



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 2/1/2011

Report Type: Public Hearing

Title: Call-up by Member Steve Cohn: Design Review for New Residence on Alley at 2207 C Street

Report ID: 2011-00019

Location: 2207 C Street (District 3)

Recommendation: Adopt 1) a Resolution determining project is exempt under CEQA Section 15303-New Construction or Conversion, and 2) a Resolution approving the Design Review of a new single-family residence fronting an alley in the R-1B zone.

Contact: David Hung, Associate Planner, (916) 808-5530, Community Development Department; Luis Sanchez, Senior Architect, (916) 808-5957, Community Development Department

Presenter: David Hung, Associate Planner, (916) 808-5530, Community Development Department

Department: Community Development Dept

Division: Current Planning

Dept ID: 21001221

Attachments:

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City Attorney Review

Approved as to Form
Sheryl N. Patterson
1/26/2011 8:14:17 AM

City Treasurer Review

Prior Council Financial Policy Approval or
Outside City Treasurer Scope
Russell Fehr
1/20/2011 3:35:00 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 1/25/2011 3:57:09 PM

Assistant City Manager: Patti Bisharat - 1/25/2011 7:54:44 PM

Description/Analysis

Issue: This is a proposal to develop a new three-story, 2,400 square-foot, single-family residence on an approximately 0.06-acre parcel fronting an alley in the Single-Family or Two-Family (R-1B) zone, as approved by the Design Commission on appeal from the decision of the Design Director. The project also required a Plan Review which was approved by the Zoning Administrator. On October 25, 2010, the decision of the Design Director was appealed to the Design Commission. On November 17, 2010, the Design Commission conducted a “de novo” hearing and approved the project unanimously per staff recommendation, which included the prior Design Director conditions. The project is subject to review under the Sacramento Central City Neighborhood Design Guidelines and the neighbors opposed the project because the design is modern and not consistent with the style of the existing homes. The Commission members noted that their approval was based in part on the fact that the house fronts on the alley. On November 29, 2010, the project was called-up by the Council Member of the district to allow the City Council to review the project.

Policy Considerations:

General Plan: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan’s goals, policies, and implementation programs define a roadmap to achieving Sacramento’s vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Traditional Medium Density Residential which provides for provides for higher intensity medium-density housing and neighborhood-support uses. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element and the Housing Element. Some of the goals and policies supported by this project are:

1. Neighborhoods. Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities. Land Use and Urban Design Element (Goal LU 4.1)
2. The City shall promote quality residential infill development through the creation/adoption of flexible development standards and with funding resources. Housing Element (Policy H-2.2.1)
3. Alley Activation Density Bonus in Traditional Neighborhood Medium Density. Land Use and Urban Design Element (Policy LU 4.3.3)

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The project, in proposing a new single-family home in the Central City, helps create a range of housing opportunities and choices, fosters walkable, close-knit neighborhoods and promotes distinctive, attractive

communities with a strong sense of place.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento's Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, and expand economic development throughout the City.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303 New Construction or Conversion of Small Structures for the new single-family residence in a residential zone.

Sustainability Considerations: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: reduce consumption of materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City, create "Healthy Urban Environments" through Restorative Redevelopment, and maintain and expand the urban forest.

Staff recommends that the applicant introduce sustainable practices during the construction of the proposed project. Staff recommends the use of energy efficient design, and the use of local materials as a minimum standard for this project.

Commission/Committee Action: On November 17, 2010, the Design Commission conducted a "de novo" hearing and approved the project. On November 29, 2010, the project was called-up by the Council Member of the district.

Rationale for Recommendation: Staff has the following rationale for supporting the project design:

1. Project is consistent with the criteria for alley development in the Central City Neighborhood Design Guidelines by enhancing the general livability, visual quality

and safety of the alley (Section 3-K). The building is setback six feet from the alley and top floor is stepped back to provide light and air.

2. The structure will minimally impact the homes on adjacent streets as the top floor is stepped back, landscaping can be used to conceal the rear of the building, and the height of the structure was reduced to 33 feet.
3. The project supports General Plan principles for alley activation and density.
4. The architectural design is sensitive to adjacent homes in window placement and the offsets and insets of building walls.
5. The flat roof of the project keeps profile of building low; if a pitched roof is used, the overall height will be much higher.
6. Some affected neighbors have expressed their support for the project because it will activate the alley and help alleviate the existing nuisance activities.

The Design Commission's approval of the project was based on findings that the proposed structure is well designed and its placement is sensitive to the neighboring lots. The Design Commission also determined that the building height and style does not significantly impact the surrounding homes given its location on the alley. The Design Commission supported the height limitation of 33 feet to the uppermost part of the building and required that the final landscape plan be submitted and approved by the Design Director prior to building permit issuance.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.



Background

Background Information: Based on available records, the existing structure on the site was constructed in 1915 and was used as a shop building by Earle Plumbing Company from the time of its construction until the early 1960s. The Earle family constructed a craftsman home to the west of the site at 217 22nd Street which still stands today; although the home is currently part of the Boulevard Park Historic District, the site containing the shop building is not a part of any historic districts. Additionally, the shop building at this time is not individually eligible for listing in the National Register. The shop building, considered as an accessory structure, has been approved by the Preservation Director for demolition on October 29, 2009 (file IR09-315).

Public/Neighborhood Outreach and Comments: The project was routed to various community groups including the Boulevard Park Neighborhood Association, the East Sacramento Improvement Association, the East Sacramento Preservation Task Force, the Friends of Grant Park, the Marshall School New Era Park Neighborhood Association, the McKinley East Sacramento Neighborhood Association and the McKinley Elvas Neighborhood Association. An Early Notice was also sent to property owners within 300 feet radius of the project site on May 24, 2010. Throughout the processing of the project, staff received statements of support as well as opposition from community members. The applicant has also met with many of the neighbors in a meeting in July 2010 to hear about their concerns. Neighbors who opposed the project cited that the lot is directly adjacent to the Boulevard Park Historic District and that the scale, massing, height and design of the proposed structure did not complement the surrounding residential structures within the Historic District and would undermine the architectural integrity of the neighborhood. Neighbors who supported the project pointed out that creativity and diversity in design is not always bad and that the project would be a beneficial investment into the neighborhood. Notices were sent for the November 17, 2010 hearing and the site was posted.

Design Director Hearings: The Design Director conducted a joint hearing with the Zoning Administrator on September 16, 2010 which was continued to September 30, 2010. At the September 16, 2010 meeting, seven individuals testified against the project and three individuals testified in support of the project. Some of the common issues are: 1) The project is out of scale with the existing one to two story structures in the neighborhood; 2) The project is not aesthetically contextual to the neighborhood; and 3) The proposed building is detrimental to the privacy of the adjacent neighbors. Supporters feel that the proposed building is well designed and will be a welcome addition to the alley where security issues are present. The Design Director continued the project to September 30, 2010 and requested that the applicant mark the height of the proposed building at the site and also prepare a rendering depicting the new building in relation to the existing buildings.

The project was subsequently continued to October 13, 2010. On the October 13, 2010 meeting, four individual testified against the project and one in support of the project. Some of the neighbors pointed out that the wide-angle renderings provided by the developer did not accurately depict the proposed structure and its surroundings and that

the project does not conform to the Neighborhood Design Guidelines of the Central City. At this hearing, the Design Director and Zoning Administrator approved the project subject to conditions; the Design Director added conditions that the overall height of the building shall not exceed 33 feet and that all on-site ghosting apparatus shall not be removed within the 10-day appeal period and shall remain in place with adjusted heights if the project is appealed. The applicant has submitted a revised elevation that includes a two foot overall height reduction and lowering of ceiling heights on all floors.

Appeal: The project was appealed by opposing neighbors on October 25, 2010. The concerns stated on the appeal include:

- Project does not conform to the principles of the Central City Neighborhood Design Guidelines.
- The renderings provided by the developer do not document the actual impact of the proposed structure on its immediate surroundings.
- Height and massing out of scale with the neighborhood.
- Project will reduce adjacent residential property values and adversely affect the privacy of adjacent neighbors.
- The project design conflicts with the current nomination of the Boulevard Park subdivision to the National Register historic district.
- The project design detracts from adjacent historic residential properties within the Boulevard Park Historic District.
- The design characterizes the existing commercial/industrial area north of the alley and is detrimental to the residential neighborhood south of the alley.

Design Commission Hearing: On November 17, 2010, the Design Commission conducted a “de novo” hearing and approved the project. The Design Commission supports staff’s recommendations and conditions of approval and finds that the proposed structure is well designed and its placement is sensitive to the neighboring lots. The Design Commission also finds that the building does not significantly impact the surrounding streets given its location on the alley. The Design Commission supports the height limit of 33 feet to the uppermost part of the building and asked that the final landscape plan shall be reviewed by Design Director.

Parking & Setback Requirements: Even though the dwelling is not required to provide any off-street parking since the size of the lot is less than 3,200 square feet, the project provides a garage that can accommodate two vehicles. Per the zoning code, there is no requirement in the R-1B zone for minimum lot area per dwelling unit. The allowable maximum height is 35 feet to the top plate; staff has conditioned that the height shall not exceed 33 feet to the top of the building. The building abuts a 20-foot wide alley on the north and a six-foot building setback is shown which provides the adequate 26-foot maneuvering for vehicles parked in the covered garage. The minimum side setback is 3 feet; both interior setbacks meet or exceed the minimum. At the rear, the ground floor provides 15 feet setback, the second floor bay/third floor parapet wall provides approximately 13 feet setback and awnings/overhangs are setback 10 feet. The building lot coverage is approximately 47% and is within the maximum 60% allowable lot coverage in the R-1B zone.

Project Design: This proposed project is generally consistent with the Sacramento Central City Neighborhood Design Plan for alley development. Staff is generally supportive of the design and recommends that City Council reviews and discusses the following items, in order to focus on the design areas in dispute. Staff recommends particular attention to promoting creative architectural solutions that acknowledge contextual design issues and the articulations used on the project such as step backs, offsets and insets.

Design Policy Considerations: Promote creative architectural solutions that acknowledge contextual design issues, yet allow for flexibility and variety of design. Complement the architectural character of the Sacramento area and promote harmony in the visual relationships and transitions between new and older buildings. Relate the bulk of the new structure to the scale or context of existing area to avoid an overwhelming or dominating appearance. Enhance the pedestrian experience. Promote efforts to utilize high-quality building materials, detailing and landscaping.

Design Guidelines Considerations: Provide building step backs to further articulate façade. Enhance the design of fenestration and rhythm of the building. Promote building articulation through the use of offsets, insets, and reveals. Promote the ground level pedestrian experience and protection. Provide project lighting that complements the character of the neighborhood and design.

The following are some of the design principles that the project complies with.

Page 1-1 Purpose

An integrated variety of styles and design approaches will contribute to the aesthetic vitality of the Central City.

Page 2-6 Alternative Designs

Alternative design approaches that achieve the design principle may also be considered by the staff and the Board (Commission).

Page 2-6 D. Flexibility

The guidelines are a reference source for project design and review which encourages creativity, flexibility, and variety. The staff and Board (commission) does not encourage or support any one particular architectural style. Also refers to staff trying for highest quality possible, alternative designs that may not meet every design principle but contribute positively to the neighborhood, not every principle will be met, reasonable judgment will be used.

3-2 Placemaking

Alley development activates alleys, creates sense of place, eyes on the alley, garage provides safety especially at night.

3-11 Residential garage access; off the alley.

3-22 Design concept: appropriate in scale, consistent palette on all faces.

3-25 Scale/Height/Mass; project is consistent with rhythm of spaces, scale, mass and setbacks, project is consistent with 3.C.3.4 and respects adjacent heights within 20'.

3-31 Level of detail and articulation; project complies, all sides have shadow casting, variety of volumes, have complementary level of detail, quality of materials, and continuity of color/materials.

3-34 quality of design and detailing: project complies with materials common to the neighborhood, and good detailing.

3-35 Materials/Textures/Colors; smooth finished stucco, lap siding comply, steel cladding reflects industrial bent and alley edginess. 3.C.8.5 clad with stucco and lap siding.

3-58 Develop projects that face alleys to enhance livability, visual quality and safety of the alley. 3.K.1.5 place units over garages accessed from alleys.

Design Review Staff has the following comments related to design principles met by the proposed structure. Following is the list of comments provided by the appellant with staff responses in **bold italics** after each item. The entire Letter of Appeal is included as an attachment to this report.

- 1) According to both the City's website and the Administration section of the Sacramento Central City Neighborhood Design Guidelines (Design Guidelines), conformance with the "Principles" spelled out in the Design Guidelines is mandatory. In reviewing and approving the proposed project design, City staff failed to properly assess and demonstrate conformance with many of the "Principles" that are applicable to this project.
 - a) Sacramento City website "Neighborhood Design Guidelines"
<http://www.cityofsacramento.org/dsd/forms/design-guidelines/>
They provide consistent design principles for residential and commercial structures to contribute to the creation of a neighborhood with a positive, *cohesive* sense of *place*, and can improve the overall character of the neighborhood by making it a more attractive, safe, and inviting place to live. (*emphasis added*)
Projects will be reviewed for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all proposed projects, conformance with relevant principles is required.
 - b) Central City Neighborhood Design Guidelines, Section 2: Administration

B. Design Review Process / Projects Subject To These Guidelines

Design review is required prior to issuance of a building permit for any new structure or alteration located within the Design Review District. Section 16 of the Sacramento Zoning Ordinance establishes the City's Design Review process and authority. The following types of projects will be reviewed by design review staff for compliance with these Central City Neighborhood Design Guidelines:

- New construction of residential structures

C. Prescriptive vs. Advisory Guidelines

1. Principles and Guidelines

The Design Guidelines include both design principles and guidelines which distinguish between mandatory and advisory provisions. The Principles represent the prescriptive or mandatory elements of project design that are used by the Board and staff to determine project compliance with these guidelines.

Response: Although there is a hierarchy of design principles versus ways to implement the principle, the design guidelines are advisory only, and not mandated by code. The guidelines provide a framework for reviewing a variety of projects from those that follow the guidelines to the letter, to those that are designed in the spirit of the guidelines without meeting all of the design principles. Design Review staff reviewed the project thoroughly with reference to the site context, location on the alley, and the design guidelines. Staff feels that the alley residence is a well designed project that generally complies with the intent of the guidelines which is not to prescribe a specific design, and allow creativity, while providing a quality, well thought out development.

- 2) The approved project design fails to meet several applicable "Principles" in the Design Guidelines that are crucial to the neighborhood continuity and quality of life in the Central City Design Review District. While it is true that Section 2.0. Flexibility of the Design Guidelines indicates that alternative designs may be considered that do not meet every design Principle, the approved design violated so many basic principles that it seems to both undermine and mock the entire design review process and the need for any Design Guidelines. The approved project goes directly against the Principles in Sections 1 and 3 of the Design Guidelines, which are quoted below. In particular, it does not enhance the existing residential structures or respect their scale (1.B.1); does not respect the privacy of the people residing in the neighboring houses (3.A.1); does not harmonize with the neighboring residences (3.C.2); is completely incompatible with the neighboring structures in terms of its scale and mass, even after recent modifications (1.C.2 and 3); and lacks any exterior features that characterize or correspond with those of "well designed" buildings in its immediate vicinity (1.C.4 and 8).

- o Section 1: Introduction

- B. Neighborhood Vision and Planning Principles

The overall community vision for Central City neighborhoods, including commercial areas, can be characterized by two prominent planning principles:

1. Neighborhood Preservation and Enhancement

Preservation and enhancement of the moderate-scale residential neighborhoods and historic structures that make up the Central City is the first priority. The vision for the existing residential neighborhoods is clearly one of respecting and enhancing their existing delicate scale by ensuring that new construction, additions, and renovations embrace the humanistic craftsmanship of the many pre-World War" structures in the area and by controlling the current dominance of automobiles on many of the streets.

Response: In reviewing the proposed alley development, staff felt that the location of the project abutting the alley and not a part of the streetscape allows it to have the more unique and creative design as proposed.

- Section 3: Project Design Guidelines

- A. Site/Planning

- 1. Placemaking

- Principle: Create clearly defined spaces that satisfy gathering and privacy needs of people at various scales appropriate to the role of the project in the community.

Response: The project provides the same level of gathering and privacy needs as any other residential development on this parcel would provide. The design has been thoughtful about placement of outdoor spaces and window locations, with planting provided to further screen views from other parcels.

- C. Building Character and Quality

- 2. Relationship to Surroundings

- Principle: Reinforce the importance and continuity of public spaces (streets, plazas, etc.) by harmonizing with other neighboring structures.

- 3. Scale/Height/Massing

- Principle: Make a building or group of buildings compatible with its surroundings through the 1) Rhythm of spaces between buildings, 2) Building scale, mass, and setbacks, 3) Building orientation and relation to the street, and 4) Continuity of storefront on commercial streets.

Response: The proposed project has an appropriate scale, height, massing. It appropriately abuts the alley, and has similar setbacks to other developments in the neighborhood.

- 4. Level of Detail and Articulation

Principle: Incorporate the scale and level of detail that is typical of well designed buildings in the surrounding area.

o 8. Materials/Textures/Colors

Principle: Incorporate complementary materials of the highest quality, with material textures and colors selected to further articulate the building design.

Response: The project has a very well balanced mix of appropriate materials of stucco and lap siding, typical of the neighborhood. The project is of very high quality in terms of level of detail, articulation of facades, etc.

3) Photographs presented as evidence by the developer do not document the actual impact of the proposed structure on its immediate surroundings.

a) The photos do not give a realistic depiction of the full effect of a 3 story structure in an area where all of the older residential structures are only 1 or 1 1/2 stories in height (the single exception is the new house built by the same developer, which is only 2 stories high).

b) The developer's photos, taken from the south side of C Street and from Grant Park across 22nd Street, were taken using an extreme wide-angle lens which minimizes the actual visual impact of the proposed three story structure in this setting.

c) To accurately illustrate the full impact of the structure, the photographs should document the relationship between the structure and neighboring buildings by including photographs taken from:

i) Sidewalks directly in front of adjacent residences

ii) Windows of adjacent residences

iii) Yards of adjacent residences

iv) Porches and windows of residences on the south side of C Street across from 2205 and 2215 C Street

v) The centers of C and 22nd Streets at eye level

4) Height and massing can be corrected by eliminating the two-car garage from the structure and thereby decreasing the number of stories from three to two.

a) According to existing zoning, the dwelling is not required to provide any off-street parking since the size of the lot is less than 3,200 square feet.

b) Sufficient on-street parking exists on adjacent streets.

c) The applicant's new residential infill project at 221 22nd Street has no garage or other off-street parking.

Response; Staff felt that eliminating the garage was totally impractical, and will cause an unnecessary hardship, and safety issue. Staff feels that the garage is well integrated into the structure which is below the allowed 35 height of any development allowed on this parcel.

5) Lack of conformance to Design Guidelines will cause the approved project to

reduce adjacent residential property values and will adversely affect the privacy of adjacent neighbors.

Response: Staff feels the project demonstrates sufficient intent of the design guidelines and was the reason it was supported and approved by the Urban design Manager. Although no one can predict property values and adverse effect, staff feels that development of a high quality, well design alley residence will only benefit the neighborhood, as opposed to the current vacant lot that some neighbors have indicated has been a detriment to the neighborhood.

6) The approved project design would conflict with the current nomination of original 1905 Boulevard Park subdivision, including the site on which the proposed structure is located, as a National Register historic district. This important project is being developed by the City's Preservation Office in coordination with their former intern William Burg and is based on extensive sound historic research. Furthermore, as indicated by the Narrative Description and Statement of Significance written in support of the National Register nomination, quoted below, residential structures in the Boulevard Park neighborhood have a series of identifiable features that are lacking in the proposed building. The scale, massing, and design of the proposed structure are at odds with the smaller-scale, early 20th century suburban neighborhood design of all of the residential architecture in the northern portion of the National Register district. (Even the new house under construction at 221 22nd Street has most of these features.) These issues are emphasized in the Design Guidelines quoted below (4.A.2 and 4.F.3.1):

4.A.2. Design for Neighborhood Context: Applicants are encouraged to carefully examine the design characteristics of exemplary buildings in the neighborhood and incorporate their forms, details and materials into their project design. ..." Each neighborhood section includes a list of the addresses of some structures on the City's Official Register of Historic Structures to be used as design precedents.

4.F.3.1. Architectural Details: ... smaller Craftsman-style structures are interspersed throughout the area and found in abundance in the northeastern part of the neighborhood. Design details common to these styles should be strongly considered when [new structures are] designed to relate to the neighborhood surroundings.

a) From the nomination's Narrative Description:

The northern edge of the district is closest to a heavy freight and passenger railroad and local interurban railroad. It features smaller lots and houses, but is still consistent with the rest of the district. The district retains a high degree of integrity, with 245 district contributors (including 6 landscape features and 239 buildings) and 55 non-contributing buildings.

