



INTRODUCTION

EAST SACRAMENTO ALTERNATIVE GUIDELINES



Nationwide Trends

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**Development
Services**

Nationwide Trends-enlarging single family home



1950 983 sf



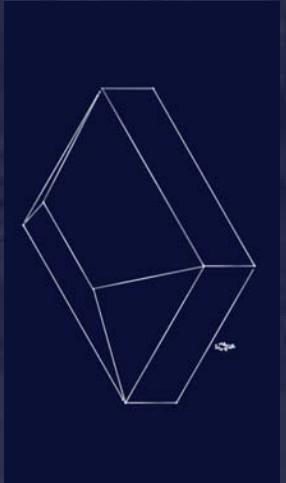
1970 1,500 sf



1990 2,080 sf



2004 2,349 sf



Source: National Assoc. of Home Builders (Housing Facts, Figures, and Trends for March 2006)

BACKGROUND & ISSUES

EAST SACRAMENTO ALTERNATIVE GUIDELINES

Nationwide Trends



BACKGROUND & ISSUES

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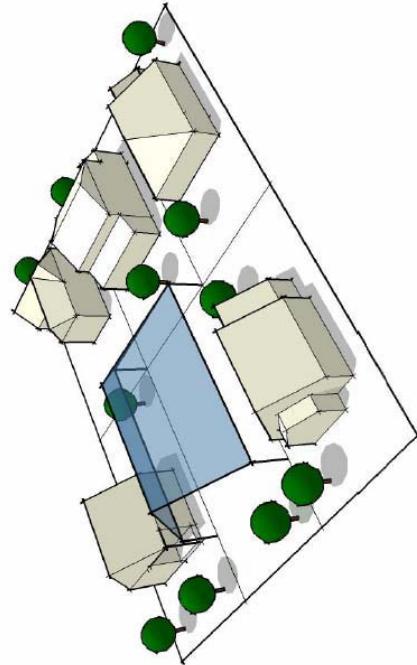
GOALS

- Find a “Trigger” mechanism to bring larger projects into Review that may have a impact on the character of the existing neighborhood.
- Find a system that is not overly prescriptive in defining design ‘style’
- The scope of the project size would ‘trigger’ the level of review.

