets the City requirements for maneuvering, utilizing the alley as part of the maneuvering area. It appears from the site plan that those existing trees on site will be removed to provide for the construction, and new trees will be planted except for those trees at the front of the parcel.

A Priority Structure is located adjacent to the project site at 3021 'E' Street. Staff finds that the proposed project is compatible to the existing Priority Structure. Staff has the following comments about the project:

1. The doors on the exterior of the new construction should either be two or three-panel doors. The doors may be metal-clad and painted out to correspond with the rest of the building's trim.
2. The windows proposed for the new structure all appear to be sliders. Staff would suggest that either double-hung or single-hung windows would be more appropriate and in keeping with the overall design theme.
3. Sliding glass doors are proposed at the ground level and at the second-floor level of the new construction. If these were one of the better quality wood frame sliding doors, it would be more in keeping with the proposed architectural style.
4. The balusters and railings of the stairway and deck areas of the new structure should be of the same material, design and spacing as those to be provided on the existing structure.
5. The replacement baluster and railing to be placed on the existing structure should be of a style compatible to the architectural design of the building. Final construction details of the railings and balusters should be reviewed and approved by staff.

STAFF RECOMMENDATION: Staff recommends approval of the project with the following conditions:

1. All exterior doors, other than sliding glass doors, on the new construction shall be either two-panel or three-panel doors. The doors may be metal-clad.
2. All windows on the new construction should be either double-hung or single-hung, in wood construction or in pre-painted aluminum.
3. All balusters and railings on the new structure should be of a design similar to the new balusters and railings to be put on the existing building.
4. The replacement balusters and railings to be placed on the existing building are to be returned to staff for review and approval.
5. Final details of the trash enclosure to be returned to staff for review and approval.
6. *Final details of the spa and storage area to be returned to staff for review and approval.*
7. Final landscaping and irrigation plans to be returned to staff for review and approval.
- #8. *The location and design of spa was not approved in the submittal.*