Early construction in this part of the district were predominantly four squares, bungalows and row houses, in an eclectic mixture of Craftsman, Classical Revival, Colonial Revival and Prairie styles. ... Past 1920 and through the 1940s, houses were smaller and built in the California Bungalow, Tudor Revival, Colonial Revival and Minimal Traditional styles.

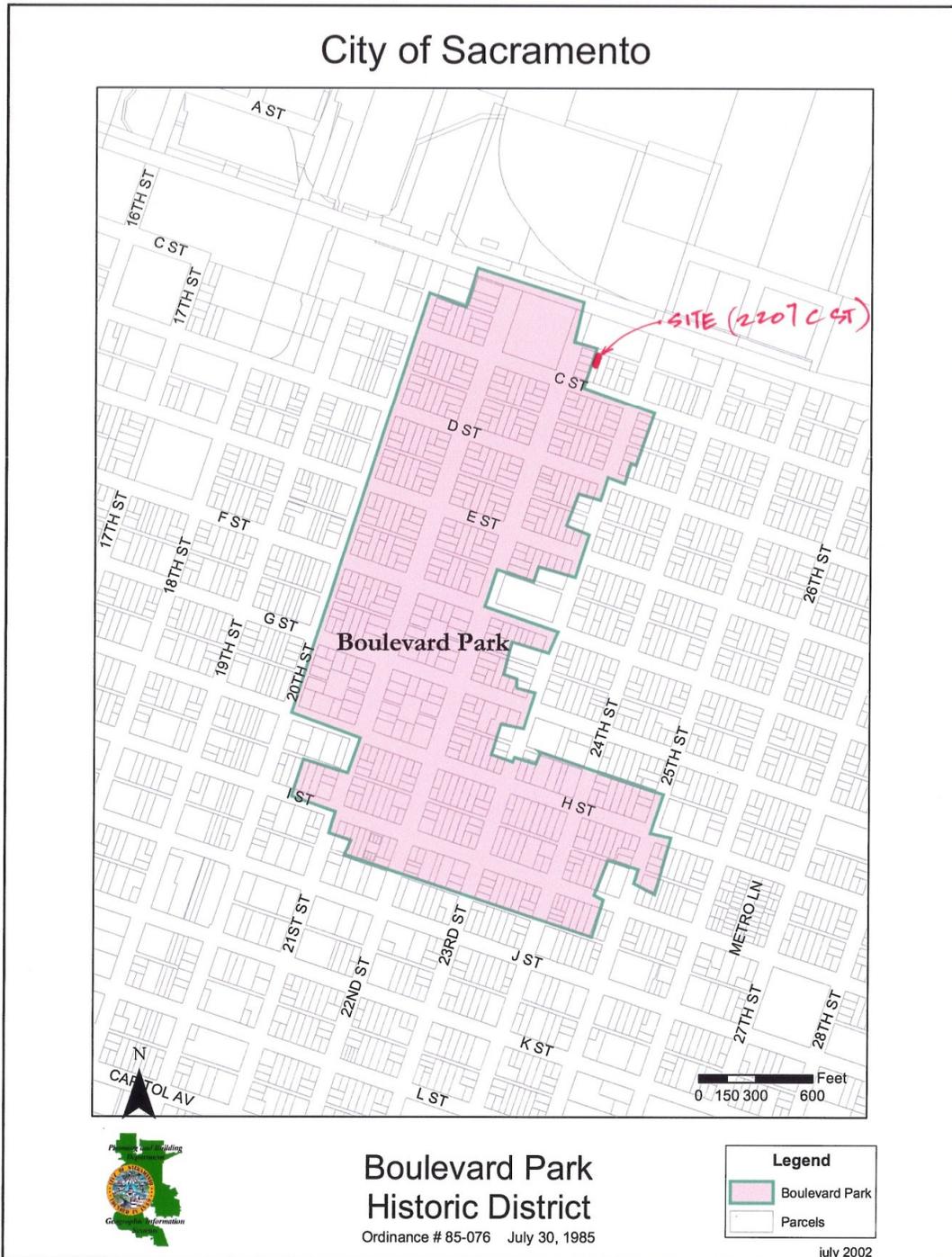
b) From the nomination's Statement of Significance:

Boulevard Park is eligible for the National Register as a historic district under Criterion A for its role in the development of Sacramento's streetcar suburbs, and Criterion C as a district that embodies the characteristics of early 20th century landscape architecture, suburban neighborhood design, and residential architecture at the local level of significance. The property's period of Significance is from 1905 to 1946, from the construction of the district's earliest buildings to the end of streetcar operation to the neighborhood.

Response: The impacts from the project, as conditioned by the Design Director, would have minimal impacts upon the City's designated Boulevard Park Historic District. In the area of the project, the Historic District's boundaries end at the eastern property lines of the parcels fronting 22nd Street. The area north of C Street to the east is not included within the Historic District; the area north of the alley between the railroad levee and C Street is not included within the Historic District. The parcel on the north side of C Street with the driveway, with the view through the driveway to the ghosted proposed structure at the originally-proposed height, is not in the historic district. Also, the proposed project includes multiple large trees along the south part of the parcel, further screening the proposed structure from that particular driveway view. There would be minimal visual view of the proposed structure from the parcels on the east side of 22nd Street, which is within the Historic District.

There is a proposal being developed for a National Register nomination of a Boulevard Park Historic District, which boundaries would include the parcel upon which the project is proposed and the parcel with the driveway view to the south. However, as approved, with screening trees along the project's south boundary, and with the lower height conditions approved by the Design Director, there would be still be minimal visual impacts upon the rest of the proposed historic district's street views. (Following is the City's Boulevard Park Historic District boundaries map and a proposed National Register nomination historic district boundaries map.)

City's Boulevard Park Historic District boundaries map



Proposed National Register nomination historic district boundaries map

NPS Form 10-900-a (Rev. 8/2002)

OMB No. 1024-0018

(Expires 5-31-2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

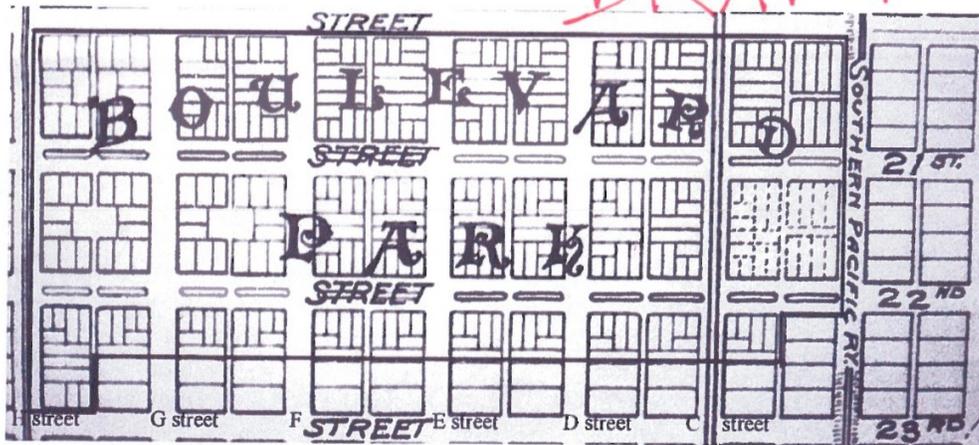
Boulevard Park Historic District
Name of Property Sacramento, California
County and State Historic Residential Suburbs in the United States, 1830-1960
Name of multiple listing (if applicable)

Section number Additional Documentation

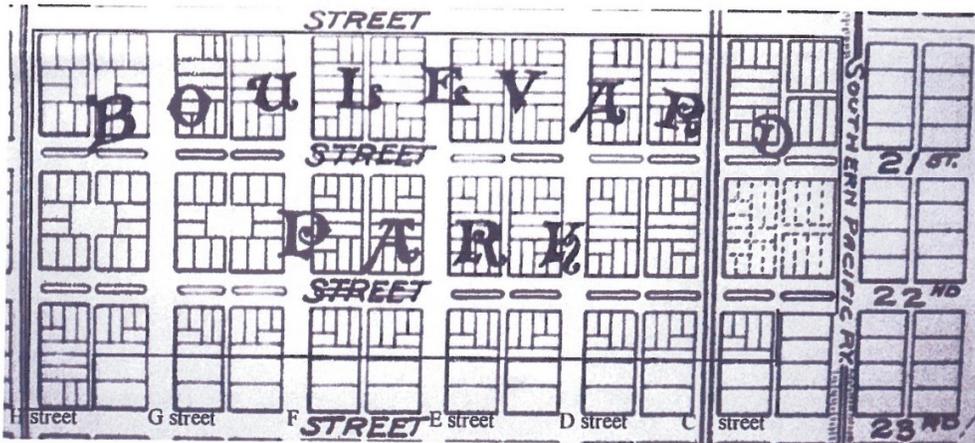
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District boundary superimposed on historic map

-DRAFT-



Original project boundary superimposed on historic map



- 7) The approved project design detracts from adjacent historic residential properties of the existing Boulevard Park Historic District and surrounding Central City neighborhood.
- a) The project property is directly adjacent to the eastern boundary of the existing Historic District
 - b) 217 22nd Street, directly adjacent to the project property and once part of the same parcel, is an individually listed landmark structure and is cited in the Central City Neighborhood Design Guidelines as a "Precedent Structure."

4.A.2. Design for Neighborhood Context: Applicants are encouraged to carefully examine the design characteristics of exemplary buildings in the neighborhood and incorporate their forms, details and materials into their project design ... Each neighborhood section includes a list of the address of some structures on the City's Official Register of Historic Structures to be used as design precedents.

4.F.3.1. Architectural Details: In the southern part of the neighborhood, relatively larger homes of Craftsman, Queen Anne, Classic Revival, and Mediterranean styles predominate; smaller Craftsman style structures are interspersed throughout the area and found in abundance in the northeastern part of the neighborhood. Design details common to these styles should be strongly considered when designed to relate to the neighborhood surroundings.

Response: Staff does not support a specific architectural style, and felt that because of the project location butting the alley, the modestly modern approach with conservative cladding of stucco and lap siding is appropriate.

- 8) Appropriate infill that meets the Design Guidelines is possible *and has been demonstrated by the applicant* in their infill residential structure at 221 22nd Street.
- a) 2-story height much closer to that of surrounding residences
 - b) gabled roof
 - c) wide trim
 - d) architectural details similar to those of adjacent and surrounding residential structures

Response: Staff feels that copying all the details and roof style for this alley development is not necessary. Staff supports the applicant's thoughtful modern approach that still respects allowed building heights, and utilizes materials common to the neighborhood. This development exemplifies the variety of styles allowed by the City, as well as the acceptance of modern interpretations for residences in the 21st century that can coexist with structures from the previous century.

- 9) The boxy commercial character of the approved project design would effectively expand the current commercial/ industrial area north of the alley into the purely residential neighborhood south of the alley.

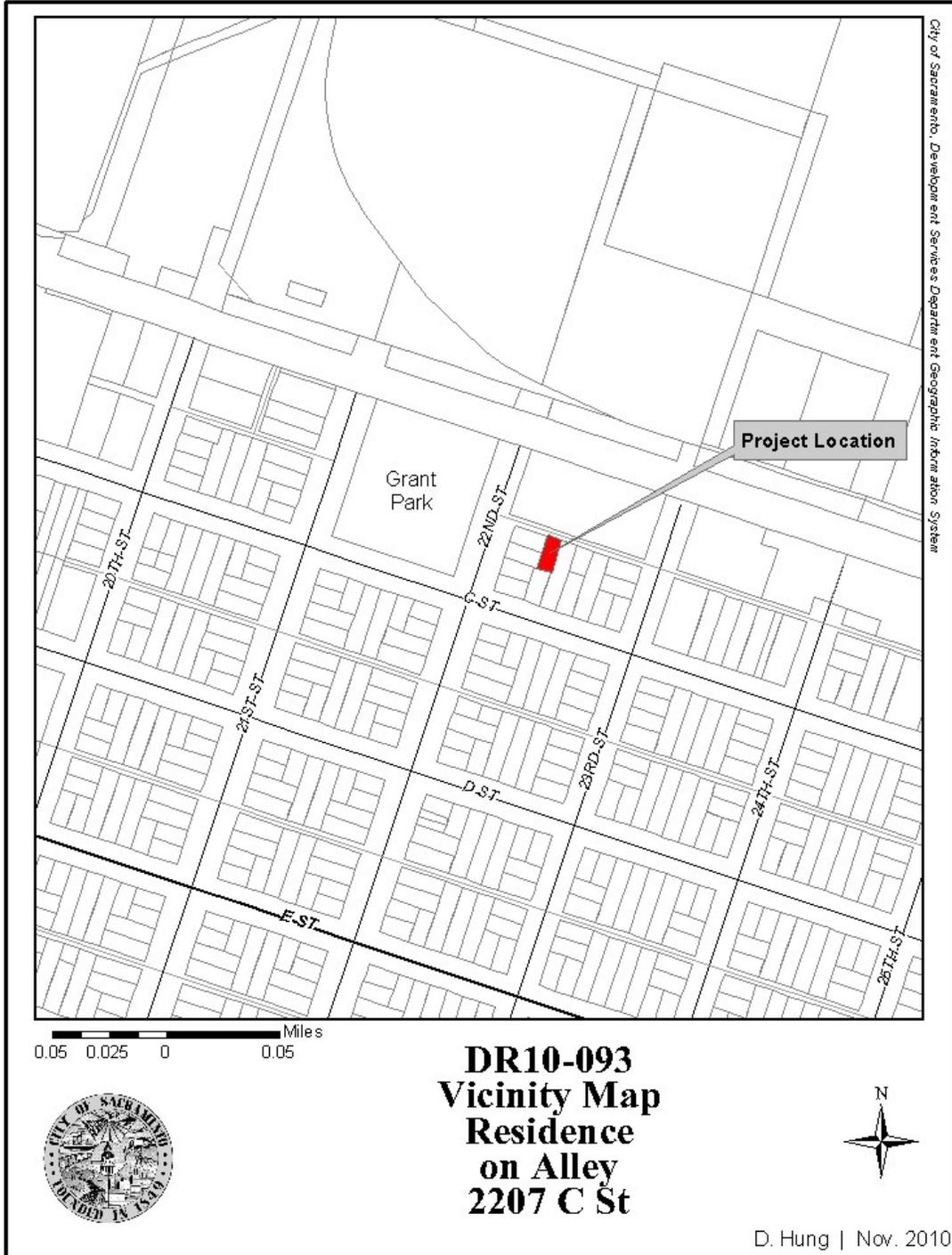
10) Section 3.H.2. of the Design Guidelines specifically identify existing 1950s, 1960s and 1970s era structures that fail to conform to the design characteristics of the surrounding neighborhood structures and calls for them to be modified to be compatible with or complementary to desirable characteristics of neighboring structures when they are renovated or repaired. Why allow new structures to be built that would repeat such mistakes?

Response: The projects identified are those that lack any design quality, and are totally dissimilar in heights, and material usage. Staff feels that the proposed project does not fit into this category.



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Attachment 3: Vicinity Map



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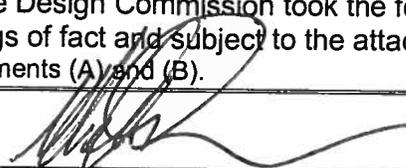
**CITY OF SACRAMENTO DESIGN COMMISSION
RECORD OF DECISION**

300 Richards Boulevard, Sacramento, CA 95811

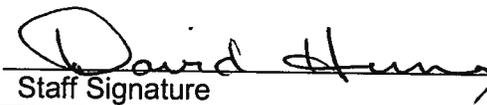
Project Name: New Residence on Alley
 Project Number: DR10-093
 Project Location: 2207 C Street
 Assessor's Parcel No.: 003-0083-018
 Applicant: Nathan and Erica Cunningham, (530) 409-5004, P.O. Box 160091, Sacramento, CA 95816
 Action Status: Approved with amended conditions
 Action Date: 11/17/10

REQUESTED ENTITLEMENT(S): A. Environmental Determination: Exempt (Per CEQA 15303-New Construction or Conversion);
 B. Design Review of a new three-story single-family home fronting an alley.

ACTIONS TAKEN: On 11/17/10, the Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Approved entitlements (A) and (B).

Action certified by: 
 William Crouch, Urban Design Manager

Sent to Applicant: 11/22/2010

By: 
 Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

CALL-UP REVIEW

The design commission decision may be called up for city council review by the mayor or councilmember in whose district the project is located. To initiate a call-up of a decision, the mayor or councilmember in whose district the project is located shall file a written request with the planning director, design director, or preservation director, as the case may be, within ten (10) days of the date of the decision of the design commission.

Findings Of Fact

- A. Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act Guidelines as follows: the project is the construction and location of one single-family dwelling unit in a residential zone.
- B. The Design Review** request to construct a new 2,400 square-foot three-story 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.
 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.

Conditions Of Approval

The Design Review request to construct a new 2,400 square-foot three-story single-family dwelling unit is hereby approved subject to the following conditions:

1. New Single Family residence shall be approved per plans, and as conditioned by the Design Director/Urban Design Manager.
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. (Amended by Design Commission.)**
8. Building permit shall not be issued until the expiration of the ten (10) calendar day request for reconsideration period. If an appeal is filed, no permit shall be issued until final approval is received.
9. The applicant, owner, or any individual have the right to appeal this decision to the Design Commission. Appeals must be filed within 10 days of written notice of the Design Director action.
10. 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.
11. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
12. 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.
13. **Building shall not exceed 33'-0" to the highest point of the structure. (Specifically conditioned by Design Commission to reinforce Design Director's condition.)**
14. All on-site ghosting apparatus shall not be removed within the 10-day appeal period and shall remain in place with adjusted heights if the project is appealed.

First Floor Plan

HOUSE ON ALLEY BETWEEN B-C STREETS

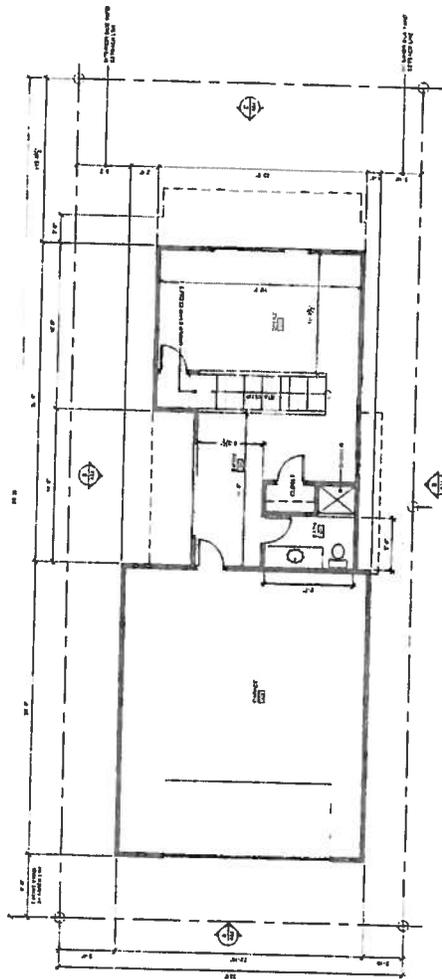
FIRST FLOOR PLAN

HENRY ASSOCIATES ARCHITECTS
 730 Howe Avenue, Suite 450
 San Francisco, CA 94102
 Phone: 415.774.1111
 Fax: 415.774.1112

PROJECT NO.	DATE	DRAWN BY	CHECKED BY	SCALE	SHEET NO.

A2.1

SHEET 25 OF 25



1 FIRST FLOOR PLAN (661 SF - NOT INCLUDING GARAGE - 1255 SF - INCLUDING GARAGE)

Second Floor Plan

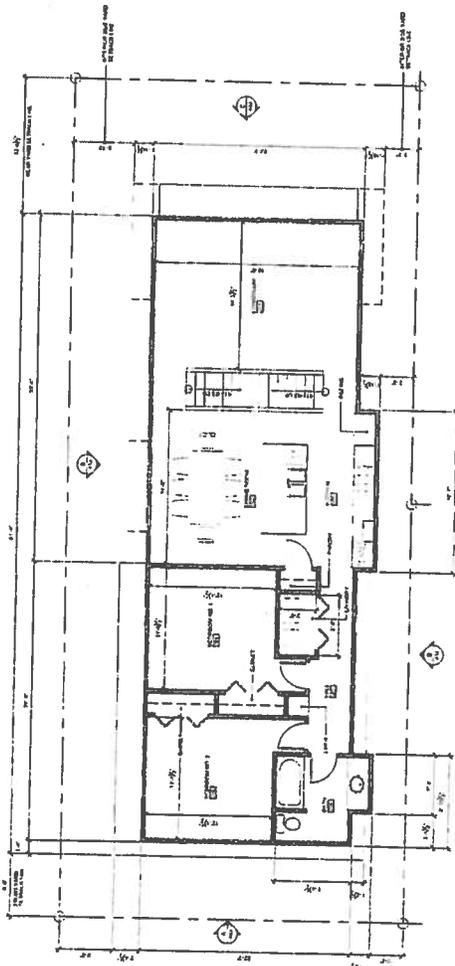
SECOND FLOOR PLAN

HOUSE ON ALLEY BETWEEN B-C STREETS

HENRY ASSOCIATES ARCHITECTS
 730 Lyons Avenue, Suite 450
 Fremont, CA 94525
 Phone: 925-925-2112
 Fax: 925-925-2112

A2.2
 SHEET NO.