Research of other Community Policy

SUBCHAPTER F: RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

Austin, Texas



Palo Alto
Single Family
Individual Review
Guidelines

June 10, 2005

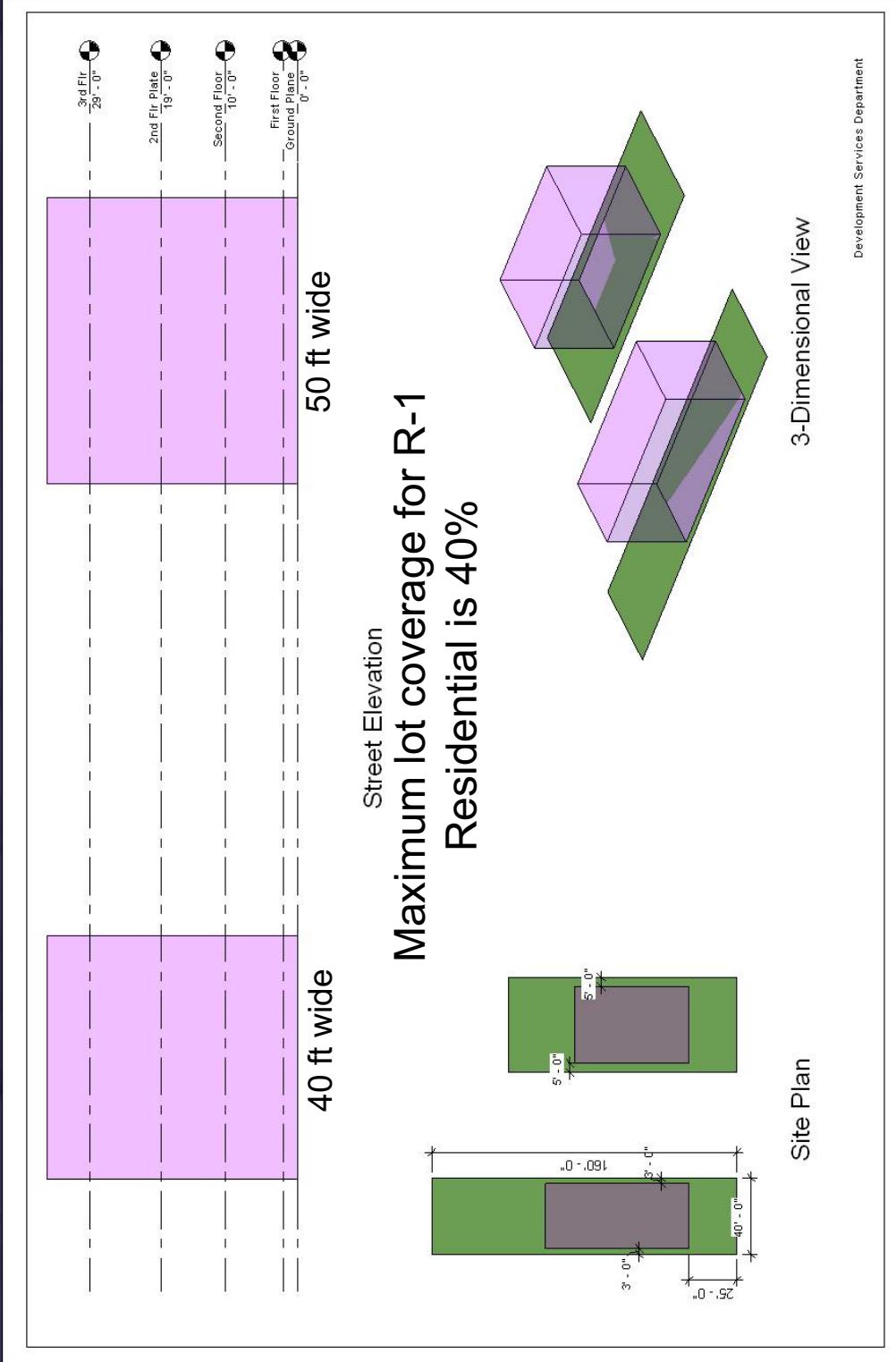