~~DR84-172-~~
P84-337

~~August 15, 1984~~
September 27, 1984

Item No. ~~11~~
37

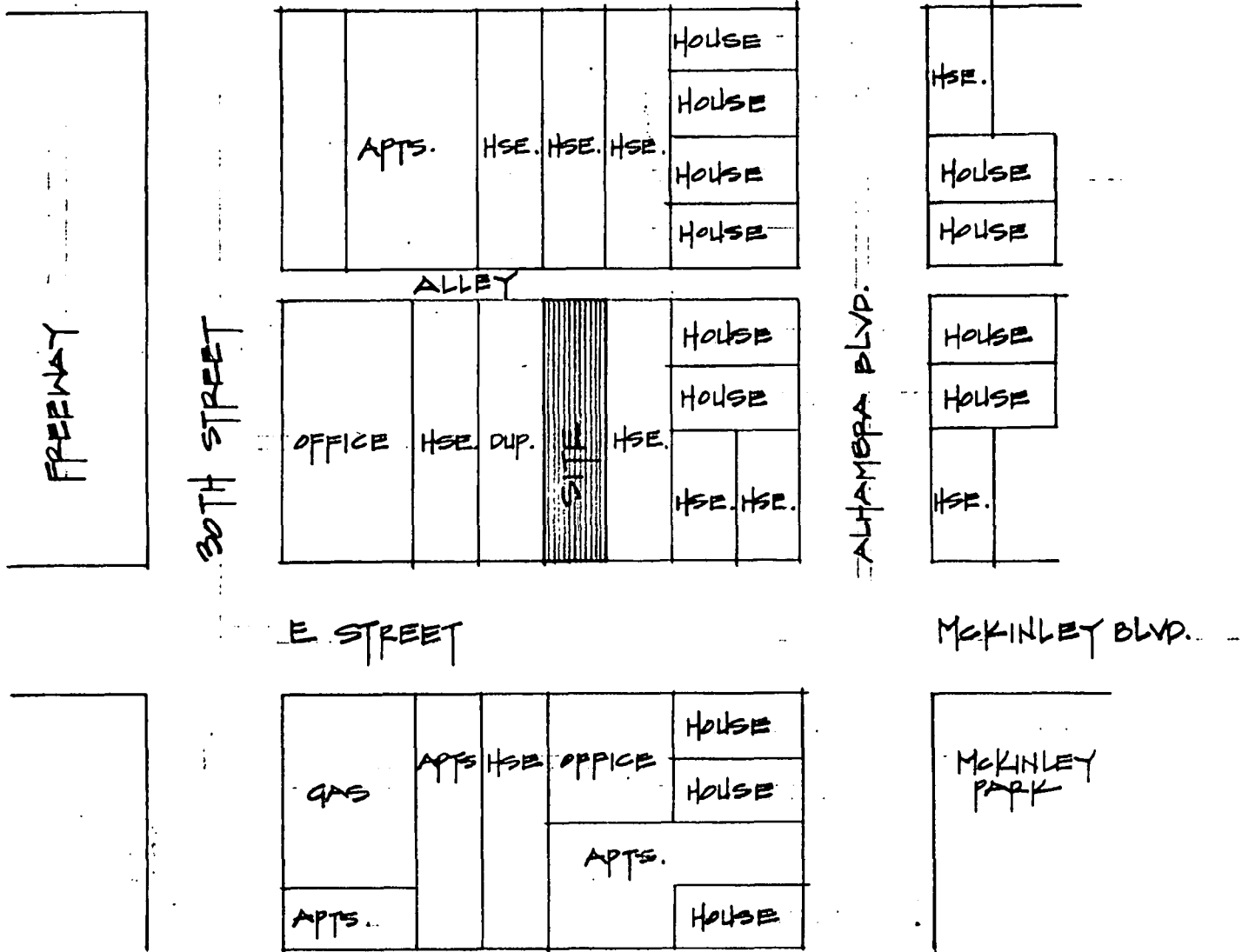
001663

Approval of the project is based on the following Findings of Fact:

1. The project as designed will be compatible to the existing neighborhood.
2. The project will upgrade an existing building.
3. The project, as conditioned by staff, will provide for a new structure and rehabilitation of an existing structure which meets the Design Review Board's Guidelines.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