NO. OF SHEETS	DATE	BY	CHECKED	APPROVED	SCALE



1 SECOND FLOOR PLAN (1242 SF)

Third Floor Plan

THIRD FLOOR PLAN

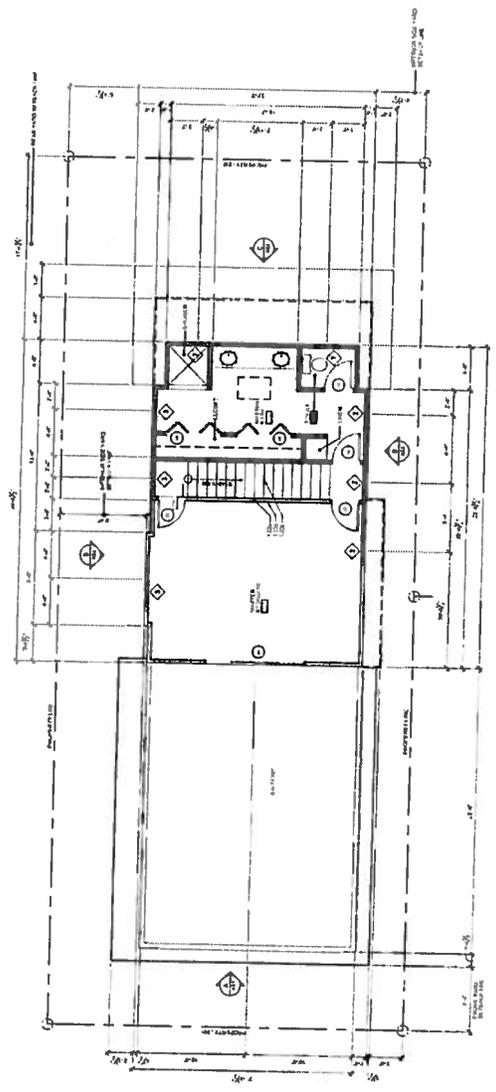
HOUSE ON ALLEY BETWEEN B-C STREETS

HENRY ASSOCIATES ARCHITECTS
 720 Howe Avenue, Suite 450
 Sacramento, CA 95825
 Phone: 916.871.2112
 Fax: 916.921.2712



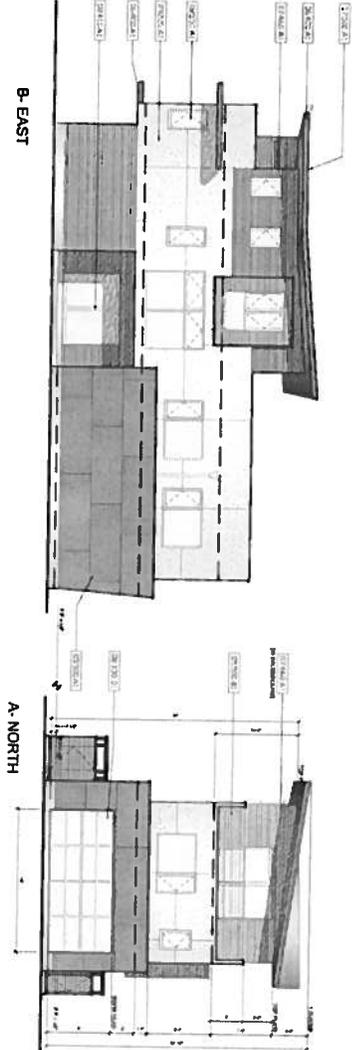
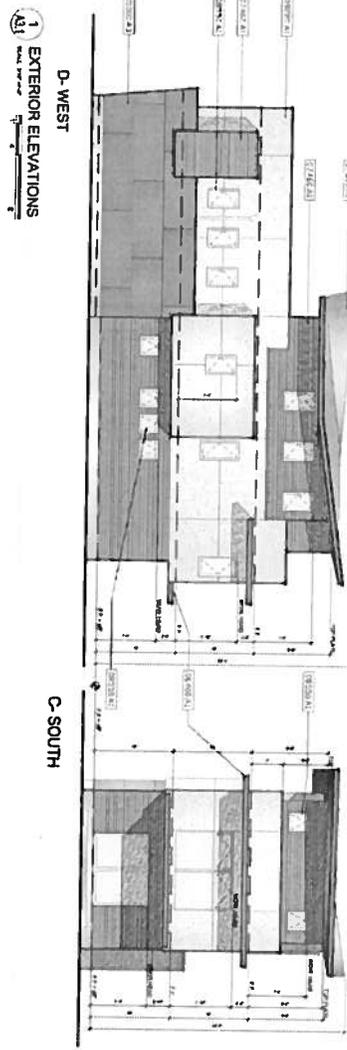
A2.3
 MADE IN U.S.A.

- LEGEND**
- 1. INTERIOR FINISHES: CONCRETE FLOOR
 - 2. INTERIOR FINISHES: CONCRETE WALL
 - 3. INTERIOR FINISHES: GYP. BOARD
 - 4. INTERIOR FINISHES: PLASTER
 - 5. INTERIOR FINISHES: PAINT
 - 6. INTERIOR FINISHES: CARPET
 - 7. INTERIOR FINISHES: TILE
 - 8. INTERIOR FINISHES: WOOD
 - 9. INTERIOR FINISHES: STAINLESS STEEL
 - 10. INTERIOR FINISHES: BRASS
 - 11. INTERIOR FINISHES: ALUMINUM
 - 12. INTERIOR FINISHES: GLASS
 - 13. INTERIOR FINISHES: MIRROR
 - 14. INTERIOR FINISHES: SINK
 - 15. INTERIOR FINISHES: TUB
 - 16. INTERIOR FINISHES: TOILET
 - 17. INTERIOR FINISHES: SHOWER
 - 18. INTERIOR FINISHES: BATH
 - 19. INTERIOR FINISHES: KITCHEN
 - 20. INTERIOR FINISHES: HALL
 - 21. INTERIOR FINISHES: LIVING
 - 22. INTERIOR FINISHES: DINING
 - 23. INTERIOR FINISHES: BEDROOM
 - 24. INTERIOR FINISHES: BATHROOM
 - 25. INTERIOR FINISHES: CLOSET
 - 26. INTERIOR FINISHES: STAIR
 - 27. INTERIOR FINISHES: PORCH
 - 28. INTERIOR FINISHES: PATIO
 - 29. INTERIOR FINISHES: BALCONY
 - 30. INTERIOR FINISHES: TERRACE
 - 31. INTERIOR FINISHES: DRIVEWAY
 - 32. INTERIOR FINISHES: GARAGE
 - 33. INTERIOR FINISHES: MECHANICAL
 - 34. INTERIOR FINISHES: ELECTRICAL
 - 35. INTERIOR FINISHES: PLUMBING
 - 36. INTERIOR FINISHES: ROOFING
 - 37. INTERIOR FINISHES: EXTERIOR WALL
 - 38. INTERIOR FINISHES: EXTERIOR WINDOW
 - 39. INTERIOR FINISHES: EXTERIOR DOOR
 - 40. INTERIOR FINISHES: EXTERIOR STAIR
 - 41. INTERIOR FINISHES: EXTERIOR PATIO
 - 42. INTERIOR FINISHES: EXTERIOR TERRACE
 - 43. INTERIOR FINISHES: EXTERIOR DRIVEWAY
 - 44. INTERIOR FINISHES: EXTERIOR GARAGE
 - 45. INTERIOR FINISHES: EXTERIOR MECHANICAL
 - 46. INTERIOR FINISHES: EXTERIOR ELECTRICAL
 - 47. INTERIOR FINISHES: EXTERIOR PLUMBING
 - 48. INTERIOR FINISHES: EXTERIOR ROOFING
- PERMITTED WALL CHANGE**
49. 4-HOUR EXTERIOR WALL (SEE TABLE 701.2.1.1) WITH 1/2" GYPSUM BOARD ON BOTH SIDES AND 1/2" GYPSUM BOARD ON INTERIOR SIDE. INTERIOR SIDE SHALL BE FINISHED WITH PLASTER AND PAINT. EXTERIOR SIDE SHALL BE FINISHED WITH PLASTER AND PAINT. EXTERIOR SIDE SHALL BE FINISHED WITH PLASTER AND PAINT. EXTERIOR SIDE SHALL BE FINISHED WITH PLASTER AND PAINT.



1 THIRD FLOOR PLAN (586 SF)

Elevations



000001 A1 2D floor plan
 000002 A2 2D floor plan
 000003 A3 2D floor plan
 000004 A4 2D floor plan
 000005 A5 2D floor plan
 000006 A6 2D floor plan
 000007 A7 2D floor plan
 000008 A8 2D floor plan
 000009 A9 2D floor plan
 000010 A10 2D floor plan
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 000098 A98 2D floor plan
 000099 A99 2D floor plan
 000100 A100 2D floor plan

		HOUSE ON ALLEY BETWEEN B-C STREETS EXTERIOR ELEVATIONS				730 Howe Avenue, Suite 450 Sacramento, CA 95825 Phone: 916.921.2112 Fax: 916.921.2212	
SHEET NO. A3.1	TOTAL SHEETS 10	DATE 11/17/08	DRAWN BY J. HENRY	CHECKED BY J. HENRY	PROJECT NO. 08-001	CLIENT [REDACTED]	ADDRESS [REDACTED]



RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (DR10-093)

BACKGROUND

- A. The City of Sacramento’s Environmental Planning Services has reviewed the proposed Design Review for New Residence on Alley at 2207 C Street (DR10-093) (“Project”) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:
 - 1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15303, New Construction or Conversion of Small Structures.
 - 2. The factual basis for the finding of exemption is as follows: the project is the construction of one single-family dwelling unit in a residential zone. There will be no other structures on the parcel.

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

Section 1. The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.



RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

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 three-story 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 2,400 square-foot three-story 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.

Conditions of Approval

1. New Single Family residence shall be approved per plans, and as conditioned by the Design Commission.
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.



Exhibit A: Site Plan



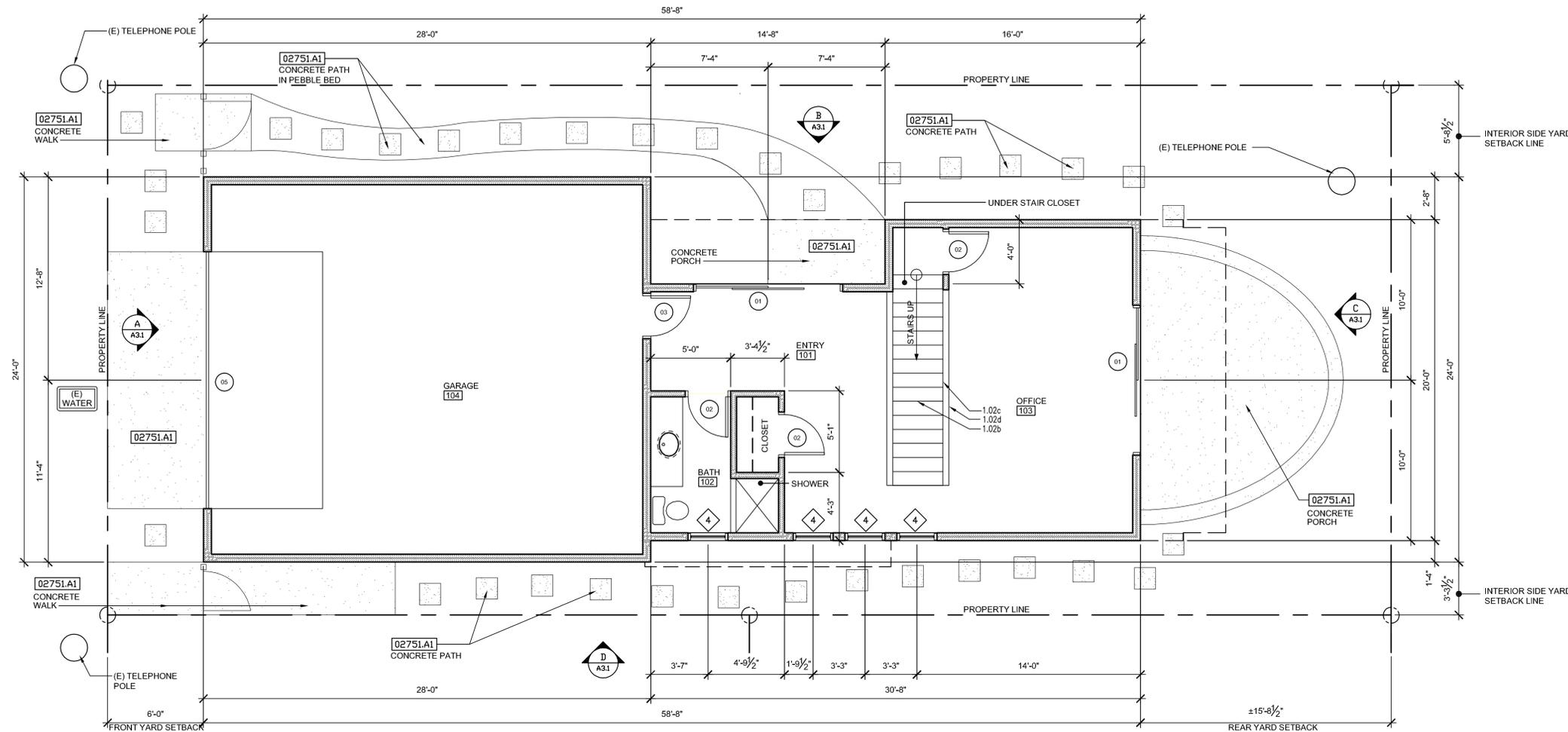
PROJECT NO. 2018-001		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT NAME RESIDENCE		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT LOCATION 730 HOWE AVENUE, SUITE 450, SACRAMENTO, CA 95825		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT DESCRIPTION RESIDENCE		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT OWNER HENRY+ ASSOCIATES ARCHITECTS		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT ARCHITECT HENRY+ ASSOCIATES ARCHITECTS		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT ENGINEER HENRY+ ASSOCIATES ARCHITECTS		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT CONTRACTOR HENRY+ ASSOCIATES ARCHITECTS		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT CITY SACRAMENTO, CA		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT COUNTY SACRAMENTO, CA		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT STATE CALIFORNIA		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	
PROJECT COUNTRY USA		DATE 01/15/2018		DRAWN BY JAM		CHECKED BY JAM		SCALE 1/8" = 1'-0"		SHEET NO. A1.1	

RESIDENCE ON ALLEY BETWEEN B-C STREETS

SITE PLAN

HENRY+ ASSOCIATES ARCHITECTS

730 Howe Avenue, Suite 450
 Sacramento, CA 95825
 Phone: 916.921.2112
 Fax: 916.921.2212



KEYNOTES

- 02751 PORTLAND CEMENT CONCRETE PAVING
- 02751.A1 CONCRETE PAVING
- 1.02b STAIRS
- 1.02c HAND RAIL
- 1.02d GUARD RAIL - 42" HIGH WITH INTERMEDIATE RAILS SUCH THAT 4" DIA. SPHERE CANNOT PASS.

GENERAL NOTES

- 6.000 MECHANICAL
- 6.20a HVAC unit

FIRE RATED WALLS & CEILINGS

1-HOUR EXTERIOR WALL (2007 CBC TABLE 720.1 (2) ITEM 15-1.3) 2"x4" WOOD STUDS 16" O.C. WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 BROWN COAT BY VOLUME, CEMENT TO SAND.

HOUSE ON ALLEY BETWEEN B-C STREETS

FIRST FLOOR PLAN

ARCHITECT



PROJECT NO.	REVISIONS	BY
09-29-006		
DATE		
09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4"=1'-0"		
CADFILE		
UPDATED		

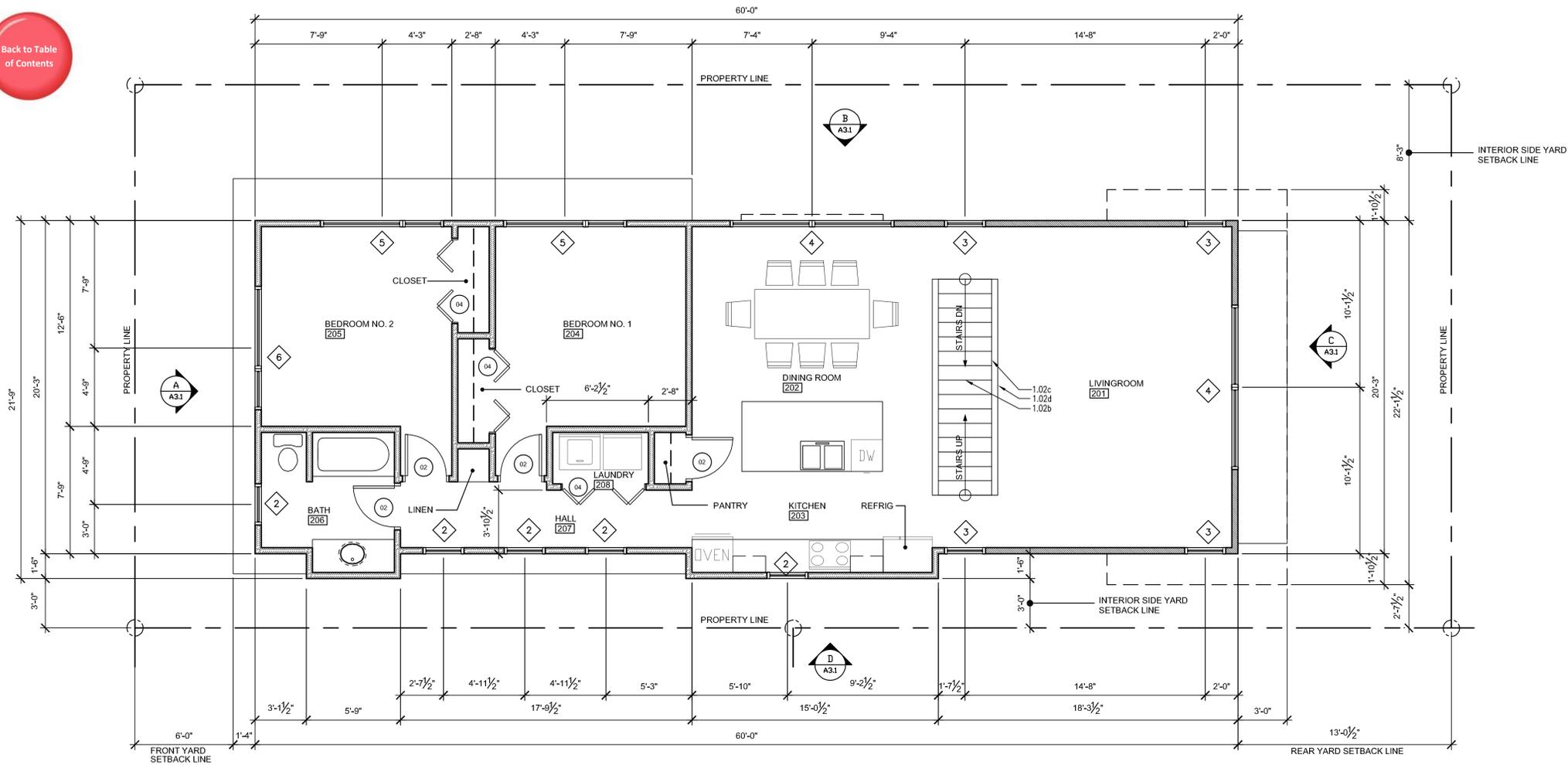
SHEET NO.

A2.1

SCALE OF 13 SHEETS

1 FIRST FLOOR PLAN (561 SF - NOT INCLUDING GARAGE - 1255 SF - INCLUDING GARAGE)
A2.1 SCALE: 1/4"=1'-0"





KEYNOTES

- 02751 PORTLAND CEMENT CONCRETE PAVING
- 02751.A1 CONCRETE PAVING
- 1.02b STAIRS
- 1.02c HAND RAIL
- 1.02d GUARD RAIL - 42" HIGH WITH INTERMEDIATE RAILS SUCH THAT 4" DIA. SPHERE CANNOT PASS.

GENERAL NOTES

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FIRE RATED WALLS & CEILINGS

1-HOUR EXTERIOR WALL (2007 CBC TABLE 720.1 (2) ITEM 15-1.3) 2"x4" WOOD STUDS 16" O.C. WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 BROWN COAT BY VOLUME, CEMENT TO SAND.