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Existing Zoning Envelope

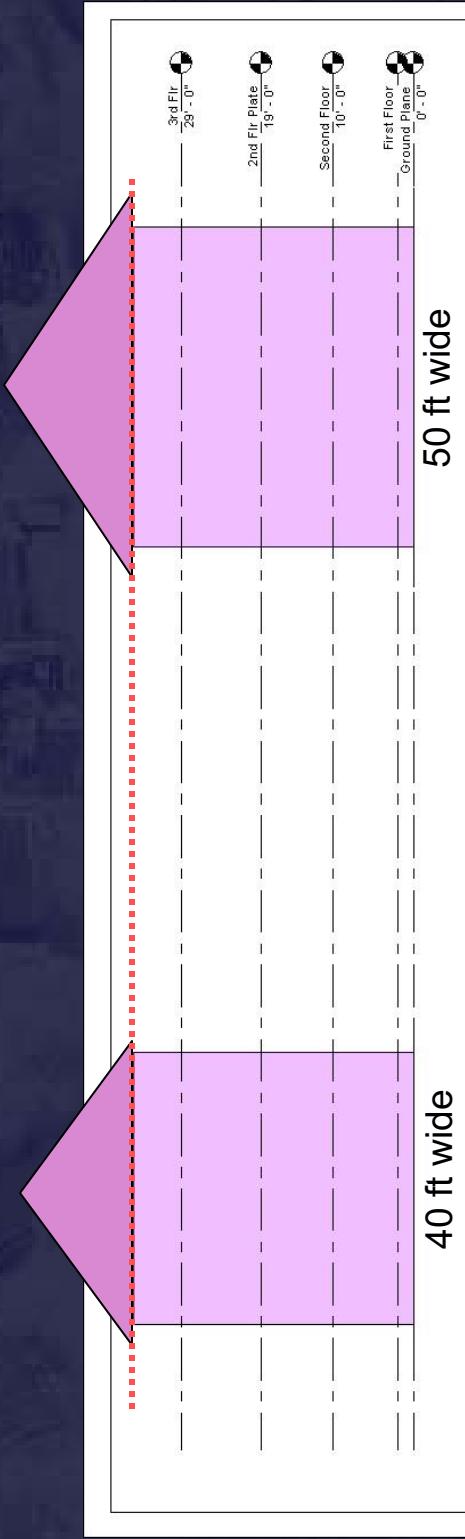


The “TRIGGER TENT”

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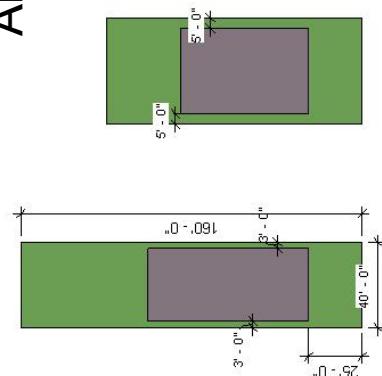