001664



VICINITY SKETCH OF SURROUNDING LAND USE

2001
 architecture · interiors · graphics
 2001 11th st., sacramento
 95818

001665

P84-337

~~DR 84-172~~

~~8 IS 84~~ ~~ADJ. H~~

September 27, 1984

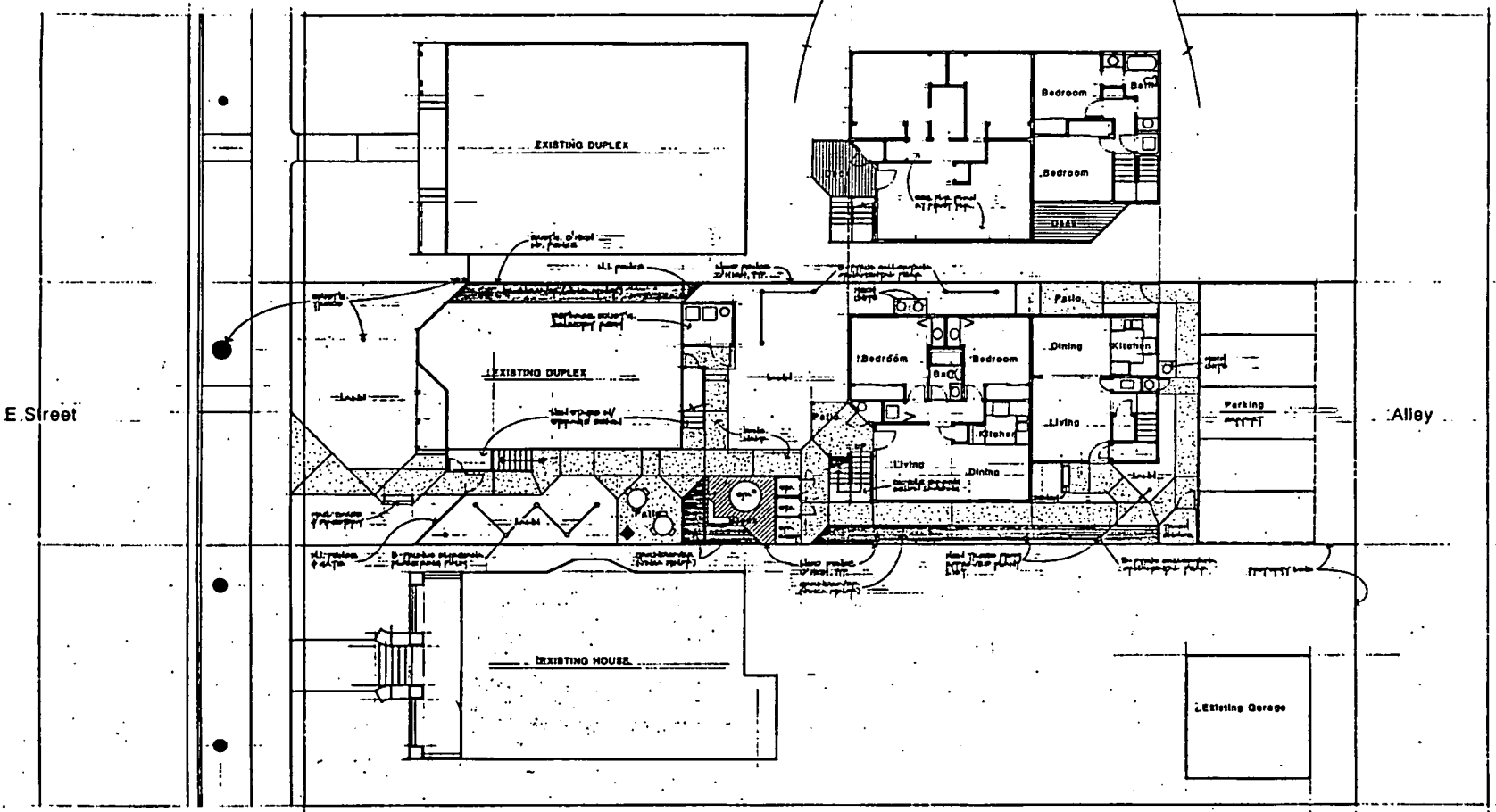
Item No. 37

P84-337
8-15-84
Abbott

September 27, 1984

Item No. 37

001664



SITE PLAN First & Second Floor Plans

2001
 architecture · interiors · graphics
 2001 11th st., sacramento.
 95818

P84-337
DR 84-173

84-84
A-11

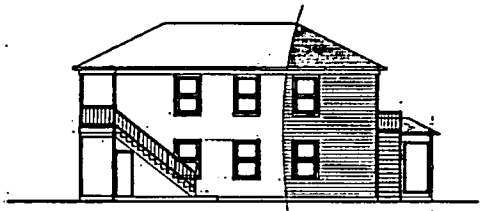
September 27, 1984

Item No. 37



SOUTH

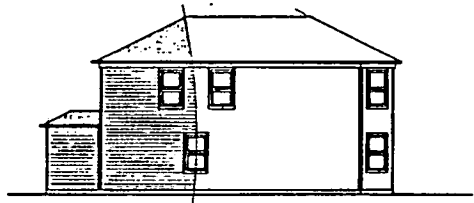
EXISTING STREET ELEVATION



EAST

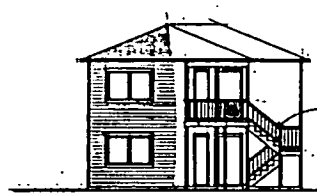


NORTH



WEST

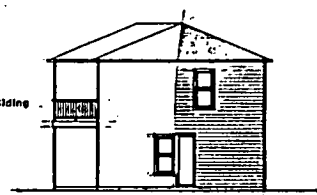
EXISTING DUPLEX ELEVATION



SOUTH

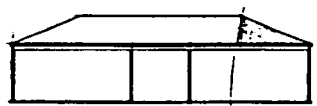


EAST



NORTH

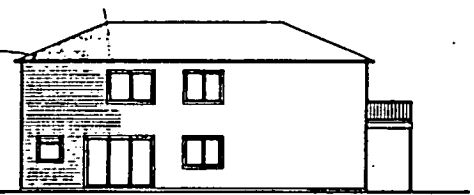
NEW TRIPLEX ELEVATION



NORTH



WEST



NEW CARPORT & TRIPLEX ELEVATION

001667

2001
architecture · interiors · graphics
2001 11th st., sacramento
95818

September 6, 1984

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Appeal of the Design Review Board approval, with amended conditions, of an addition of three 800 square foot apartment units to the site at 3019 "E" Street.

BACKGROUND: A 3rd party has appealed the approval of this project based upon the following:

1. "Fails to guarantee a quality project because existing building will remain as-is in poor condition (foundation ; ceiling height at ground floor; ground clearance at crawl space; plumbing fixtures)
2. Fails to guarantee security of my lot and other neighbors - making ours vulnerable to trespassing from parking area at alley.
3. Fails to protect existing vegetation that now provides screening.
4. I feel the proposed 3 units violate existing neighborhood old character - single story with large lot and one dwelling per lot.
5. Increases neighborhoods decay - traffic - parking and freeway. Already eroded by office buildings and 70's style apartments and gas station."

PROJECT EVALUATION: The project as approved and conditioned should meet many of the concerns of the person who filed the appeal.

1. The existing building must meet Uniform Building Code requirements.
2. Proper fencing will help to secure adjacent property.
3. The new construction will remove much existing vegetation.
4. The three new units are in an architectural style compatible with the existing building. Placing the new units at the rear of the lot will minimize the project impact on the existing streetscape.
5. Rehabilitation of the existing building should help to upgrade the existing neighborhood. The project may increase traffic and parking but will not expand the existing impact of the freeway, existing office buildings or 70's style apartments and gas station.

STAFF RECOMMENDATIONS: Staff recommends denial of the appeal.

Respectfully Submitted,

Randolph Lum

for Richard B. Hastings
Design Review/Preservation Director

RH/ag

001657