1 SECOND FLOOR PLAN (1242 SF)
 A2.2 SCALE: 1/4" = 1'-0"



730 Howe Avenue, Suite 450
 Sacramento, CA 95825
 Phone: 916.921.2112
 Fax: 916.921.2212



HOUSE ON ALLEY BETWEEN B-C STREETS

SECOND FLOOR PLAN

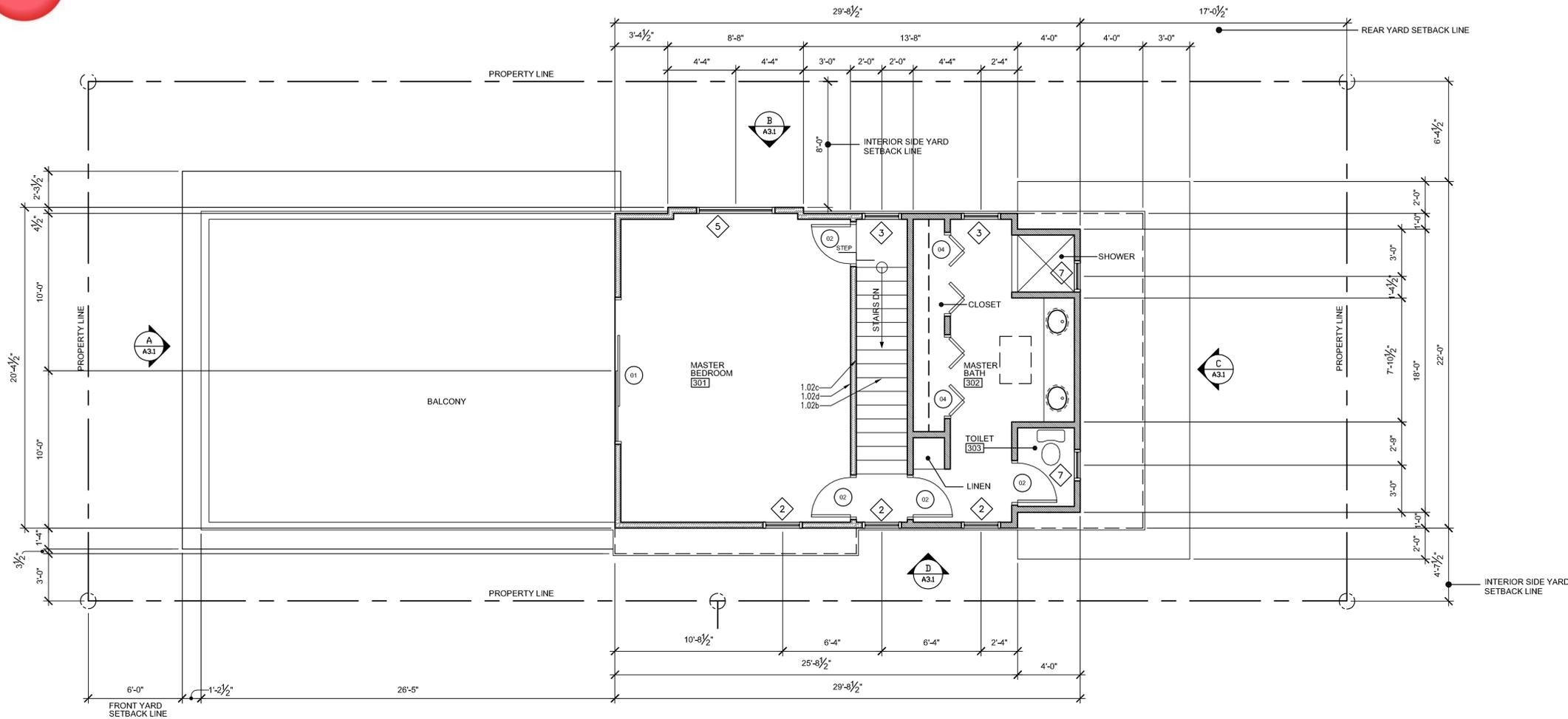
ARCHITECT



PROJECT NO.	REVISIONS	BY
09-29-006		
DATE		
09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4" = 1'-0"		
CADFILE		
UPDATED		

SHEET NO.

A2.2



KEYNOTES

- 02751 PORTLAND CEMENT CONCRETE PAVING
- 02751.A1 CONCRETE PAVING
- 1.02b STAIRS
- 1.02c HAND RAIL
- 1.02d GUARD RAIL - 42" HIGH WITH INTERMEDIATE RAILS SUCH THAT 4" DIA. SPHERE CANNOT PASS.

GENERAL NOTES

- 6.000 MECHANICAL
- 6.20a HVAC unit

FIRE RATED WALLS & CEILINGS

1-HOUR EXTERIOR WALL (2007 CBC TABLE 720.1 (2) ITEM 15-1.3)
 2"x4" WOOD STUDS 16" O.C. WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS.
 PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 BROWN COAT BY VOLUME, CEMENT TO SAND.

1 THIRD FLOOR PLAN (586 SF)
 A2.3 SCALE: 1/4" = 1'-0"



HOUSE ON ALLEY BETWEEN B-C STREETS

THIRD FLOOR PLAN

730 Howe Avenue, Suite 450
 Sacramento, CA 95825
 Phone: 916.921.2112
 Fax: 916.921.2212



ARCHITECT



PROJECT NO.	REVISIONS	BY
09-29-006		
DATE		
09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4" = 1'-0"		
CADFILE		
UPDATED		

SHEET NO.

A2.3

SCALE OF 13 SHEETS



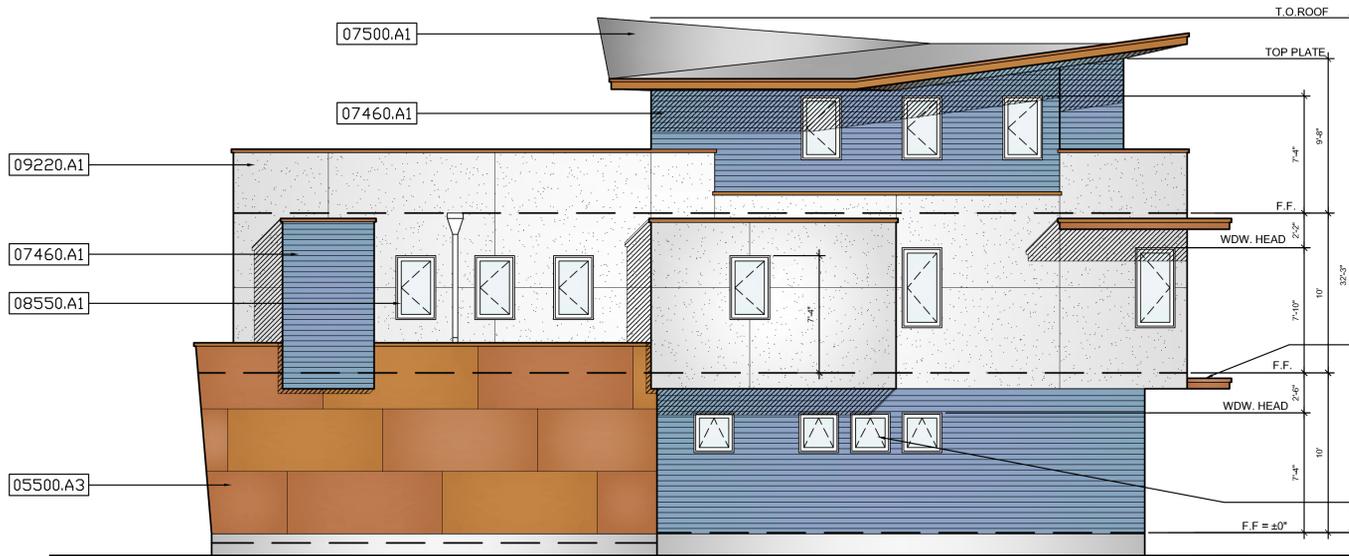
B- EAST



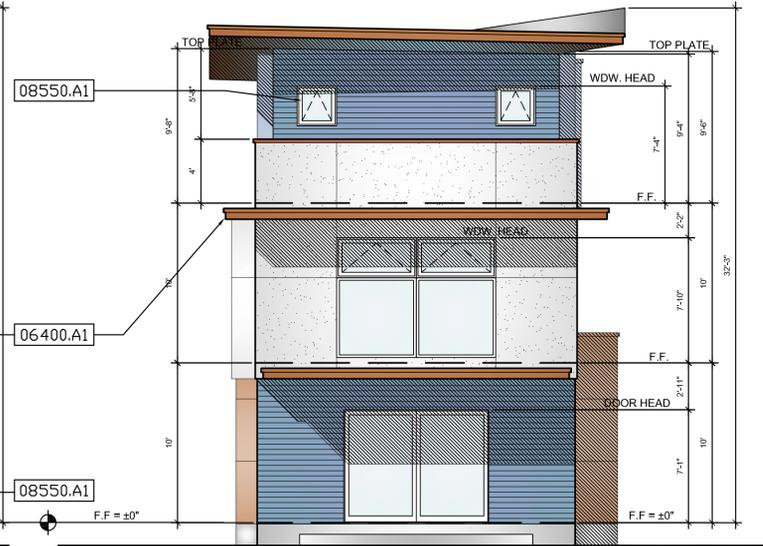
A- NORTH

KEYNOTES

- 05500 MISCELLANEOUS METALS
- 05500.A1 22 ga corten steel siding sheets
- 05500.A2 22 ga corten steel gutters
- 05500.A3 22 ga corten steel downspouts
- 05500.B1 galvanized steel guard rail w/ stainless steel cable
- 06400 FINISH CARPENTRY & MILLWORK
- 06400.A1 2x8 redwood fascia board
- 07460 SIDING
- 07460.A1 fiber cement 4" exposure lap siding panels
- 07500 SINGLE PLY TPO ROOFING SYSTEM
- 07500.A1 single ply tpo roofing
- 08330 COILING DOORS & GRILLES
- 08330.D1 garage doors - metal & glass
- 08410 ALUMINUM STOREFRONT DOORS
- 08410.A1 aluminum storefront door system
- 08550 WOOD WINDOWS
- 08550.A1 aluminum window system
- 09220 PORTLAND CEMENT PLASTER
- 09220.A1 portland cement plaster on metal lath



D- WEST

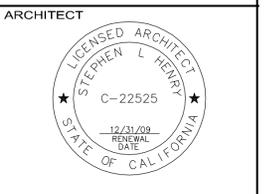


C- SOUTH

HOUSE ON ALLEY BETWEEN B-C STREETS

EXTERIOR ELEVATIONS

730 Howe Avenue, Suite 450
 Sacramento, CA 95825
 Phone: 916.921.2112
 Fax: 916.921.2212



PROJECT NO.	REVISIONS	BY
09-29-006		
DATE		
09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4"=1'-0"		
CADFILE		
UPDATED		

SHEET NO.

A3.1







Exhibit G: Grant Park View





Community Development Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 264-5011

www.cityofsacramento.org/dsd



Appeal Decision City of Sacramento Design Director/ Commission

Date: 10-25-10
submitted

Director:

I do hereby make application to appeal the decision of the City Design Director/ Commission on 10-13-10, when the following entitlement(s):
(date)

DR10-093

- Structural Review
- Building Move
- Sign Review
- Other Record of Decision of Design Director

- Was/ Were Granted by the City Design Director/ Commission
- Was/ Were Denied by the City Design Director/ Commission

Property Location: 2207 C Street

Grounds For Appeal: (explain in detail, you may attach additional pages)
see attached document

Appellant: BETTY TRAVIS* Daytime Phone: (916) 443-1935
(please print)

Address: 2222 C Street, Sacramento, CA 95816

Appellant's Signature: Betty Travis

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

THIS BOX FOR OFFICE USE ONLY	
Filing Fee Received: Applicant (\$596 Director/ \$1,192 ENA or Council)	Or Third Party (\$298) <input checked="" type="checkbox"/>
Received By: <u>[Signature]</u>	Date: <u>10-25-10</u>
Distribute Copies to: Planning Director <input type="checkbox"/>	Urban Design Manager <input type="checkbox"/>
Design Commission Clerical Support Staff <input type="checkbox"/>	Original & Receipt in File <input type="checkbox"/>

* List of co-appellants attached

LIST OF APPELLANTS

Appellant (Print)	Address	Phone	Signature
S. Travis Silcox	2220 C ST, SACTO	443-2960	S. Travis Silcox
Margaret L. Buss	711 22nd St, Sacto	448-6246	Margaret Buss
Catherine TARRILL	310 22nd St, Sacto	498-0437	Cate Tarrill
Jellen Arnold	2210 C St. Sacto	501-8995	Jellen Arnold
Susan E. Johnston	2215 C St. Sac	397-9294	Susan Johnston
Elizabeth Guillen	2225 C St. Sac	803-5596	Elizabeth Guillen
Preston Rudy	2220 C Street Sac	443-2960	Preston Rudy
Carol Russell	309 22nd St, Sacto	442-5860	Carol Russell
Jason Vaughan	231 22nd St, Sacto	290-8606	Jason Vaughan
STEVEN JOHNSTON	2215 C ST. , SACTO	441-0360	Steven Johnston
Andrea Harvey-York	2219 C street, Sacto	288-7655	Andrea York
Anthony York	2219 C St, Sacto	546.5442	Anthony York
Debra van Hulsteyn	2200 I St	95816 459-8107	Debra van Hulsteyn
Dave van Hulsteyn	2200 I St	95816 444-6864	Dave van Hulsteyn
Ryan Drohek	2205 C St	95816 340-5985	Ryan Drohek
KR. STjernerell	2205 C St	95816 833-5150	KR. STjernerell
Dr. Jon B. Marshack	2308 H St.	95816 443-2957	Dr. Jon B. Marshack
Kevin Baker	2225 C Street	95816 601-2414	Kevin Baker
Dora Earls	2231 C St	95816 223-3048	Dora Earls
Rob Spelling	630 21st	95811 444-6147	Rob Spelling

2207 C Street, DR10-093: Grounds for Appeal of Design Director's Record of Decision

1) According to both the City's website and the Administration section of the Sacramento Central City Neighborhood Design Guidelines (Design Guidelines), conformance with the "Principles" spelled out in the Design Guidelines is mandatory. In reviewing and approving the proposed project design, City staff failed to properly assess and demonstrate conformance with many of the "Principles" that are applicable to this project.

a) Sacramento City website "Neighborhood Design Guidelines"

<http://www.cityofsacramento.org/dsd/forms/design-guidelines/>

They provide consistent design principles for residential and commercial structures to contribute to the creation of a neighborhood with a positive, *cohesive sense of place*, and can improve the overall character of the neighborhood by making it a more attractive, safe, and inviting place to live. (*emphasis added*)

Projects will be reviewed for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all proposed projects, conformance with relevant principles is required.

b) Central City Neighborhood Design Guidelines, Section 2: Administration

B. Design Review Process / Projects Subject To These Guidelines

Design review is required prior to issuance of a building permit for any new structure or alteration located within the Design Review District. Section 16 of the Sacramento Zoning Ordinance establishes the City's Design Review process and authority. The following types of projects will be reviewed by design review staff for compliance with these Central City Neighborhood Design Guidelines:

- New construction of residential structures

C. Prescriptive vs. Advisory Guidelines

1. Principles and Guidelines

The Design Guidelines include both design principles and guidelines which distinguish between mandatory and advisory provisions. The Principles represent the prescriptive or mandatory elements of project design that are used by the Board and staff to determine project compliance with these guidelines.

2) The approved project design fails to meet several applicable "Principles" in the Design Guidelines that are crucial to the neighborhood continuity and quality of life in the Central City Design Review District. While it is true that **Section 2.D. Flexibility** of the Design Guidelines indicates that alternative designs may be considered that do not meet every design Principle, the approved design violated so many basic principles that it seems to both undermine and mock the entire design review process and the need for any Design Guidelines. The approved project goes directly against the Principles in Sections 1 and 3 of the Design Guidelines, which are quoted below. In particular, it does not enhance the existing residential structures or respect their scale (1.B.1); does not respect the privacy of the people residing in the neighboring houses (3.A.1); does not harmonize with the neighboring residences (3.C.2); is completely incompatible with the neighboring structures in terms of its scale and mass, even after recent modifications (1.C.2 and 3); and lacks any exterior features that characterize or correspond with those of "well designed" buildings in its immediate vicinity (1.C.4 and 8).

o **Section 1: Introduction**

B. Neighborhood Vision and Planning Principles

The overall community vision for Central City neighborhoods, including commercial areas, can be characterized by two prominent planning principles:

1. Neighborhood Preservation and Enhancement

Preservation and enhancement of the moderate-scale residential neighborhoods and historic structures that make up the Central City is the first priority. The vision for the existing residential neighborhoods is clearly one of respecting and enhancing their existing delicate scale by ensuring that new construction, additions, and renovations embrace the humanistic craftsmanship of the many pre-World War II structures in the area and by controlling the current dominance of automobiles on many of the streets.

o Section 3: Project Design Guidelines

A. Site/Planning

1. Placemaking

Principle: Create clearly defined spaces that satisfy gathering and privacy needs of people at various scales appropriate to the role of the project in the community.

o C. Building Character and Quality

2. Relationship to Surroundings

Principle: Reinforce the importance and continuity of public spaces (streets, plazas, etc.) by harmonizing with other neighboring structures.

o 3. Scale/Height/Massing

Principle: Make a building or group of buildings compatible with its surroundings through the 1) Rhythm of spaces between buildings, 2) Building scale, mass, and setbacks, 3) Building orientation and relation to the street, and 4) Continuity of storefront on commercial streets.

o 4. Level of Detail and Articulation

Principle: Incorporate the scale and level of detail that is typical of well designed buildings in the surrounding area.

o 8. Materials/Textures/Colors

Principle: Incorporate complementary materials of the highest quality, with material textures and colors selected to further articulate the building design.

- 3) Photographs presented as evidence by the developer do not document the actual impact of the proposed structure on its immediate surroundings.
- a) The photos do not give a realistic depiction of the full effect of a 3 story structure in an area where all of the older residential structures are only 1 or 1 1/2 stories in height (the single exception is the new house built by the same developer, which is only 2 stories high).
 - b) The developer's photos, taken from the south side of C Street and from Grant Park across 22nd Street, were taken using an extreme wide-angle lens which minimizes the actual visual impact of the proposed three story structure in this setting.
 - c) To accurately illustrate the full impact of the structure, the photographs should document the relationship between the structure and neighboring buildings by including photographs taken from:
 - i) Sidewalks directly in front of adjacent residences
 - ii) Windows of adjacent residences
 - iii) Yards of adjacent residences
 - iv) Porches and windows of residences on the south side of C Street across from 2205 and 2215 C Street
 - v) The centers of C and 22nd Streets at eye level

- 4) Height and massing can be corrected by eliminating the two-car garage from the structure and thereby decreasing the number of stories from three to two.
 - a) According to existing zoning, the dwelling is not required to provide any off-street parking since the size of the lot is less than 3,200 square feet.
 - b) Sufficient on-street parking exists on adjacent streets.
 - c) The applicant's new residential infill project at 221 22nd Street has no garage or other off-street parking.
- 5) Lack of conformance to Design Guidelines will cause the approved project to reduce adjacent residential property values and will adversely affect the privacy of adjacent neighbors.
- 6) The approved project design would conflict with the current nomination of original 1905 Boulevard Park subdivision, including the site on which the proposed structure is located, as a National Register historic district. This important project is being developed by the City's Preservation Office in coordination with their former intern William Burg and is based on extensive sound historic research. Furthermore, as indicated by the Narrative Description and Statement of Significance written in support of the National Register nomination, quoted below, residential structures in the Boulevard Park neighborhood have a series of identifiable features that are lacking in the proposed building. The scale, massing, and design of the proposed structure are at odds with the smaller-scale, early 20th century suburban neighborhood design of all of the residential architecture in the northern portion of the National Register district. (Even the new house under construction at 221 22nd Street has most of these features.) These issues are emphasized in the Design Guidelines quoted below (4.A.2 and 4.F.3.1):

4.A.2. Design for Neighborhood Context: Applicants are encouraged to carefully examine the design characteristics of exemplary buildings in the neighborhood and incorporate their forms, details and materials into their project design. ... Each neighborhood section includes a list of the addresses of some structures on the City's Official Register of Historic Structures to be used as design precedents.

4.F.3.1. Architectural Details: ... smaller Craftsman-style structures are interspersed throughout the area and found in abundance in the northeastern part of the neighborhood. Design details common to these styles should be strongly considered when [new structures are] designed to relate to the neighborhood surroundings.

- a) From the nomination's Narrative Description:

The northern edge of the district is closest to a heavy freight and passenger railroad and local interurban railroad. It features smaller lots and houses, but is still consistent with the rest of the district. The district retains a high degree of integrity, with 245 district contributors (including 6 landscape features and 239 buildings) and 55 non-contributing buildings.

...

Early construction in this part of the district were predominantly foursquares, bungalows and row houses, in an eclectic mixture of Craftsman, Classical Revival, Colonial Revival and Prairie styles. ... Past 1920 and through the 1940s, houses were smaller and built in the California Bungalow, Tudor Revival, Colonial Revival and Minimal Traditional styles.