Existing Zoning Envelope

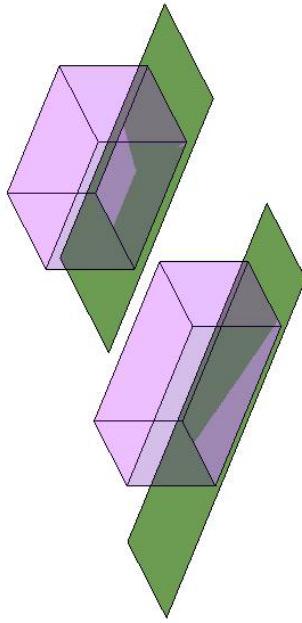


Street Elevation

Allowed maximum building height
is 35 ft to start of roof



Site Plan



3-Dimensional View

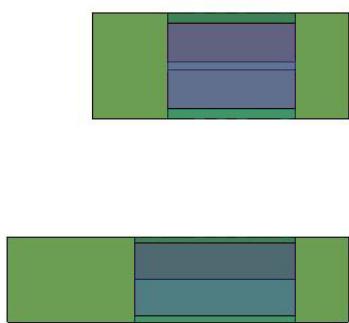
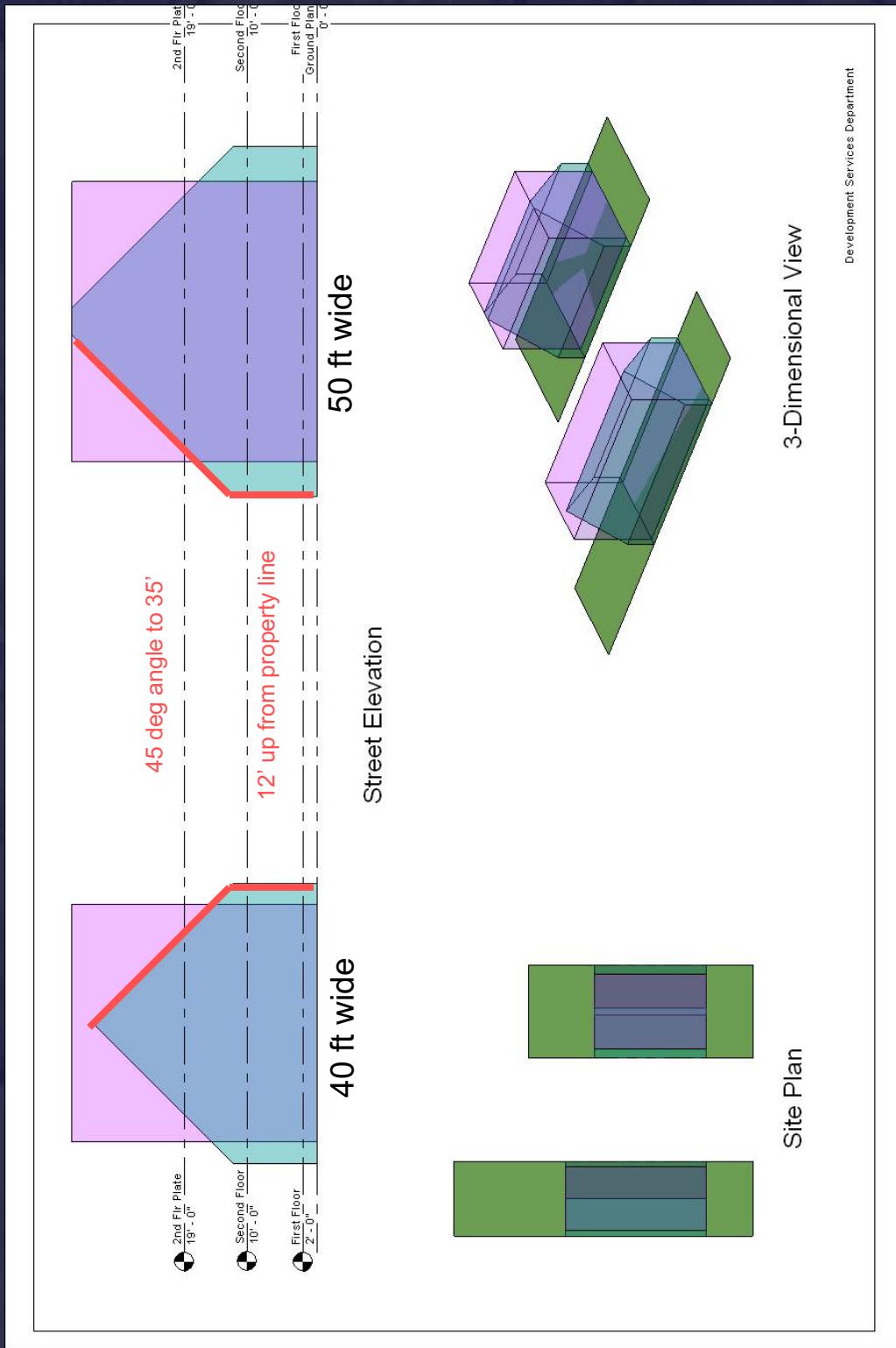
Development Services Department

The “TRIGGER TENT”

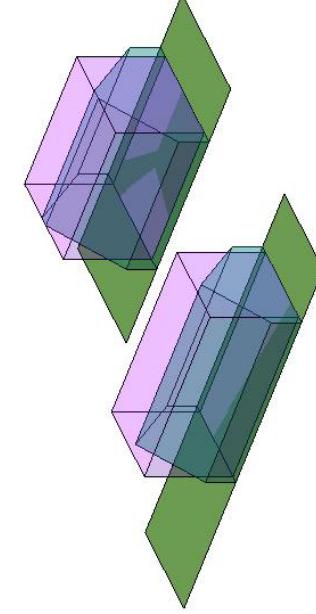
EAST SACRAMENTO ALTERNATIVE GUIDELINES



Overlay of Base “Tent”



