

## RESOLUTION NO. 2011-056

Adopted by the Sacramento City Council

February 1, 2011

### APPROVING THE DESIGN REVIEW FOR NEW RESIDENCE ON ALLEY, LOCATED AT 2207 C STREET. (APN: 003-0083-018-0000) (DR10-093)

#### BACKGROUND

- A. On November 17, 2010, the Design Commission conducted a public hearing and approved, with conditions, the project;
- B. On November 29, 2010, the Design Commission's decision was called-up to the City Council;
- C. On January 11, 2011, the City Council continued the project to the February 1, 2011 meeting; and
- D. On February 1, 2011, the City Council conducted a public hearing and received and considered evidence concerning the project.

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on verbal and documentary evidence at said hearing, the City Council takes the following action:

The City Council approves the Design Review for New Residence on Alley at 2207 C Street to construct a new single-family home fronting an alley based on the findings of fact and conditions of approval set forth below.

#### Findings of Fact

The **Design Review** request to construct a new single-family dwelling unit is approved, subject to the following Findings of Fact and Conditions of Approval:

- 1. The project, as conditioned, enhances the visual quality of the alley and is consistent with the Alley Development characteristics in the Central City Neighborhood Design Guidelines;
- 2. The proposed building, as conditioned, is well-articulated and provides adequate setback on all sides to adjacent properties;
- 3. The project adheres to the principle that the Design Guidelines are a reference source for project design and review which encourages creativity, flexibility and

variety and that staff does not encourage or support any one particular architectural style; and

4. The proposed single-family residential use is consistent with the goals and policies of the 2030 General Plan designation of Traditional Medium Density Residential.
5. Because the proposed new infill structure is in a single-family traditional neighborhood, it is important that it be respectful of its mainly single-story surroundings, not only in regard to mass and height but also in regard to material selection, color palette and design. The proposed three-story modern design is not contextually appropriate in relationship to its single-family neighbors with regard to mass, height and design.

### **Conditions of Approval**

1. New single family residence shall be approved per plans, and as conditioned by the Design Commission, as modified in Condition 12 below.
2. Exterior materials shall be a combination of 22ga corten steel siding sheets, 2x8 fascia board, fiber cement 4" exposure lap siding panels, and smooth finish Portland cement plaster.
3. Windows shall be aluminum casement and awning windows.
4. Garage doors shall be metal and glass.
5. Man doors shall be aluminum.
6. Roofing shall be a single ply TPO roofing system per approved plans.
7. Applicant shall provide final landscape plan to Design Director for approval prior to issuance of building permit. Staff shall work with applicant to finalize landscape plans and to include landscaping provisions for adjacent properties if agreeable with adjacent property owners.
8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.
9. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
10. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

11. Building shall not exceed 33'-0" to the highest point of the structure.
12. Applicant shall have the option to do either of the following:
  - a. Limit the design as proposed to two-story, not to exceed 24-feet in height to the highest point; or
  - b. Keep a three-story structure if it is re-designed in traditional vernacular style appropriate to this Boulevard Park neighborhood.

Under option (a) or (b) above, Applicant shall submit new plans for review and approval by the Design Director to confirm that the changes are consistent with this Resolution and the Design Director shall consult with neighbors in reviewing final plans and elevations provided by Applicant.

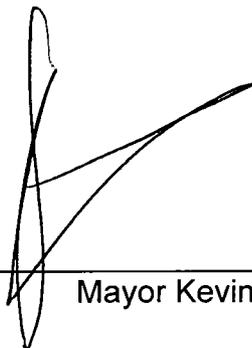
Adopted by the City of Sacramento City Council on February 1, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, R Fong, McCarty, Pannell, Schenirer, and Mayor Johnson.

Noes: Councilmembers D. Fong, and Sheedy.

Abstain: None.

Absent: None.



\_\_\_\_\_  
Mayor Kevin Johnson

Attest:



\_\_\_\_\_  
Shirley Concolino, City Clerk