- b) From the nomination's Statement of Significance:

Boulevard Park is eligible for the National Register as a historic district under Criterion A for its role in the development of Sacramento's streetcar suburbs, and Criterion C as a district that embodies the characteristics of early 20th century landscape architecture, suburban neighborhood design, and residential architecture at the local level of significance. The property's period of Significance is from 1905 to 1946, from the construction of the district's earliest buildings to the end of streetcar operation to the neighborhood.

- 7) The approved project design detracts from adjacent historic residential properties of the existing Boulevard Park Historic District and surrounding Central City neighborhood.
 - a) The project property is directly adjacent to the eastern boundary of the existing Historic District
 - b) 217 22nd Street, directly adjacent to the project property and once part of the same parcel, is an individually listed landmark structure and is cited in the Central City Neighborhood Design Guidelines as a "Precedent Structure."

4.A.2. Design for Neighborhood Context: Applicants are encouraged to carefully examine the design characteristics of exemplary buildings in the neighborhood and incorporate their forms, details and materials into their project design. ... Each neighborhood section includes a list of the address of some structures on the City's Official Register of Historic Structures to be used as design precedents.

4.F.3.1. Architectural Details: In the southern part of the neighborhood, relatively larger homes of Craftsman, Queen Anne, Classic Revival, and Mediterranean styles predominate; smaller Craftsman-style structures are interspersed throughout the area and found in abundance in the northeastern part of the neighborhood. Design details common to these styles should be strongly considered when designed to relate to the neighborhood surroundings.

- 8) Appropriate infill that meets the Design Guidelines is possible *and has been demonstrated by the applicant* in their infill residential structure at 221 22nd Street.
 - a) 2-story height much closer to that of surrounding residences
 - b) gabled roof
 - c) wide trim
 - d) architectural details similar to those of adjacent and surrounding residential structures
- 9) The boxy commercial character of the approved project design would effectively expand the current commercial/industrial area north of the alley into the purely residential neighborhood south of the alley.
- 10) Section 3.H.2. of the Design Guidelines specifically identify existing 1950s, 1960s and 1970s-era structures that fail to conform to the design characteristics of the surrounding neighborhood structures and calls for them to be modified to be compatible with or complementary to desirable characteristics of neighboring structures when they are renovated or repaired. Why allow new structures to be built that would repeat such mistakes?



Neighborhood Comments part 1
Comments from Charles Snead

David Hung

From: Suzie Sewell [suznquincy2@sbcglobal.net]
Sent: Saturday, July 17, 2010 1:07 PM
To: David Hung
Subject: Project Number Z10-055

Mr. Hung,

Please document and forward this email in reference to project number Z10-055. Thank you,

Suzie Johnston

From: C aNd R Snead [mailto:cnsnead@gmail.com]
Sent: Saturday, July 17, 2010 8:55 AM
To: rlsewell@earthlink.net
Subject: Re: Proposed development on alley lot between B & C streets (2200 block)

Robert thank you for your e mail.

Please feel free to share my e mail with members of the Boulevard Park Neighborhood, the City of Sacramento and any other parties regarding this proposed alley development.

I am sharing my input here as a former resident of downtown Sacramento, and Boulevard Park specifically, as well as a licensed Architect in the State of California and proponent of mixed use and infill development as viable elements of effective urban design and city planning.

As you are aware, I was the former owner of an alley parcel myself, in the same block where this development is proposed. I participated in the City of Sacramento 's Central City Housing Strategy in the early 1990s. The admirable goal by the city was to preserve the unique nature of housing in the central city AND to encourage new housing that is appropriate to the unique environment and density of downtown. If Sacramento is to become a true "living city" there needs to be housing in the downtown to feed its public and commercial elements. I pointed out to the then Planning consultants at the time the unique nature of the alleyways in the historic downtown and that there are numerous existing "Carriage Houses" and other such structures that exist

in the city. Specifically, that allowing development on separate, alley facing lots would encourage affordable, infill development. They then added a fourth housing development type for alleys, which was approved to City Planning guidelines.

I had a proposed project to build a single family residence on a separate, alley facing lot, behind 2217 C Street which was approved for a variance with city planning in 1991 or 92, if memory proves correct. I remember an article in the Sacramento Bee about the project because it was somewhat novel and eccentric at the time. City Planning liked the project very much and saw it as a model for further infill development on alleys. Unfortunately, due to the economy and other factors, my life went in another direction and I was never able to complete the project.

Although in concept I do support infill development, it must always be respectful of its surroundings, as to support the character of its neighborhood. Unfortunately, I do not find this to be true with the architectural style and massing of the proposed project. The first thing I can say is the exterior design is inappropriate for the historic environment of midtown and especially Boulevard Park. The city has an architectural review board that the Neighborhood association should be involved with as the "style" of this building does not mix at all with the historic single family neighborhood.

Secondly any construction on this property is going to require a Variance from the Dept. of Planning .. that means its already an exception to normal building guidelines. It looks like the proposed project has been maximized for investment purposes with minimal setbacks. Definitely the height and scale of anything built should be appropriate to the smaller size of the lot ... and the setbacks from the property lines should respect the buildings on adjacent parcels .. an historic "carriage house", or interpretation thereof, is frankly more appropriate in this situation versus a trendy modern architectural art piece. There are places where this type of look make perfect sense, unfortunately on this site, it does not. The style and scale of the project do not respect the neighborhood. Perhaps as a concession to the developer for the need for this type of architectural expression, the elevation facing the alley, with the sheet metal commercial facility to the North, could be done in the proposed style, but the other three elevations should be more traditional in keeping with the neighborhood.

Boulevard park is not an edgy loft district like maybe the R Street area, or other districts. This is an historical neighborhood of mostly single family homes .. these points should be stressed to both the Architectural Review board AND the planning commission in order to delay the approval of this project until it can be revised to meet these minimal architectural design standards and the neighborhoods input.

Sincerely,

Charles Snead

David Hung

From: Baker, Kevin [Kevin.Baker@asm.ca.gov]
Sent: Wednesday, July 14, 2010 9:12 PM
To: David Hung
Cc: Guillen', 'Liz
Subject: Proposed residence on alley in 2200 block between C and B Street

David Hung
Community Development Department
City of Sacramento

RE: Concerns about proposed construction project

Dear Mr. Hung:

We understand you are responsible for reviewing community input regarding the proposed residence on the midtown alley in the 2200 block between C and B Streets.

We are homeowners in the neighborhood that would be impacted by this project. While we are generally supportive of siting a home on this location, we are concerned about the currently proposed design of this project for two reasons at this point.

The first reason is the height. It appears to us from the drawings we have seen that the proposed structure would be three stories high. This is a problem not only because it is unsuitable to the nature of the homes in the surrounding neighborhood -- most of which are only 1 story -- it would intrude on the privacy of the surrounding homeowners, diminishing their enjoyment and their property values.

Secondly, we are concerned that the "industrial" design of the proposed structure is inappropriate for the neighborhood. The homes on our street were constructed in the early 1900s; we are immediately adjacent to and inseparable from the Boulevard Park Historic District across the street; and there is no home in the immediate vicinity that has the design elements and style of this highly modern structure.

Unfortunately we will be away on vacation when this project is scheduled to be discussed at the meeting on July 22. However, we wish to register our concerns and would like our views to be taken into consideration when this project is reviewed. This project must be substantially improved before it receives the city's approval

If you have any questions or require any additional information, please contact us.

Thank you,

Kevin Baker
Elizabeth Guillen

David Hung

From: Robert Sewell [rlsewell@earthlink.net]
Sent: Wednesday, July 21, 2010 5:07 PM
To: David Hung
Cc: Lyvonne'
Subject: Building on C. St. alley

Dear David,

Regarding the proposed building on the C. St alley, we feel its scale is objectionable to the existing neighborhood and specifically the block. This is a residential area with clearly historic and traditional sloped roofs and the proposed design appears to be almost a flat roof, as in a commercial building.

Most of the structures in the block are one story. Some are two but certainly not three stories. The Architectural style is not consistent with the historic nature that our neighborhood residents have strived so hard to maintain, cherish and creates part of the "livable downtown" that residents (and we hope the city) are striving for. This is an historic residential neighborhood surrounding the property but the design somehow seeks to make an independent, isolated statement that effectively turns its back on the neighborhood. It does not harmonize with the homes on the block and certainly disrespects the neighborhood unity, by becoming an invasion of privacy due to its scale and design.

There is a very strong sense of community among residents in this densely developed, historic neighborhood of Midtown. There is also a strong realization that living in close proximity to each other creates awareness and sensitivity to shared resources and the environment. Our "New Era Community Garden" on the C St. ally at 26th St. is a wonderful example of this sharing. We are not sure what the city's policy is on "Green Design" but we believe it is a good idea that is probably widely supported in this area and should be considered for new developments, including this project.

In closing, we feel this project will be welcomed if the developer and architect can design the property with concern and respect for its neighbors, as we believe the city process supports.

Sincerely,

Lyvonne' & Robert Sewell

2221 "C" St.

Comments from Darby Patterson

David Hung

From: Darby Patterson [darbyassociates@sbcglobal.net]
Sent: Friday, July 23, 2010 8:56 AM
To: David Hung
Subject: C Street proposal proponent

Importance: High

Dear Mr. Hung – I am sending this to you and your people simply to make you aware that not all the neighbors near the proposed C Street project object to it. We are perhaps most impacted since both projects border our 100 year old home. I appreciate the significant investment this young family is willing to make in our community – particularly at a time when construction is costly and somewhat risky. We would welcome them as neighbors. I sent this to my neighborhood – hoping to calm some (what I see as) irrational fears and mistaken understandings - thank you - Darby

Neighbors:

I am getting the impression that we are nearly alone in liking the idea of the proposed houses that will be adjacent on 2 sides to our historic property. So, I'd like to explain my point of view for civil consideration and understanding.

The house for the lot on 22nd doesn't seem to be an issue since it is working within the historic guidelines – did you know that I designed the website for [Sacramento Heritage inc](#)? Also, our house is actually on the historic register – the only one on this part of the block! So we do care about quality and preservation.

At the same time, I appreciate modern architecture and enjoy diversity. For example I am a fan of Witherall's commercial spot on the corner of C and 20th – I love waking past, gazing in the window at the antiques within this modernist structure. And, I love the new home on the alley on 20th – done by the same architect. I have long thought that modern surprises nestled in an alley (usually alleys that are derelict) are delightful affirmations of human creativity and ingenuity. San Francisco is an apt example of the artful blending of the past and future vision. It creates interest and excitement. I don't personally love all the colors or designs, but I figure that's an individual right – to express your vision in architecture. I may not like that person's vision - like that lime green house with the orange door next to the tracks on F? But, it's not my right to pass an aesthetic judgment. (to my way of thinking).

On a personal level, our house is likely the most impacted by a 3 story house on the alley lot. We have no concerns about that even though our backyard is contiguous (and our side yard is also to the other proposed house). If we don't like the "view" we will make some adaptations to our backyard. I also note that on C Street, between 23 and 24 there is a 4+ story, new "period" house that is taller than any around it. Many of us, maybe on dog walks, watched it being constructed. I seriously doubt that the family inside is preoccupied with peering down at neighbor's backyards. No doubt, there was concern expressed about that.

Finally, getting even more personal, I am tired of absentee ownership, lack of responsibility for a dangerous structure, vermin, tall weeds, homeless making a home – bathroom and all, out of the old barn – abandoned kittens (I now have one living happily on my front porch) and the graffiti activity that a lifeless alley invites (I personally eradicate it often). Having homes on these 2 lots will bring far more benefit to the neighborhood than blight.

I understand your concerns and respect them, we just don't share them – that's the essence of democracy, right? I am writing this to voice my own opinion and hoping that my esteemed neighbors will accept this explanation as civil discourse that seeks to build understanding, acceptance and peace in the hood. Thanks for listening.

Darby Patterson & Randall Hagar and Ruby and 3 cats

Darby Patterson

Program Director, Sacramento
The Stride Center Sacramento
916-432-9177

Darby Patterson

Program Director, Sacramento
The Stride Center Sacramento
916-432-9177

Statement by Project Architect



730 Howe Avenue, Suite 450
Sacramento, CA 95825
Phone: 916.921.2112
Fax: 916.921.2212

July 26, 2010

David Hung
Design Review
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Subject: *Residence at alley between 22nd and 23rd streets, East of C Street*

Dear Mr. Hung:

As the architect who designed the residence located at the alley between 22nd and 23rd streets East of C Street for Erica and Nathan Cunningham, I am writing this letter in response to emails the city has received in opposition to the project.

I am a graduate of UC Berkeley with a Bachelor Arts in Architecture degree. I have worked in the field of architecture since 1987, was licensed as an architect by the State of California in 1991 and established my own practice in 2002. We do institutional, commercial and residential design. The residential projects provide a creative outlet that some of our other work does not afford. We have done several residential projects with Erica and Nathan, which have been traditional craftsman and bungalow in character. This is our first experiment with "Modern" architecture.

The site where the house will be located is on an alley. The property has no street frontage. It is 80 feet from both 22nd and C streets. It is located in the Central City Neighborhood Design Review District, adjacent to the Boulevard Park Preservation District. It is **not** in a historic preservation district. Houses east, south and west of the property along 22nd and C streets are modest single and two story structures varying in height from 20'-30'. To the north across the alley is a commercial business housed in a concrete block and corrugated metal structure. Beyond it are railroad tracks. The site location is unique in that it is located on an alley and has no street frontage. In the blocks between C Street and the levee all along the north edge of the Central City Neighborhood district there is a mixture of commercial and residential uses. There are some more industrial looking buildings and some modern buildings. Predominantly, it is residential neighborhood constructed in the first half of the 20th century. The site is in a transition zone.

A lot of design consideration was given in regards to scale, mass and setbacks. They are all within the zoning requirements. The variance was required to build a residence on an alley. Lot coverage is 47%, whereas 60% is allowed. At 2400 SF, it is not a McMansion as described in one email. This is the national average for a new house. Much of the lot coverage on the first floor is taken by the garage, which was a necessity given the distance to street parking. Setbacks for side yards are 3' minimum. Ours vary from approximately 4' to 8'. Required rear yard setback is 15', which it has. The second story is setback from the first story. The third story is setback and reduced from the second. The third story at 586 SF is 53% less in area than the second, a significant reduction. Maximum height is 35'. Increased side yard setbacks move the structure away from the eastern property line and provide a place for planting trees and tall shrubs to improve privacy with neighbors. Setbacks and area **reductions greater than required** by the design guidelines on the second and third floor reduce mass and volume.

\\Projects\29 Inc\Capital\006-House on Alley btwn B-C streets\Letter 072610.doc

July 26, 2010
Residence at alley between 22nd and 23rd streets, East of C Street
Page | 2

In terms of design, there is a high level of detail and articulation. Careful consideration has been given to placement of windows to provide punctuation and rhythm to the exterior planes, while at the same time providing views from the interior. Planar changes are used extensively to create shadow, depth, help define forms and break up mass. Materials such as wood, corten steel, cement plaster and cement board along with color further articulate and differentiate volumes, forms and mass. Volumes are broken down in scale and mass both horizontally and vertically through the use of material, color and planar changes, yet are tied together aesthetically in a complementary manner.

I understand and respect that the neighbors want to protect and preserve the quality of their neighborhood. I live in a 1918 bungalow and have been painstakingly restoring and updating it for the past 19 years. Where outside forces negatively affect my neighborhood, I too become a vocal advocate. Determining what is appropriate in each neighborhood is a challenge. Where a new construction project affects the streetscape, I agree that there should be a greater integration of forms and style. I also realize that it is not 1920 and that construction materials, means, methods and *design* have moved on. In new construction, for safety and energy efficiency, you wouldn't want and are not permitted to use structural systems, knob and tube wiring, no insulation, single pane windows, radiant heaters and lighting from the 1920's. I personally am a great admirer of bungalow and craftsman styles. I also enjoy the international style, 50's and 60's modern and contemporary design. There are many good and bad examples of these styles in and around Sacramento. It is important to preserve and protect them. We also need to make room for the expressions of our time.

There is a growing demand for higher density residential living space in and near downtown and that trend will continue to grow as resources and fuel become more expensive and people continue to make lifestyle choices that don't include commuting. Cities around the country are experiencing a trend of re-urbanization where people are moving back downtown. We are experiencing it to a degree in Sacramento. The Sacramento City Project Design Guidelines are responding to this growing need through more intensive development of underutilized areas such as the R Street corridor. Other emerging underutilized areas for housing and development are the alleys. The alleys too are becoming an opportunity to enhance our urban environment. There was an article in the Bee last week about this very subject. The design of the urban fabric is evolving. There are many forces both environmental and economic that are affecting the way we must design as we move forward. At the same time, it is our responsibility to protect and preserve our heritage. Finally, let's allow for creativity in our response. The alleys are an opportunity for that creativity. Our cities are the core of our society's creativity, culture, art and architecture. What we build reflects who we are and who we are as a city is infinitely multifaceted. This is the melting pot of the world, so let's not be limited by architectural "style".

I strongly believe that the design for this alley house has been thoughtfully prepared and responds to its' immediate urban neighborhood of mixed residential and commercial uses. It meets all required zoning requirements in terms of scale, mass and setbacks. It embraces the spirit of the Sacramento Central City Neighborhood Design Guidelines. It respects the streetscape, the neighbors and the neighborhood. At the same time, it stands on its own as a unique and interesting assembly of forms and materials, an interpretation of the design language of our time. This is a nontraditional response to a nontraditional site. If not here in the alley, where?

Sincerely,

Stephen Henry

cc: Erica and Nathan Cunningham

September 14, 2010

Joy Patterson, Zoning Administrator
William Crouch, Design Director
Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

NEW RESIDENCE ON ALLEY – PROJECT Z10-055/DR10-093 AT 2207 C STREET

As the former Vice Chair of Sacramento's Design Review & Preservation Board, I am writing to express my strong opposition to the proposed project. While the proposed design has numerous laudable features, it is totally out of place within this neighborhood's historic context. The scale, massing, form, and detailing of the design are incompatible with the surrounding historic residential structures. The project is directly adjacent to the existing Boulevard Park Historic District and an individually listed Landmark structure at 217 22nd Street. What is more, the project is within the boundaries of the original 1905 Boulevard Park subdivision, the subject of a proposed National Register historic district as documented by historian William Burg, submitted to the City's Preservation Office and soon to be submitted to the State Historic Preservation Office. The incompatible industrial character, height, and features of the proposed design would impair the integrity of both the existing historic district and the proposed National Register historic district. Without substantial modification, this project should not be approved.

In such an historic setting, new construction should blend with surrounding residential structures. The entire surrounding half block south of the alley is occupied by Craftsman and Neo-Classic style bungalows that are one to one-and-a-half stories with wood, shingle, or stucco siding, gabled or hip roofs, raised porches, and double-hung windows. The design of the proposed project is diametrically opposed to every one of these features, so as to detract from the surrounding neighborhood, potentially impairing adjacent historic designations.

Boulevard Park welcomes appropriate infill construction within our neighborhood. In an historic setting such as this, new construction should blend with its surroundings, so as not to threaten the integrity of adjacent historically designated properties. While allowing for creativity, new construction should be required to respect its context. New construction should replicate older structures. However, in an historic setting such as this, new construction should be complementary in scale, massing, height, and general design character so as to harmonize with surrounding residences. To avoid jeopardizing the integrity of both existing and proposed historic districts, new construction should be sensitive to its context. General character and architectural form should take cues from good examples of structures within the surrounding neighborhood, including roof forms, materials (e.g., siding), style, and details.

Within Midtown Sacramento's historic neighborhoods are numerous examples of new construction projects that respect their context, that take their design cues from high quality surrounding historic structures. These include Metro Square between H and I and 26th and 27th Streets, Marshall Place on I Street between 25th and 26th Street, St. Frances Terrace on L Street

between 25th and 26th Street, 2730 E Street, 1324 19th Street, 1714 18th Street, 721 24th Street, 2126 to 2130 I Street, 2215 H Street, and 2201-2213 L Street.

Infill construction can be done correctly, so as to enhance and not detract from our historic neighborhoods. Unfortunately, Boulevard Park and Midtown in general continue to suffer from numerous examples of inappropriate 1960s and 1970s infill housing, such as the ubiquitous shingle-fronted four-plexes. I urge you to avoid approving additional inappropriate infill projects within our historic neighborhood. I urge you to require that the proposed project be redesigned to respect its historic neighborhood context or relocated to a more appropriate site.

I will not be able to attend the 1 p.m. hearing on September 16, due to work commitments. To fully engage the public, hearings such as these should occur outside of normal work hours.

Feel free to contact me at 202-8331 or jon.marshack@att.net to discuss this matter further.