Site Plan



3-Dimensional View

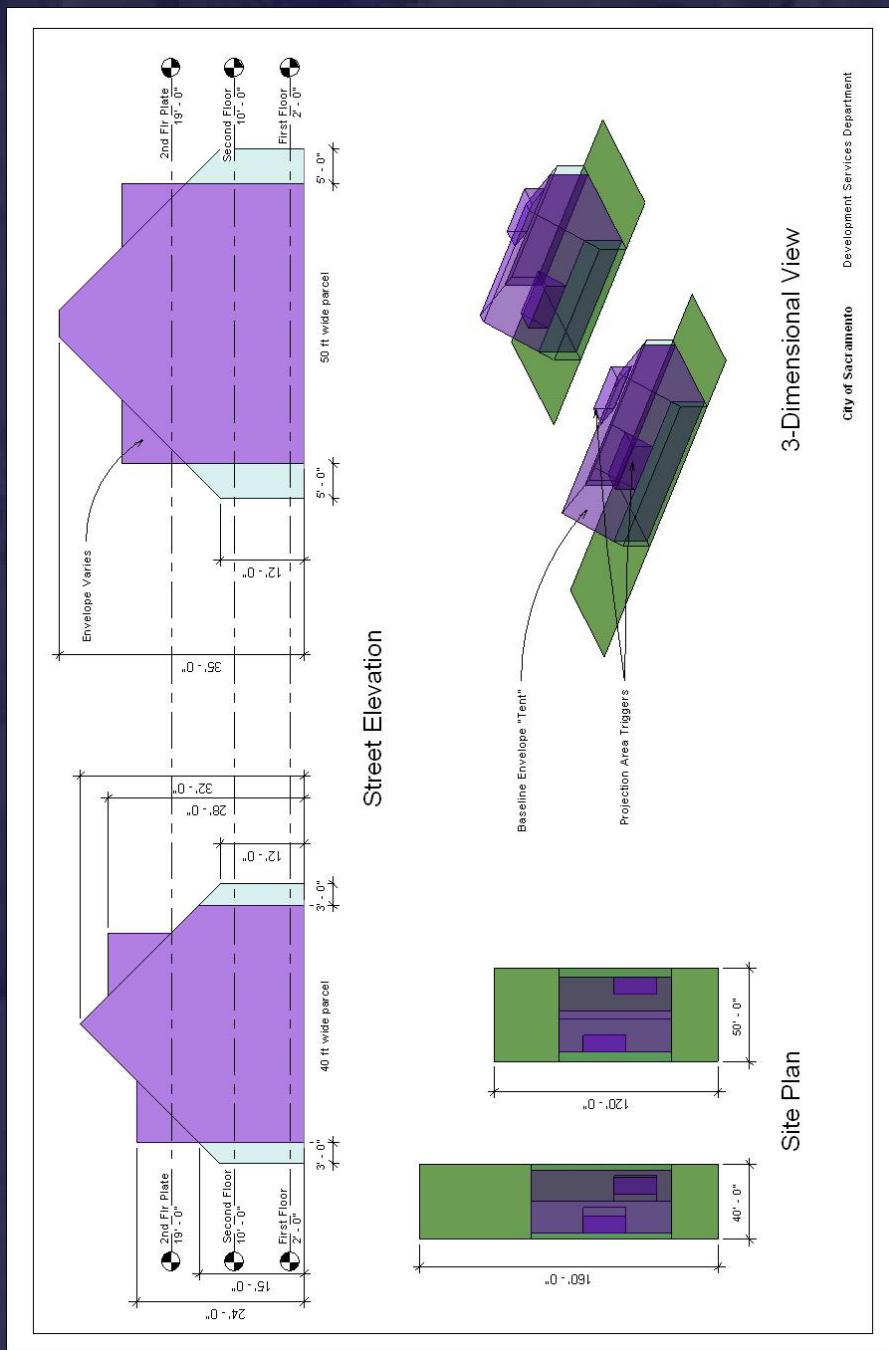
Development Services Department

The “TRIGGER TENT”