Sincerely,



Dr. Jon B. Marshack
2308 H Street
Sacramento, CA 95816

cc: Council Member Steve Cohn
David Hung, Associate Planner, Community Development Department
Roberta Deering, Preservation Office

Comments from Catherine Turrill

310 22nd Street
Sacramento, CA 95816
12 September 2010

To: David Hung, Director
Community Development Department
City of Sacramento

From: Catherine Turrill
Chair, Board of Directors, Boulevard Park Neighborhood Association
Assistant Chair, Art Department, Sacramento State

Subject: Project number #Z10-055/DR10-093
(2207 C Street, between 2205 C Street and the alley)

I would like to express my strong opposition to the proposal put forth by Indie Capital for a new three-story single family home on the site of the historic Earle Plumbing Shop, a surviving feature of the original Boulevard Park neighborhood. This neighborhood is in the process of being nominated to the National Register and is widely recognized for its architectural integrity. It is described in the *Sacramento Register of Historic and Cultural Resources* as “one of the most distinctive Districts in the Old City.” Furthermore, to quote from the January 2005 edition of *Design and Development Standards* (Chapter 13: Boulevard Historic District), “the historic building fabric within the Boulevard [Park] District is relatively intact [and] it is important that new construction blend successfully with the historic setting” (page 13-6).

As designed, the building proposed by Indie Capital does not follow any of the recommendations set forth in the 2005 report. Specifically, it does not “blend successfully with the historic setting” and is not “more similar in character than strongly contrasting with [its] historic neighbors”—buildings that include the landmark structure at 217 22nd Street (the former home of Otis Earle and his family), and two 22nd Street residences, numbers 225 and 231, that have been recognized by the city as contributory to the Boulevard Park Historic District. None of the original (early 20th-century) homes adjacent to the site now identified as 2207 C Street are more than two stories in height (most are less than two stories in height). None of the homes are surfaced with metal and none of them have the flat roofs or stripped-down boxy forms that characterize the new building. Even the newer industrial buildings on the opposite side of the alley are lower than the proposed house and, as non-contributing structures, should not be selected as models in any case.

The owners of Indie Capital have argued that the alley location justifies the use of a contemporary design, but in point of fact the new house would not be part of an industrial cluster. Rather, it would be adjacent to, and completely unlike, the older homes that surround it. It also would be seen in conjunction with a semi-rural landscape of yards, gardens, and foliage, not a dense line-up of tall commercial buildings. There are many alleys in the city where a pre-existing industrial or multi-story urban landscape would provide an appropriate setting for this three-story house as presently designed. The alley between B, C, 22nd, and 23rd Streets is not one of them. I am concerned that this project will undermine the architectural integrity of the historic Boulevard Park neighborhood and also set a precedent for equally non-compliant designs in the future.

Finally, although the fate of the historic Earle Plumbing Shop (now slated for demolition) is not on the agenda of the Public Hearing on September 16, it should be noted that this structure is a very rare surviving example of early 20th-century industrial architecture in Boulevard Park and thus a significant contributor to the historic district.

Thank you for your consideration.

(signed)

Catherine Turrill

Comments from Boulevard Park Neighborhood Association

**Boulevard Park Neighborhood Association
Box 163179, Sacramento CA 95816**

14 September 2010

David Hung, Associate Planner
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Dear Mr. Hung,

The members of the Executive Board of the Boulevard Park Neighborhood Association would like to express their opposition to project number #Z10-055/DR10-093 (a three story house proposed for the site at 2207 C Street, in Boulevard Park). Our opposition is not to new alley house construction in general, but to this specific building in particular. As designed, this house does not reflect any of the distinguishing features of the older houses surrounding it, despite the fact that the city has expressed a commitment to preserving the architectural integrity of the historic Boulevard Park neighborhood, and despite the fact that this neighborhood is in the process of being nominated as a National Register District.

Two members of the board, Margaret Buss and Catherine Turrill, already have written letters as individual residents. This letter, composed on behalf of the entire board, incorporates some of their remarks. One of our charges, as a neighborhood board, is to be involved in historic preservation and to monitor projects that may have an impact on the neighborhood's historic character. We also are interested in infill projects (such as alley development) that are likely to affect the neighborhood. Finally, we are expected to give attention to issues brought before the Board by members of the Boulevard Park Neighborhood Association, as happened here.

The Board's main issues are twofold:

- (1) The non-conforming aspect of the three-story house as designed (it does not relate to the existing, older structures in the immediate area)
- (2) The precedent this new building may set for future alley development that also does not conform to, or mesh with, the neighborhood's architecture (i.e., does not respect features such as the scale, massing, and materials of older homes)

Thank you for your consideration.

Sincerely,

The BPNA Board (Margaret Buss, Hal Edmonds,
Asha Jennings, Tom Martens, Julianne Richards,
Greg Smith, and Catherine Turrill)

Comments from Monighan Design



September 15, 2010

Mr. William R. Crouch AIA, FRAIA,
NCARB, CBO, Casp, LEED (AP)
Urban Design Manager
City of Sacramento

RE: 2207 C Street

The Central Valley Chapter of the American Institute of Architects formed an Urban Design Committee two years ago to study and address the issue of providing meaningful and respectful design in Sacramento City Infill properties. Infill properties provide a unique, creative and sustainable way of moving forward towards our City's goals for an energy and climate change responsive community.

SACOG's Blueprint, the newly adopted City General Plan and the Urban Design Guidelines all support infill development as a priority for growth. The Urban Design Guidelines also define the desire to move the City forward in a manner that is "Sacramento", reflects current and future best practices in sustainable design, and respects but does not emulate or copy our historic fabric.

Infill/Context:

This project is on an alley completely contained within the heart of the block at the back of an existing single family site that was split off for development; it could not possibly affect the streetscape of the neighborhood or established styles even by definition. The "front" faces an unimproved alley (gravel with pot holes) and looks out onto some warehouses (tin, block) and the elevated railroad tracks are about 300 feet away. With that, the immediate context of the design is the backs of houses and that of a past industrial and warehouse district which lends to a simpler and less ornate building in general. This is by definition an infill site on the fringes of the City.

The project is sited and designed to provide controlled views to the neighbors west and east through window size and interior planning and does not present an invasion of privacy for either neighbor.

The site is just beyond the border of the Boulevard Park Historic District and cannot be seen from C Street because of the setback and street trees. Any desire to have it mimic the street history would be wrong in intent and execution. A new faux-Victorian or retro-bungalow would be more intrusive and borderline inappropriate. The restraint of fenestration shows an understanding of the sensitivity to backyard privacy and visual intrusions from the house as well.

710 twelfth street, sacramento, ca 95814
telephone: 916.448.1901 | facsimile: 916.448.5701
info@monighan.com | www.monighan.com

Design:

This design is one which seeks to achieve a simple clean design as reflected in mainstream publications such as Sunset magazine as well as professional publications like Dwell and Record. Some may be concerned that it doesn't fit because it is 'different' than other buildings in the neighborhood, but there are two critical points here:

1. Many "styles" have, and will continue to evolve as the result of intentional departure from prior established "styles"; the Craftsman movement was a direct backlash against the more ornamental array of styles embodying the Victorian period...yet today we see these bungalows and Italianates or Eastlakes standing side-by-side without even blinking an eyelash or questioning their relationships;
2. Change isn't a bad thing – it is what keeps our neighborhoods alive and evolving. It should be embraced. Design which is different is often not an easy thing to defend, either. The more 'contemporary' it is, the less likely it will be understood even within the architectural community. This design doesn't stretch the limits of understanding so far that we cannot see it is well thought out and a nice project with attention to detail and relationships.

The massing is thoughtfully handled, broken up through use of color and materials that are present in the neighborhood. Clearly articulated forms and pronounced roof elements contribute to create lively facades in each orientation, appropriate for a single residential townhouse structure.

Recommendation:

In summary we must reiterate that we, as a community, have talked about infill and alley development for nearly a decade now; citing examples of sister cities which have revitalized their urban cores and periphery with well established development standards and methods. If not here, on the alleys, when and where will this City allow a new chapter/era of the American Dream? Design must be allowed to at least be cultivated and nurtured by the people who actually want to live in these neighborhoods. These houses are not being thrust onto the district as a mass of rental properties; they are single family homes for people who consciously want to live in these urban centers. Any style after Second Empire would not be allowed to exist if we had continued on that line of thought 130 years ago...no Queen Anne, no Italianate, no Stick, no Eastlake, no Richardsonian...and no Craftsman bungalows.

The Committees is unanimous in their support for this project in that it promotes creative, quality, fresh contemporary thinking and sustainable design and reflects the City's commitment to dense urban infill and reflects the General Plan and SACOG's Blueprint. This project is a wonderful example of infill and a welcome addition to Sacramento's urban development and we urge approval of the project as designed.

Bruce Monighan

Bruce Monighan AIA
Craig Hausman AIA
Maria Ogrydziak AIA
Dustin Littrell Associate AIA

710 twelfth street, sacramento, ca 95814

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info@monighan.com | www.monighan.com

David Hung

From: JoEllen Arnold [jarnold@macnexus.org]
Sent: Thursday, September 16, 2010 9:54 AM
To: William Crouch; Joy Patterson
Cc: Jon Marshack; Betty Travis; Catherine Turrill; Dave Van Hulsteyn; Debra van Hulsteyn; Dora Earls; Gina Shellhammer; Kevin Baker; Kristopher Tjernell; Liz Guillen; Preston Rudy; Rob Sperling; Robert/Lyvonne Sewell; Ryan Drobek; Travis Silcox; Suzie Sewell; Steve Cohn; Roberta Deering; Margaret Buss; Tom Martens; Hal Edmonds; Asha Jennings; William Burg; David Hung; Sue Brown; Greg Smith; Julianne Richards
Subject: NEW RESIDENCE ON ALLEY – PROJECT Z10-055/DR10-093 AT 2207 C STREET
Attachments: Screen shot 2010-09-16 at 9.32.41 AM.png; ATT00001.txt

Joy Patterson, Zoning Administrator
William Crouch, Design Director
Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Project #Z10-055/DR10-093
New Residence on Alley at 2207 C Street

September 15, 2010

I am writing to submit my opposition to the project proposed for the alley between 22nd and 23rd Streets behind C Street.

After many years of searching for the right historic home in an historic neighborhood, in May of 2009 I was thrilled to become the owner of a beautiful 1912 bungalow at 2210 C Street, purchasing it from the family which had owned it since 1928.

My home was the first to be built on the 2200 block of C Street. From my front porch on the south side of the street, I enjoy the view of Grant Park and my neighbors' quaint homes under the tall sycamore trees. Looking to the East, I rue the decision made in an earlier decade that allowed the mansard roofed apartment buildings to be built in the next block. Why didn't the neighborhood speak up when those plans were being considered? The apartments are completely out of scale and of an architecture style that should never have been proposed for this neighborhood.

When I heard that Nathan and Erica Cunningham were developing two lots in the block across the street from my home, I reassured my worried neighbors that the Cunninghams had excellent taste and would build homes that would be an asset to our neighborhood. I had watched a project they developed in my old neighborhood on 2nd Avenue at Stockton Boulevard. The end product is a charming bungalow with a two story garage and apartment--it is a silk purse created from a sow's ear. I also had noted the infill homes they built on a long empty lot on Folsom Boulevard; again, they built two lovely homes that augment the neighborhood and are in keeping with the street scape of East Sacramento.

My shock and dismay when I saw the plans for the structure proposed for the back half of the lot directly across the street from my home cannot be exaggerated. From the front porch I am currently restoring to its 1912 Craftsman architecture, I will be looking up at three stories of contemporary industrial design if they are allowed to build the structure they propose.

The restoration and remodel of my home on C Street finally began five weeks ago after more than a year of planning. As a requirement of the Design Review Board, the steel casement

windows from the early 1950s which I tore out of the back of my home must be replaced with wooden double-hung windows, rather than the casement windows I would have preferred. At great expense, I am required to have new wooden trim milled for the rear of my home to match the 1912 trim on the front. The small addition on the back of the house will follow the existing roof lines so that even from the alley, my home's design will be in keeping with the historic nature of our neighborhood. Since I sought out an historic home in a neighborhood of historic homes, I am willing to toe the line and work within these requirements.

If the Cunninghams want to build in our historic neighborhood, they too need to toe the line and create a home that is suitable in scale and style, a home that will enhance the neighborhood, not be a jarring eye sore. Now that the city does have design requirements, it is the duty of the city and of developers to see that historic neighborhoods are not again invaded by the next phalanx of mansard roofs.

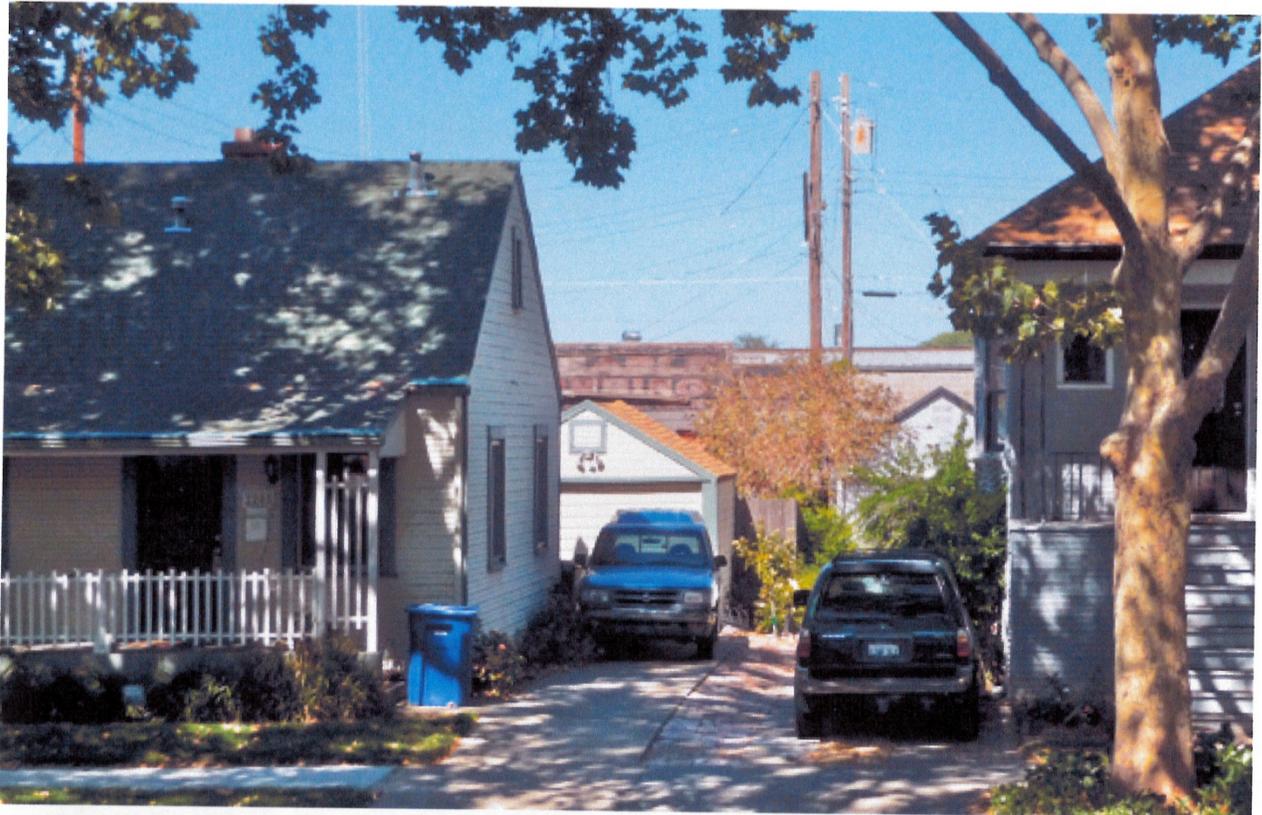
If the thought is that the three-story structure will be invisible from the street and from other homes because it will be on the alley, and that therefore its design can be whatever the developers desire, please come to my front porch, or stand on the sidewalk, drive down C Street, or go sit in the back yards of my neighbors on the north side of C Street and imagine its looming presence. The project, if built as proposed, will stand out like a festering sore thumb and will make all of us homeowners wonder why in this day of strict regulation we ever thought our historic neighborhood was safe from inappropriate development.

Please see the attached photographs for a view from my front porch, the first as it is now and the second with the proposed structure added. I am not an architect, but it is clear to me that the structure is not appropriate for our neighborhood. It must be redesigned in architectural style and in height in order to be welcomed.

JoEllen Arnold
2210 C Street
Sacramento CA 95816

jarnold@macnexus.org
916-501-8995

cc:
Council Member Steve Cohn
David Hung, Associate Planner, Community Development Department
Roberta Deering, Preservation Office



View of Project #Z10-055/DR10-093 from the porch of 2210 C Street

Comments from Travis Silcox

To: David Hung
From: Travis Silcox
Re: Project Z10-055/DR 10-093
September 16, 2010

I am unable to attend today's hearing because I teach at Sacramento City College during this time. The following are my comments on the proposed project.

The project has been presented to the neighborhood in a confusing manner

The applicant is developing two lots with two separate projects, but since notices for the two projects were sent one right after the other, the second project (the one which is controversial) was not given the attention needed. Whether this confusion was deliberate on the part of the applicant cannot be discerned, but many of us in the neighborhood did not originally understand that these two parcels were being developed as two homes with distinct architectural styles.

The project is contiguous with a Historic Preservation District

The project will have a C Street address even though the applicant has chosen to face it onto the alley. Purchasing two parcels would have enabled the applicants to have built a home facing onto 22nd Street with a lovely backyard for their family. Instead, the applicants chose to keep the parcels separate, enabling them to claim an "industrial" location for the second project. In fact, both projects are in a residential neighborhood that is across the street from an existing Historic Preservation District. Those of us within the Historic Preservation District will be able to clearly see the proposed structure.

The project has massing and architectural elements that are not consistent with the existing neighborhood

This point will be addressed thoroughly by others. I underscore their concerns. The project cannot be approved in its present three-story configuration with a postmodern design of glass and metal.

The applicants present us with a false dilemma

We are often told that this project will be better than what is on the property now, a dilapidated plumbing shop. I teach critical thinking, and this logical fallacy is called a false dilemma. There is not an either/or option here. The choice is not a dilapidated shack or a postmodernist statement home. There are many other options for this lot: a carriage house or an affordable housing unit are two options that come to mind. We neighbors are in favor of appropriate infill development on this lot and in midtown in general, as we have demonstrated in our support of the applicant's 22nd Street project.

The project on 20th Street has been used as a precedent for this project

The "trendy" architectural statement home at 317 20th Street was opposed by its neighbors and by the Boulevard Park Neighborhood Association. It was approved, with modest modifications, by the Design Review Committee in spite of being within the Historic Preservation District. The home still advertises its architect in the window, indicating that the project was never intended to fit into the existing neighborhood, but

was instead designed and built to garner attention in the architectural community. We understand that members of the Design Review Board wish to populate midtown with more of these structures, which were all the rage ten years ago. This proposed design is already out of date and will set a precedent for future nonconforming structures within the historic boundaries. In all conversations about the subjective nature of design taste, we must remember that the mansard shingle roof apartments that dot midtown were also once considered good design.

The third story needs could be satisfied with a basement

The applicants told us that it is not feasible to build a basement so close to the water table. In fact, several of us on C Street have basements, including my house. A family lived in the basement of our house during the WWII housing shortage. Basement technology has improved greatly since that time, and two recently built or renovated homes in midtown have added basement square footage. The applicants have not adequately investigated this option, perhaps because the real reason for the third story is not needed square footage but is actually the desire for a river view above the railroad levee.

The applicants predicate their need for this home on their personal situation

We have been told that the applicants wish to live in this house, that it is their “dream house.” Those of us who have lived in this neighborhood for many years fail to believe that a young, upwardly mobile family views this neighborhood, with all its problems, as appropriate. Nor do we believe that a house with no yard that faces onto a concrete wall across an alley will be a dream house for two young children. We have also been told that the square footage requirements exist because the applicants’ “aged parents” will be living with them. Given the age of the applicants, it’s hard to imagine that these “aged parents” are truly elderly. All of this strikes us as specious reasoning. We have no guarantee that the applicants will actually live in this house when their track record as developers is to flip properties. The City cannot be approving projects based on personal narratives as shaky as this one.

The applicants have not acted in good faith

The applicants delayed this hearing so that they could meet with the neighbors and address our concerns. At the neighborhood meeting, the applicants indicated that they would consult with the architect and return to us with modifications based on the high level of discontent they heard voiced. Instead, they have made no modifications or compromises.

For the above reasons, I urge you not to approve the project and to work with the applicants to modify their plans so that a compromise can be achieved.

Travis Silcox, Ph.D.
2220 C Street
Sacramento, CA 95816

Comments from Debra van Hulsteyn

Joy Patterson, Zoning Administrator
William Crouch, Design Director
Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
NEW RESIDENCE ON ALLEY – PROJECT Z10-055/DR10-093 AT 2207 C
STREET

I am writing to describe my dismay at the prospect of the above project being approved for construction. I am very much in favor of appropriate in-fill projects. I own property at the corner of 22nd and I Streets and live adjacent to two very beautiful in-fill projects that reflect the character of the neighborhood.

The proposed project is, in my opinion a reflection of an arrogant attitude of superiority on the part of the builders towards the very people they claim they want as neighbors.

This project will block sunlight and sky views of adjacent homes. It will tower over them and have visual access into neighbor's yards. It is a project that would be appropriate in an industrial area, not in an area where most of the homes are one or one and a half story Craftsman style homes.

Please require the developer to come up with a plan that is more in fitting with the neighborhood. As a suggestion, I point out the homes they built recently on Folsom Blvd. Homes of that style and building materials would be an excellent addition to Boulevard Park.

Thank you for your consideration.

Sincerely,

Debra van Hulsteyn
2200 I Street
Sacramento, CA 95816

cc: Council Member Steve Cohn
David Hung, Associate Planner, Community Development Department
Roberta Deering, Preservation Office

September 16, 2010

Mr. Hung,

Please admit this presentation into the record regarding project # 210-055 DR10-093.

This presentation is meant to show appropriate infill projects in our neighborhood and to oppose the proposed design for 2207 C Street alley project by Indie Capital Real Estate Developers.

Thank you,
Suzie Johnston

Project Context

- Surrounding Residences
 - 1 to 1 1/2 stories
 - Craftsman and Neo-Classic style bungalows
 - Wood, shingle, or stucco siding
 - Gabled or hip roofs
 - Double-hung windows
- Adjacent to Boulevard Park Historic District and listed Landmark structure
- Within boundaries of proposed National Register historic district

Sensitivity to Context

- Allow for creative, yet appropriate, new construction
- **Not** require new construction to reproduce older structures
- **Insure** new construction is **complementary**
 - Scale
 - Bulk
 - Height
 - Design
 - General character

Sensitivity to Context

- Harmonize exterior building design with surrounding residences
 - Scale, height and bulk
 - General character and architectural form
 - Including roof forms
 - Materials (e.g., siding)
 - Style
 - Detailing
 - Take design cues from surrounding structures

David Hung

From: Randall Hagar [randall_hagar@hotmail.com]
Sent: Friday, September 17, 2010 8:38 AM
To: David Hung
Subject: Letter, C Street Residence

Let me summarize my thoughts regarding the new residence proposed on the alley behind C street for the record:

The house would make a welcome addition to the alley. It would help provide comfort and security for the alley by removing the current structure which is an eyesore, firetrap and an attractive nuisance that supports undesirable aspects of the alley, the block and the neighborhood. The alley is a corridor for, conduit of and conducive to crime. I testified at the hearing about the used condoms, the spent needles, the alcoholic beverage containers littering this property and the alley. What I did not add is that the alley is a dumping ground where people stop their trucks in the middle of the night and offload appliances, couches, chairs, tires and old garbage. What I also did not say is that the alley is the convenient getaway for the vandals that have trashed our car windows on 6 separate occasions. The alley stands as an invitation to all of these acts to continue. And, I will never forget the car stopping under our security light, in the alley under one of our windows, and my wife reporting to me that she watched each of four occupants put on gloves and then the car slowly proceed down the alley. That's scary. The alley needs to be transformed and cleaned up.

Second, change is inevitable. While not all change is good the change I see occurring is currently bringing vitality and diversity to midtown. This project fits in with and supports a wave of cultural changes overtaking Sacramento in this decade which I predict will continue well into the next. It is part of and contributes to the transformation of Sacramento from being the queen city of the great California Valley as it has been for 150 years, to a cultural center in its own right different from San Francisco and other cities in that it retains a small town flavor yet is starting to provide abundant opportunities for rich cultural experience. This is now a wonderful place to live. It hasn't always been. At least for me.

This proposed dwelling is well designed, and if it has features that may inconvenience me as the most proximately affected of the homeowners with property contiguous to the proposed project, I can live with them because on balance I feel the proposed new house is an asset to the neighborhood. The regard for privacy of neighbors is clearly evident in the placement of windows, and the arrangement of the living spaces including the rear facing deck space on the top floor, and those windows that front directly onto my rear property line. The roof design is a fun architectural element that will tickle my fancy every time I look at it.

I would never support this project if it faced directly onto C or any other street in the neighborhood. I do respect and do love other historic homes as I do my own 1908 Craftsman. I love this feature about my neighborhood. But, this modern structure as proposed will be built on the alley I describe above – an alley which is essentially a 100 yards long dirt road fronting a concrete block wall, with rusted old corrugated iron or steel as a roof, in bad shape and a magnet for taggers and gang member signs. I've walked all of the alleys in the neighborhood many times over the 5 years I have lived here. It is arguable one of the worst maintained, and arguable one of the worst attractions for nuisance and mischief. Alleys also are wonderful places to experiment and bring exciting new elements to communities. I've seen it in the diverse neighborhoods of San Francisco. I like that personally.

Finally, as I said at the hearing: communities are about people, not buildings, and it is the people who are important. I like my neighbors for the most part. I was proud to be a member of the neighborhood group that stood shoulder to shoulder with the police and park rangers and turned back the invasive wave of the homeless 2 years ago. I hope we can return to that cohesiveness when the issue is settled. Win, lose or draw, we all as a neighborhood will have to move on.

Diversity is good. Vitality is good. Safer neighborhoods are good. This project in my opinion supports all of these qualities and I support it.

Randall Hagar
217 22nd Street

Comments from Donna Pozzi

Donna Pozzi, 300 23rd Street, Sacramento, CA 95816, (916) 443-3359

Mr. David Hund
City of Sacramento
300 Richards Blvd.
Sacramento, CA 95811

September 26, 2010

RE: 2207 C Street, project Z10 – 055 / DR10 – 093

Dear Mr. Hung:

I am writing to express my opposition to the plans to construct a 3-story residence at 2207 C Street. While I support the improvement to properties in my neighborhood, the plans for this home are totally inappropriate. The height is excessive and will intrude on the privacy and ambiance of other nearby homes. I can only imagine that the builder is seeking a view of the river, at any cost, including the destruction of this old, working class neighborhood. I sincerely hope the city will not allow this to happen.

I also understand that the proposed design is very modern which is not in keeping with the character of the older homes, including my own which was built in 1920. While we have seen some new construction that successfully blends in with the other homes in the area, it appears that this structure is trying to emulate a warehouse style that doesn't belong in this corridor.

I urge you to reject this proposal and require a new design that respects the neighborhood. It should be no higher than 2 stories and should be of a look that complements the historic architecture of the community.

Sincerely,


Donna Pozzi

Cc: Steve Cohn

Comments from Steven Johnston

David Hung , Associate Planner
City of Sacramento
300 Richards Blvd -3rd Floor
Sacramento CA 95811

15 September 2010

RE: 2207 C Street , 95816 – project Z10-055/DR10-093

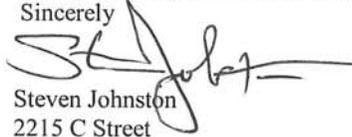
I reside at 2215 C Street. The proposed alley residence at 2207 C St. borders the northwest side of my lot facing the alley. The current structure at 2207 C St. is an old garage approx. 15 feet high. The majority of the homes in this neighborhood are neo-classic bungalows and cottages with wood siding or stucco exteriors, gabled or hip roofs, double hung windows, overhanging eaves with gutters, and front porches.

The proposed structure, at 34 feet tall, will be readily visible from C Street and has none of the features of the surrounding homes. It will be an anomaly of architectural style and way out of character for the neighborhood.

I ask that the height and exterior treatment be modified so as to blend into the surrounding architectural style of the existing homes here. There are no structures of more than two stories on this block.

Thank you for your consideration,

Sincerely



Steven Johnston
2215 C Street
Sacramento CA 95816

Comments from Jon Marshack

David Hung

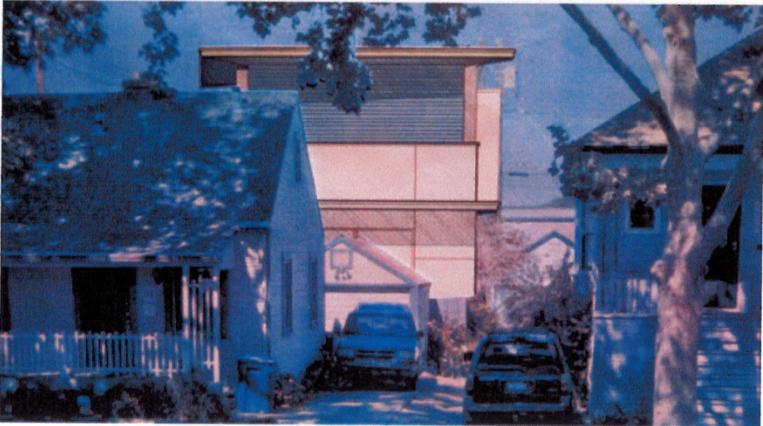
From: Jon Marshack [jon.marshack@att.net]
Sent: Wednesday, October 06, 2010 12:58 PM
To: David Hung; William Crouch
Cc: Turrill, Catherine L; Betty Travis; Suzie Sewell; Margaret Buss; JoEllen Arnold
Subject: Re: The Alley House Project #Z10-055/DR10-093: Architect's Renderings (Re-send)

Follow Up Flag: Follow up
Flag Status: Flagged

David and Bill,

The angles from which your renderings were taken de-emphasize the proposed structure. These may not be the most appropriate views from which to make decisions. The photos taken by JoEllen Arnold (below) were taken from her porch across C Street and other relevant locations. They show views that neighbors would have to live with. Even worse would be the views that adjacent homeowners would have from their yards, similar to the second to last photo of JoEllen's.

Jon Marshack



View-of-Project-#Z10-055/DR10-093-from-the-porch-of-2210-C-Street



Comments from Catherine Turrill

Dear all,

Those are excellent points that Jon made in his e-mail today.

I also noticed that there seems to have been little attempt on the part of the architect to give a full sense of the building's impact on the neighborhood—not even an alley view, which you think he might offer to justify the style (i.e., vaguely industrial) of the structure, but which actually would have made its outsize scale even more obvious. That's a pretty selective series of shots on the Indie Capital website, discretely concealing or downplaying the actual bulk of the building.

Sincerely,

Catheri

Comments from Brian Witherell

Good Morning Mr. Hung,

I am the owner of the the Fraszler designed building at 20th and C Street. This structure in my opinion has had a positive impact on our neighborhood. I improved the aesthetics, reduced blight and increased safety. I am in favor of tastefully designed owner occupied residence in our neighborhood for the very same reason. Whether or not they are modern, contemporary structures or copies of past styles.

Thanks for your consideration.

Brian Witherell
300 20th Street
Sacramento, CA 95811
916-446-6490

October 12, 2010

Dear Mr. Crouch,

Thank you for continuing the hearing on the Alley House Project #Z10-055/DR10-093 and for mandating additional elevations be drawn up to show the project within the scope of the neighborhood and that the developer erect a physical representation of the proposed structure.

According to the SACRAMENTO CENTRAL CITY NEIGHBORHOOD DESIGN GUIDELINES adopted September 1999, the proposed alley house project should not be approved.

In reviewing the Guidelines, I found these points to be particularly pertinent to the project in question:

From the introduction:

3. PURPOSE

1. Provide design guidance for public and private projects in Central City neighborhoods in a manner that respects and enhances the existing neighborhoods. An integrated variety of styles and design approaches will contribute to the aesthetic vitality of the Central City.
- 3) Ensure that building design is compatible with its surroundings in terms of scale, mass, building patterns and details.
- 4) Incorporate preferred elements of prevailing neighborhood architectural styles.

B. Neighborhood Vision and Planning Principles

1. Neighborhood Preservation and Enhancement

Preservation and enhancement of the moderate-scale residential neighborhoods and historic structures that make up the Central City is the first priority. The vision for the existing residential neighborhoods is clearly one of respecting and enhancing their existing delicate scale by ensuring that new construction, additions, and renovations embrace the humanistic craftsmanship of the many pre-World War II structures in the area and by controlling the current dominance of automobiles on many of the streets.

2. Relationship to Surroundings

Principle: Reinforce the importance and continuity of public spaces (streets, plazas, etc.) by harmonizing with other neighboring structures.

3.C.2.1. Study the surroundings: A very important part of designing a harmonious relationship with project surroundings is the thorough study of the surrounding neighborhood and adjacent structures.

A. Design Elements: The following design elements of surrounding structures should always be reviewed:

- Roof form/pitch
- Form /massing/articulation
- Eaves/soffits/gutters
- Stairs (when visible from street)

- Doors/Entries (when visible from street)
- Window style/trim

B. Secondary elements that also contribute and should be considered include:

- Gables/barges
- Columns
- Porches and railings (design and relationship to structure)
- Bay windows

C. Additional elements that may be considered to contribute include:

- Dormers
- Chimneys
- Corner trim
- Ornamentation ("gingerbread")
- Screens/louvers/vents

3.C.2.2. Immediate and Larger Neighborhood: Consideration of a project's surrounding should include both adjacent structures on the same block as well as those in the broader neighborhood. When the immediately adjacent structures are poorly designed, they should not be used as design precedent. The most exemplary structures in a neighborhood should be used for guidance.

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Principle: Make a building or group of buildings compatible with its surroundings through the 1) Rhythm of spaces between buildings, 2) Building scale, mass, and setbacks, 3) Building orientation and relation to the street, and 4) Continuity of storefront on commercial streets.

3.C.3.2. Light and Air: Locate new structures on the property to maintain access to light and air circulation, and ensure the privacy of existing private open spaces on adjoining properties.

3.C.3.4. Height: To be responsive to the existing context, new structures should not exceed the height of adjacent structures for an area within 20 feet of the adjacent structure.



September 16, 2010

Mr. Hung,

Please admit this presentation into the record regarding project # 210-055 DR10-093.

This presentation is meant to show appropriate infill projects in our neighborhood and to oppose the proposed design for 2207 C Street alley project by Indie Capital Real Estate Developers.

Thank you
Sue Johnston

Project Context

- Surrounding Residences
 - 1 to 1 1/2 stories
 - Craftsman and Neo-Classic style bungalows
 - Wood, shingle, or stucco siding
 - Gabled or hip roofs
 - Double-hung windows
- Adjacent to Boulevard Park Historic District and listed Landmark structure
- Within boundaries of proposed National Register historic district

Sensitivity to Context

- Allow for creative, yet appropriate, new construction
- **Not** require new construction to reproduce older structures
- Insure new construction is **complementary**
 - Scale
 - Bulk
 - Height
 - Design
 - General character

Sensitivity to Context

- Harmonize exterior building design with surrounding residences
 - Scale, height and bulk
 - General character and architectural form
 - Including roof forms
 - Materials (e.g., siding)
 - Style
 - Detailing
 - Take design cues from surrounding structures

Infill Housing Examples

Sensitive to Midtown Context

Metro Square



Infill Housing That Fits

Marshall Place



Infill Housing That Fits

Marshall Place



Infill Housing That Fits

Marshall Place



Infill Housing That Fits

2730 E St



Infill Housing That Fits

3018 G St on alley



Infill Housing That Fits

3018 G St on alley



Infill Housing That Fits

2215 L St on alley



Infill Housing That Fits

1324 19th St



Infill Housing That Fits

1714 18th St



Infill Housing That Fits

26

721 24th St



Infill Housing That Fits

2128-2130 I St



Infill Housing That Fits

2126 I St



Infill Housing That Fits

2215 H St



Infill Housing That Fits

2201-2213 L St



Infill Housing That Fits

St Francis Terrace



Infill Housing That Fits

David Hung

From: JoEllen Arnold [jarnold@macnexus.org]
Sent: Tuesday, October 12, 2010 1:24 PM
To: William Crouch; Joy Patterson; David Hung
Cc: Catherine Turrill; Dave Van Hulsteyn; Debra van Hulsteyn; Dora Earls; Gina Shellhammer; JoEllen Arnold; Kevin Baker; Kristopher Tjernell; M Buss; Preston Rudy; Robert/Lyvonne Sewell; Ryan Drobek; Travis Silcox; Suzie Johnston; Carol Russell; Jon Marshack; Jon Marshack; David Hung; Margaret Buss; Rob Sperling; William Burg; Roberta Deering; Hal Edmonds; Dave Philipp; Dave Philipp; Kathy Downey; Martha Ettinger
Subject: Viewing The Alley House Project #Z10-055/DR10-093

Dear Mr. Crouch, Ms. Patterson and Mr. Hung,

Having seen the elevations of the proposed contemporary structure for my historic neighborhood, and having seen that they were drawn and photographed in such a way as to diminish the visual impact of the structure, I beg you to visit the site yourselves if you have not already done so. Only in person will you be able to witness and feel the height and scale of this structure. The photographs were taken with a wide-angle lens from the far side of C Street. Why not from the center of the street, which is where people driving past will be viewing it, or from the sidewalk in front of the property, or more important still, from the back yards of the homes it will sit nearest to? Why not? Because the low, wide and distant angle chosen for the rendering minimizes the height and mass of the proposed building instead of giving an accurate impression of its size.

Please visit the site before tomorrow's hearing. You are welcome to step up onto my porch at 2210 C Street to see what I see. Please.

JoEllen Arnold

JoEllen Arnold
jarnold@macnexus.org
4041 2nd Avenue
Sacramento, CA 95817
2210 C Street (the new house)
Sacramento, CA 95816
916-736-0345 home
916-501-8995 mobile

David Hung

From: JoEllen Arnold [jarnold@macnexus.org]
Sent: Wednesday, October 13, 2010 12:15 PM
To: William Crouch; Joy Patterson; David Hung
Subject: The Alley House Project #Z10-055/DR10-093
Attachments: PastedGraphic-1.pdf; ATT00001.htm; pastedGraphic.pdf; ATT00002.htm

October 12, 2010

Dear Mr. Crouch,

Thank you for continuing the hearing on the Alley House Project #Z10-055/DR10-093 and for mandating additional elevations be drawn up to show the project within the scope of the neighborhood and that the developer erect a physical representation of the proposed structure.

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- Chimneys
- Corner trim
- Ornamentation ("gingerbread")
- Screens/louvers/vents

3.C.2.2. Immediate and Larger Neighborhood: Consideration of a project's surrounding should include both adjacent structures on the same block as well as those in the broader neighborhood. When the immediately adjacent structures are poorly designed, they should not be used as design precedent. The most exemplary structures in a neighborhood should be used for guidance.

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3.C.3.2. Light and Air: Locate new structures on the property to maintain access to light and air circulation, and ensure the privacy of existing private open spaces on adjoining properties.

3.C.3.4. Height: To be responsive to the existing context, new structures should not exceed the height of adjacent structures for an area within 20 feet of the adjacent structure.