EAST SACRAMENTO ALTERNATIVE GUIDELINES



NO TRIGGER – PROCEED THROUGH PLAN BUILDING PLAN CHECK



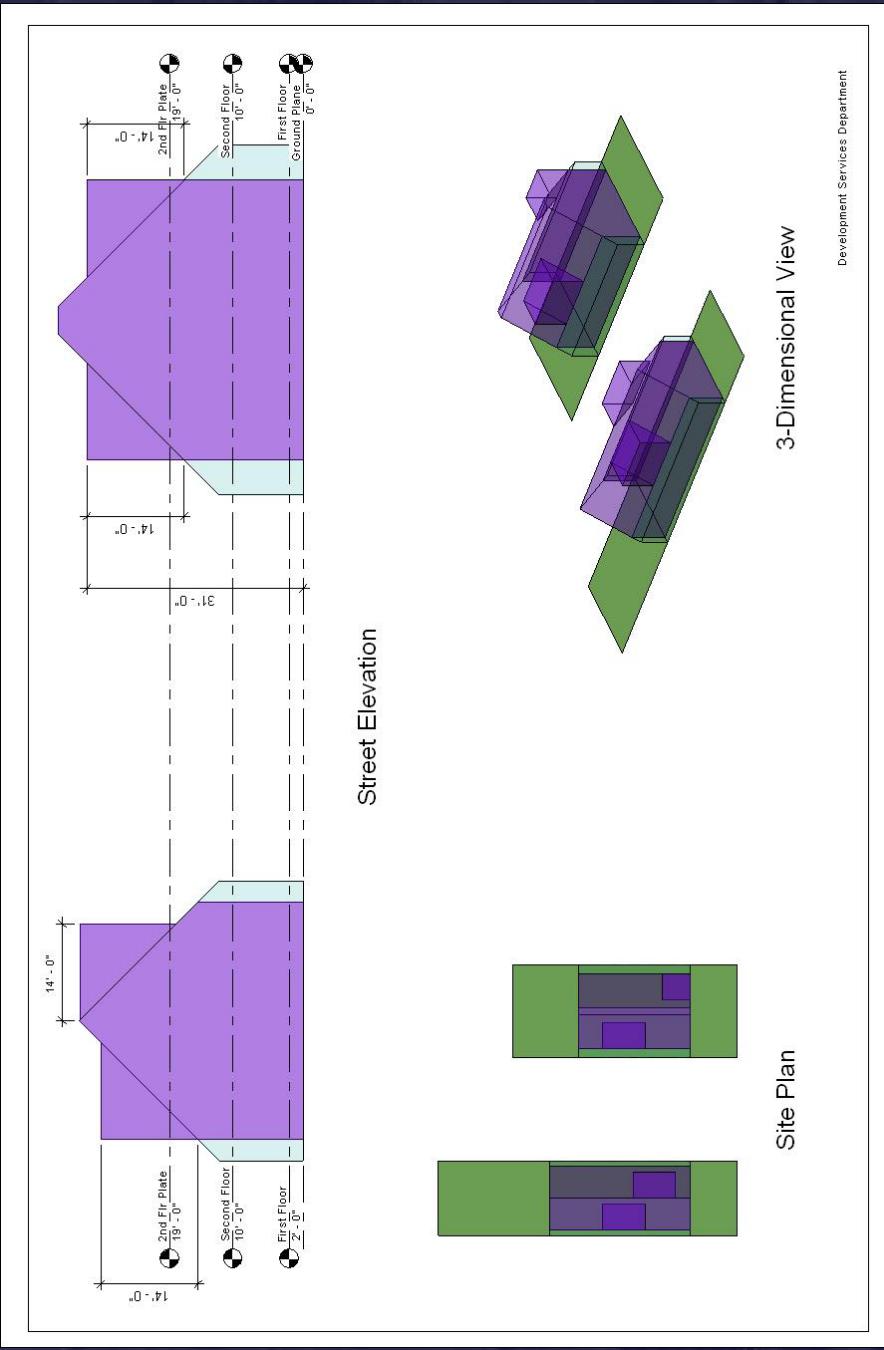
NO TRIGGER Maximum 40 sf, Projected Area allowed each side (total 80 sf both sides). Length(s) of projected area not to exceed 15'-0" aggregate.

The “**TRIGGER TENT**”