Section 3: Project Design Guidelines

C. Building Character and Quality
3. Scale/Height/ Massing (Continued)

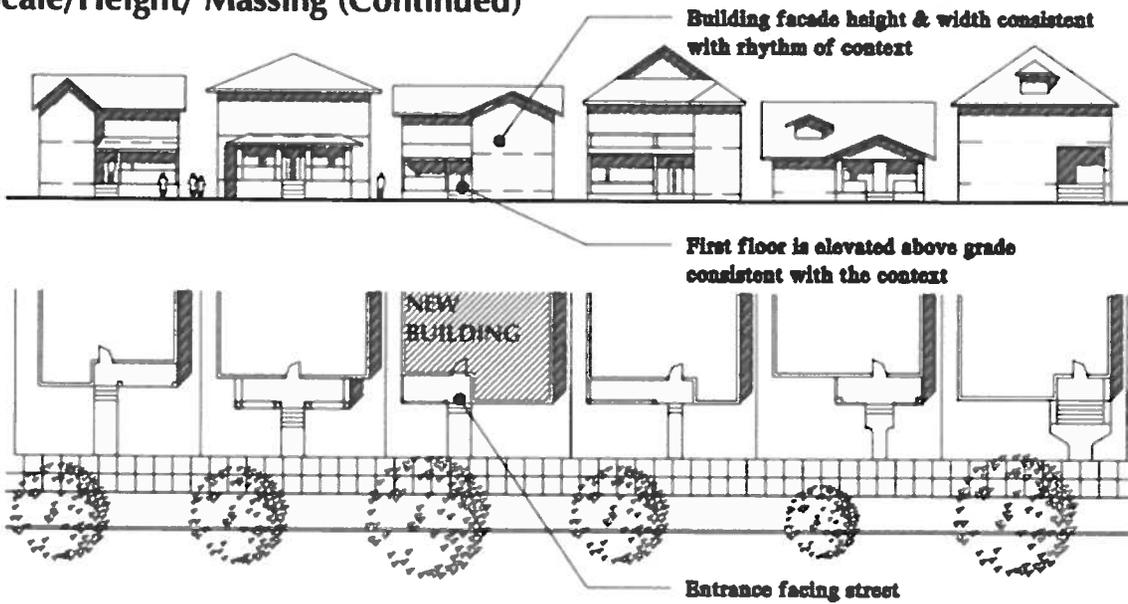
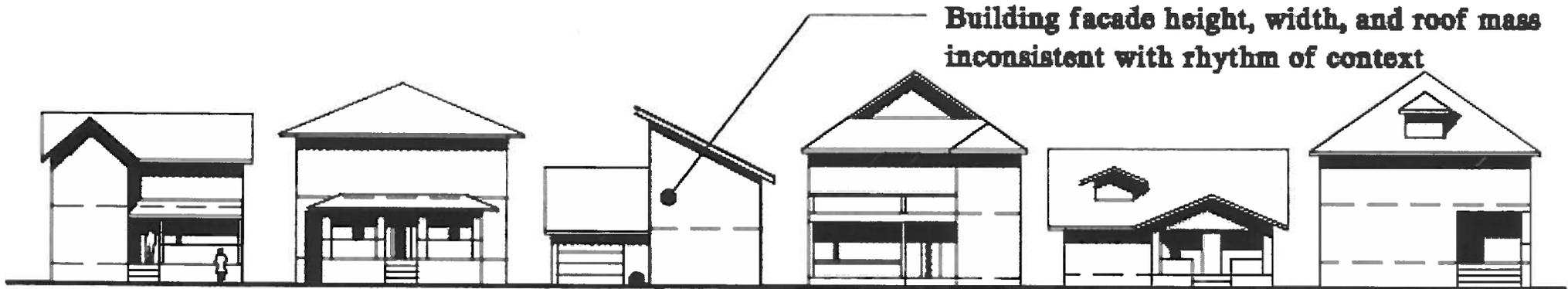
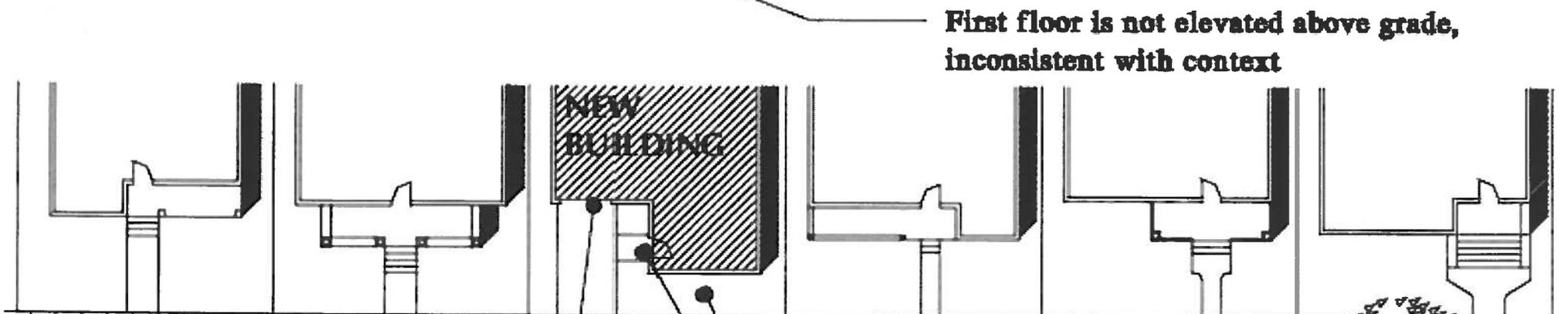


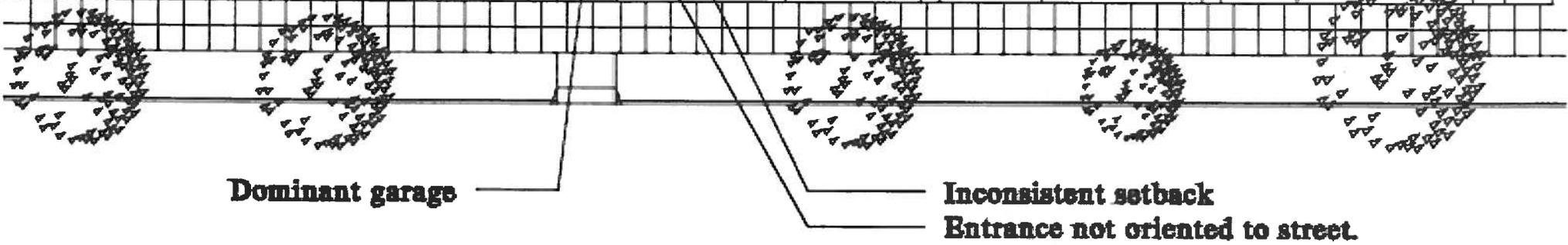
Figure 3.52. Appropriate Single Family Infill.



Building facade height, width, and roof mass inconsistent with rhythm of context



First floor is not elevated above grade, inconsistent with context



Dominant garage

**Inconsistent setback
Entrance not oriented to street.**

David Hung

From: JoEllen Arnold [jarnold@macnexus.org]
Sent: Thursday, November 11, 2010 10:48 AM
To: David Hung
Subject: The Alley House Project #Z10-055/DR10-093

Dear Mr. Hung,

In reviewing the Signed Decision/Report of the Zoning Administrator and the public comment letters you sent on October 18, re The Alley House Project #Z10-055/DR10-093, I noticed the absence of my letter of September 27, 2010, which I am forwarding to you below. The photographs and my comments are extremely important. Please add my letter to the packet for the appeal. Thank you.

JoEllen Arnold
2210 C Street
Sacramento CA 95816

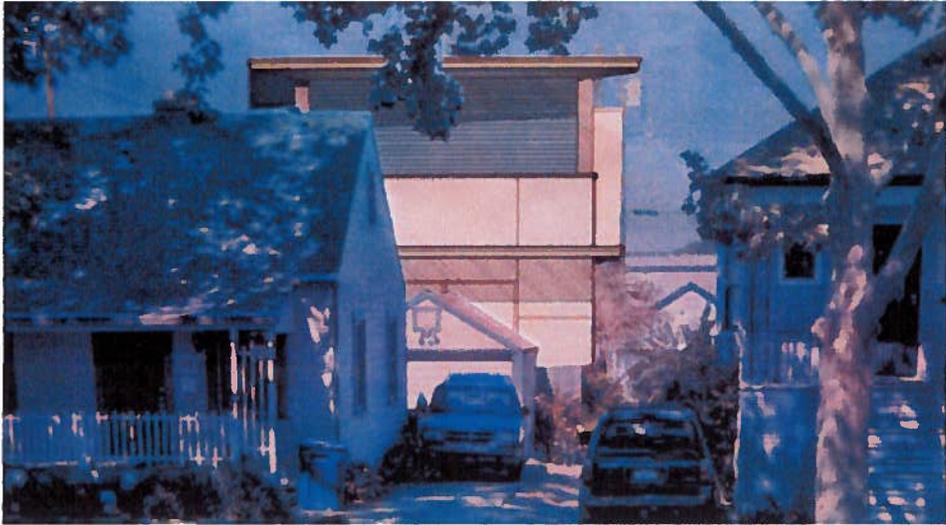
Begin forwarded message:

From: JoEllen Arnold <jarnold@macnexus.org>
Date: September 27, 2010 3:31:23 PM PDT
To: William Crouch <wrcrouch@cityofsacramento.org>, jpatterson@cityofsacramento.org
Cc: Catherine Turrill <turrillc@csus.edu>, Dave Van Hulsteyn <VanHulsteynD@saccounty.net>, Debra van Hulsteyn <debravanhulsteyn@sbcglobal.net>, Dora Earls <ladybugonc@comcast.net>, Gina Shellhammer <hippiechicklette62@gmail.com>, JoEllen Arnold <jarnold@macnexus.org>, Kevin Baker <kevin.baker@asm.ca.gov>, Kristopher Tjernell <Kris@csgcalifornia.com>, M Buss <mbuss@jps.net>, Preston Rudy <porudy@earthlink.net>, Robert/Lyvonne Sewell <rsewell@earthlink.net>, Ryan Drobek <ryan@ceert.org>, Travis Silcox <silcoxt@scc.losrios.edu>, Suzie Johnston <suzqnquincy2@sbcglobal.net>, Carol Russell <Carol.Russell@cdph.ca.gov>, Jon Marshack <jon.marshack@att.net>, Jon Marshack <jon.marshack@att.net>, David Hung <DHung@cityofsacramento.org>, Margaret Buss <mbuss@jps.net>, Rob Sperling <robsperling@sbcglobal.net>, William Burg <b.burg@comcast.net>, Roberta Deering <rdeering@cityofsacramento.org>, Hal Edmonds <capnhal@aol.com>
Subject: The Alley House Project #Z10-055/DR10-093

Dear Mr. Crouch,

Thank you for your attentive respect during the September 16th hearing on the Alley House Project #Z10-055/DR10-093 across the street from my home on C Street.

I appreciated your requiring the builder to create a visual outline of the structure with poles and tape so that we would have a better idea of its height and mass.



View of Project #Z10-055/DR10-093 from the porch of 2210 C Street

On September 21st, the builder erected the outline of one wall of the proposed structure.

This photo is also from my front porch at 2210 C Street:



I was amazed to compare it to my mock-up and find them to be a pretty good match.

From the back yard at 2205 C Street:



From the sidewalk between 2205 and 2215:



From the middle of C Street:



I assume this wall is the southern wall. We do not see the eastern delineation of the house, which would be partially visible from this viewpoint. I don't know whether the outline includes the extended roof or balconies.

Mr. Crouch, I understood your directive to the builder to be that he create a mock-up in poles and tape of the entire outline of the proposed structure so we would be able to see it from all sides, be able to walk around it and live with it in order to get a sense of its scale and mass. This one wall, undefined, is not enough information for us to be able to imagine the building in context.

The other half of your directive was to have accurately scaled elevations of the structure drawn up, including

street scapes, including proposed trees and existing trees, so we could see the proposed building within the context of the neighborhood. Do you know whether those drawings have been produced, and if so, whether we neighbors can gain access to them? Again, we would like the opportunity to really see and feel the structure before Thursday's scheduled hearing.

Thank you in advance for your help in answering my questions.

JoEllen Arnold

jarnold@macnexus.org

2210 C Street

501-8995

David Hung



From: m.j. gibson [canvasmike@hotmail.com]
Sent: Tuesday, November 16, 2010 5:37 PM
To: David Hung
Subject: 2207 C Street

I support approval of design for new residence at 2207 C Street. It will be a positive influence on the City and the neighborhood. Owners of vacant land should be encouraged to build, within existing codes, and not unduly restricted.

Michael Gibson (Owner of 2217 C Street)

PO Box 641663
Los Angeles, Ca
90064

**Boulevard Park Neighborhood Association
Box 163179, Sacramento CA 95816**

16 November 2010

To: William Crouch, Urban Design Manager
David Hung, Associate Planner
Luis Sanchez, Senior Architect
Design Review Department, City of Sacramento

From: Executive Board, Boulevard Park Neighborhood Association

Subject: Neighborhood appeal against approval of DR10-093

The members of the Executive Board of the Boulevard Park Neighborhood Association would like to express their support of the formal appeal made by the residents who are opposed to project number DR10-093, the three story house proposed for the B/C alley site now designated as 2207 C Street. On September 14, we wrote to David Hung to express our united opposition to the same project. Since no substantive changes have been made by the developer in either the height or the exterior appearance of the structure, the objections we raised two months ago still stand and we would like this letter to be taken into consideration.

To reiterate: Our opposition is not to new alley house construction in general, but to this specific building in particular. As designed, this structure does not reflect any of the distinguishing features of the older houses surrounding it, despite the fact that the city has expressed a commitment to preserving the architectural integrity of the historic Boulevard Park neighborhood, and despite the fact that this neighborhood is in the process of being nominated as a National Register District.

As before, the BPNA Board's main reasons for opposing the project are these:

- (1) The non-conforming aspect of the three-story house as designed (it does not relate to the existing, older structures in the immediate area)
- (2) The precedent this new building may set for future alley development that also does not conform to, or mesh with, the neighborhood's architecture (i.e., does not respect features such as the scale, massing, and materials of older homes)

We also respect the neighbors' concern about the excessive height of the building, which is considerably taller than any of the older homes on that block.

Thank you for your consideration.

Sincerely,

The BPNA Board (Margaret Buss, Hal Edmonds,
Asha Jennings, Tom Martens, Julianne Richards,
Greg Smith, and Catherine Turrill)



November 17, 2010

David Hung, Associate Planner, Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

NEW RESIDENCE ON ALLEY – Project Z10-055/DR10-093 at 2207 C Street

Dear Mr. Hung:

I am a resident and homeowner of Boulevard Park. My home is located at 2205 C Street and will be most affected by this project. My home sits directly south of the proposed structure, with my fence line sharing the lot.

As in my previous letter to you dated September 15, 2010, I am not opposed to the design or the materials, but rather the height of the structure. My home currently sits in a “fish bowl” and my immediate neighbors have a clear view into my yard. If this project moves forward with no revisions, I believe it will clearly affect the resale value of my home and possibly the other homes in the neighborhood. In fact, my current renters have recently informed me they are looking for another home to rent, partly because of this potential project and the loss of what little privacy they currently do have.

While I welcome a home on this lot that has been riddled with crime, vagrants and vandalism for many years, I believe it should be a structure that takes into consideration the existing homes and the residents who have worked very hard to keep the integrity and history of the neighborhood intact.

I will not be able to attend the meeting tonight, so I kindly ask that this letter be entered into the record.

Sincerely,

Gina Skinner
2205 C Street
Sacramento, CA 95816

Residence
597 Valim Way
Sacramento, CA 95831
(916) 591-1495

IN THE IMMEDIATE AREA – THERE ARE ABOUT 4 BLOCKS TO BE NOTIFIED – THAT’S ABOUT 30 HOUSEHOLDS --- MOST ARE NOT EXPRESSING AN OPINION, MEANING THEY DON’T OBJECT – ... FIND IT TROUBLING WHEN A SMALL HANDFUL OF VOCAL PEOPLE CAN CHANGE THE DEMEANOR OF A NEIGHBORHOOD – AS WITNESSED BY THE APPEARANCE OF SO MANY NEW PEOPLE WALKING PAST MY HOUSE - COMING TO LOOK AT THE BARN – ... TROUBLING WHEN A FAMILY WANTS TO BUILD AN OWNER OCCUPIED HOUSE IN AN ALLEY – AN AREA DESIGNATED BY THE CITY AS AN INFILL DEVELOPMENT AREA – IDEAL FOR IMAGINATIVE, NONTRADITIONAL HOUSING and alley’s with character – IS SUDDENLY EMBRACED AS HISTORICALLY SIGNIFICANT AND THREATENING.

..... TO INSIST THAT THE CUNNINGHAMS JUMP THROUGH ANY MORE HOOPS, SPEND EVEN MORE MONEY AND TAKE TIME AWAY FROM THEIR LIVES BECAUSE OF A VOCAL MINORITY IS UNJUST – IT IMPLIES THAT A FAMILY’S HOUSE IS SUBJECT TO A DEMOCRATIC PROCESS – THAT WE ALL GET TO VOTE AND CONTRIBUTE TO THE DESIGN. THAT’S NOT BEEN MY UNDERSTANDING OF OUR INDIVIDUAL RIGHTS. AND IT’S CERTAINLY NOT HOW EXCEPTIONAL ARCHITECTURE IS CREATED – OR INTERESTING CITIES.

.... Nathan and Erika plans to build a new, modern, safe structure where there is an unsafe, vermin infested barn that NOW attracts litter, needles, condoms, DRUG DOERS AND DRINKERS. HE HAS PLANS TO BEAUTIFY THE ALLEY AND WE WILL JOINING IN THE EFFORT ALONG WITH WORKING WITH ABC PLUMBING ON ANTI GRAFITTI MEASURES.

WE HAVE A CHANCE AT AN INVESTMENT IN OUR CITY AND NEIGHBORHOOD HERE – A FINANCIAL AND EMOTIONAL INVESTMENT. I SERIOUSLY DOUBT THAT WILL COME AGAIN. WE CAN MAKE A DERELICT ALLEY – AT LEAST A GOOD PART OF IT, AN ATTRACTIVE RESIDENTIAL HAVEN THAT BRINGS NEW CHARACTER BECAUSE OF ITS UNIQUENESS, NEW CHILDREN TO PLAY IN THE PARK AND ATTEND NEIGHBORHOOD SCHOOLS. I DON’T SEE THIS FAMILY AS THE ENEMY – AND YES – OF ALL THE HOUSEHOLDS INVOLVED – OURS IS MOST IMPACTED BY 2 BUILDINGS THAT ARE TALLER. WE CAN LIVE WITH THAT BECAUSE WE CHOSE TO LIVE IN DOWNTOWN/MIDTOWN WHERE CREATIVITY IS VALUED – AND MINDS ARE OPEN. I WANT TO BELIEVE THE FAIR AND JUST DECISION WILL BE MADE HERE, WITHOUT FURTHER ROADBLOCKS THAT CAUSE MONETARY DAMAGE AND EMOTIONAL STRESS IN OUR NEIGHBORHOOD.

Darby Patterson

217 22nd Street -

January 5, 2011

Honorable Council Members, Mayor Johnson and Colleague.,

This letter concerns the Council Member Steve Cohn's recent call-up of a neighborhood issue regarding the building of a family home in the alley between 22nd and 23rd Street, just north of C Street. My intent is to express concisely a number of reasons why our entire City Council should not be considering this extremely local issue.

Let me preface this by explaining that my house (on the Historic Register and facing 22nd street, adjacent to the alley) is without a doubt the most affected by the construction of the proposed single family, owner-occupied home under debate. The Cunningham family is just finishing construction of a "period" home in the once-empty lot next door to our house. The home is taller than my house and changes the level of privacy we have experienced over the years. The proposed in-fill alley home of modern design (behind our home) will also be about one story taller than our house. My husband and I have no objection to either home because we chose to live in a city and adapt to its changing character. We consider the design of the alley home entirely appropriate and in line with the desire of the city to create alleys that are interesting, safe and innovative.

The Cunningham family has run the gamut of the city building process. Hearings in front of Design Review in which a handful of neighbors hurled personal attacks and distortions of fact – mostly voicing disapproval of a modern design which does not meet their personal tastes, have been held. The Design Review panel approved the plan – noting that the builder did modify the design and offer landscape mitigations to neighbors who offered no concessions whatsoever. Pressing the matter further, the handful of households took the matter to the Design Commission where, after a nearly 3 hour hearing again filled with personal aspersions, the Commission unanimously approved the plan. Finally, as a last onslaught, the group of objectors descended on Councilman's Cohn's office where they apparently found a sympathetic ear. Although I wrote Mr. Cohn at least three letters and asked to consult with him, I was not afforded an audience. Nor was Mr. Frazer, another neighborhood, who also asked to talk with Mr. Cohn to express his support of the project.

I am concerned that only the loudest, most extreme voices are being heard. For example, at the Design Commission meeting we were limited to 3 minutes to speak. Mr. John Marshak, leading the opposition, was allotted more than 6 minutes to deliver his presentation. Mr. Marshak does not live in close proximity to our neighborhood but apparently receives special favors not allotted to the rest of us.

The professionals on the Design Review board and the Design Commission were appointed and/or hired because they possess expertise to guide city planning and make critical decisions. There is the clear implication that the Council has faith in the integrity of their judgment. It is not clear to me why, after decisions have been rendered, one council member feels qualified to make a determination the professionals he charged with such duties, have erred.

Mr. Cohn has asked the Cunninghams to make "concessions" and mitigations. In fact, the Cunninghams have already made such concessions throughout the process in an attempt to work

with the objecting households. Those neighbors have not budged. Short of building a house that's designed by a committee possessing no architectural or planning qualifications, there will be no satisfying the approximately four households leading the charge.

I cannot imagine that in an era of incredible economic and social challenges, the Sacramento City Council would want to debate an issue of this nature. Surely, council members recognize that a precedent will be set and their offices will also be deluged by vocal minorities objecting to very local decisions made by your commissions and boards on behalf of the city.

Finally, let me add that when a young family with children wants to build their dream home in an alley that currently attracts drug users, spent condoms, dumping and dangers to public safety, I believe we should be doing everything possible to facilitate that positive change. The current "view" neighbors have is of ABC plumbing's cement block wall and corrugated metal siding, complete with graffiti. ABC is adjacent to the railroad tracks. Hardly a scenic wonder, although ABC is an excellent neighbor.

The Cuninghams have made a significant financial investment in the neighborhood with a splendid craftsman-style home almost completed – and now plan to further improve the neighborhood and the alley with a fine new modern home for themselves and their two little girls. They will partially pave the alley, create additional lighting and security and make a personal investment in this neighborhood. They have designed a home that can showcase in-fill development at its finest. To allow a vocal minority to subvert these plans and undermine the lengthy, thorough work already done by city planners and commission members is to disrespect the democratic process which the city developed, sanctioned and depends upon.

I am told that when a council member calls up an issue, approval by fellow members is pro-forma – an accepted part of the political process. I very much want to believe this is not true and that there is integrity, transparency and accountability in our beautiful, new City Hall.

Thank you for your attention and consideration,

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