EAST SACRAMENTO ALTERNATIVE GUIDELINES



TRIGGER 1 – STAFF LEVEL REVIEW



TRIGGER LEVEL 1

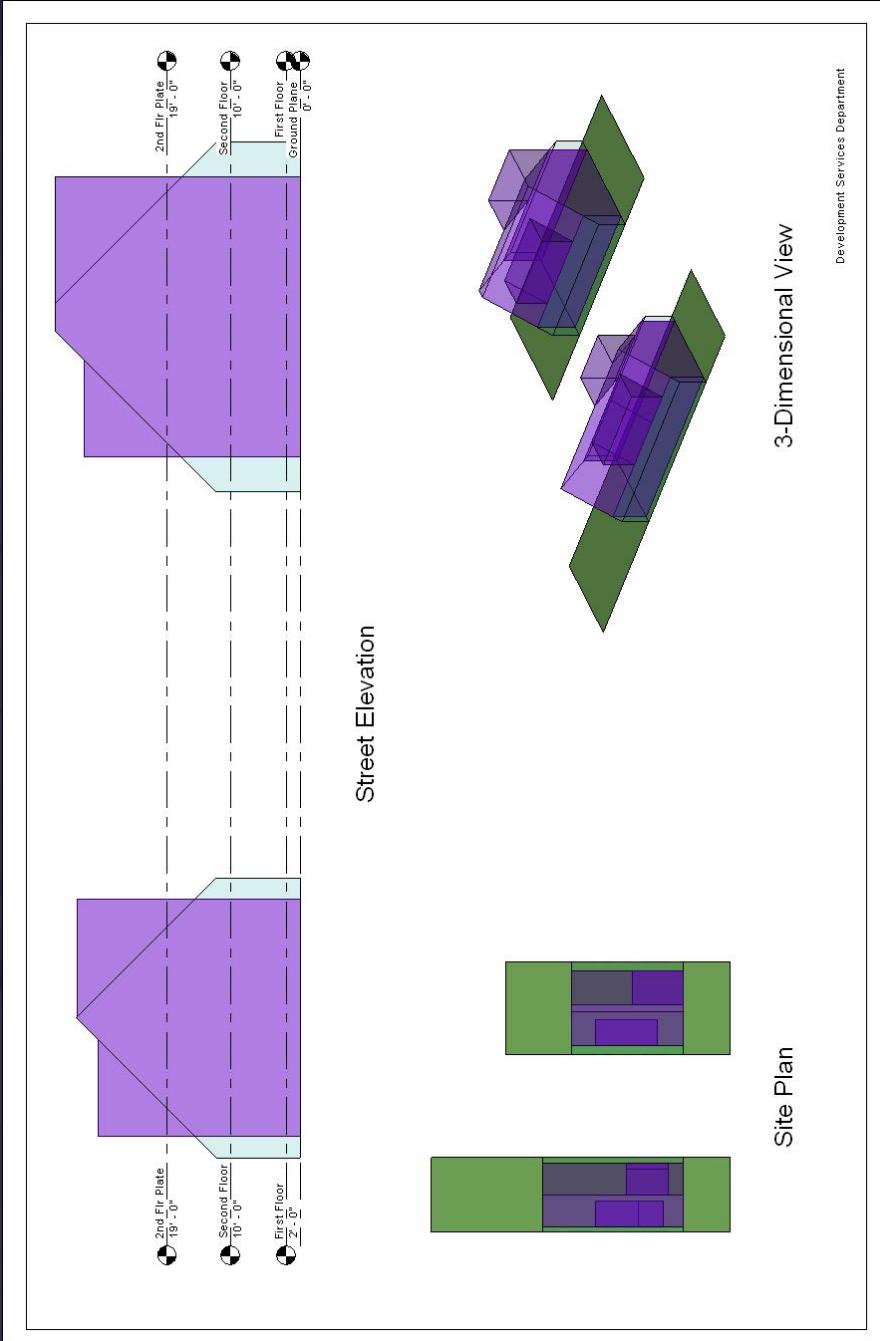
40 sf to 100 sf Projected Area allowed each side (total 80 to 100 sf both sides), and/or max. length(s) of projected area not to exceed 15'-0" aggregate.

The “**TRIGGER TENT**”

EAST SACRAMENTO ALTERNATIVE GUIDELINES



TRIGGER 2 – DESIGN DIRECTOR REVIEW



TRIGGER LEVEL 2 Projected Area exceeds 100 sf on a side (or 200 sf total each side).

The “**TRIGGER TENT**”

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TRIGGER 2 – DESIGN DIRECTOR REVIEW



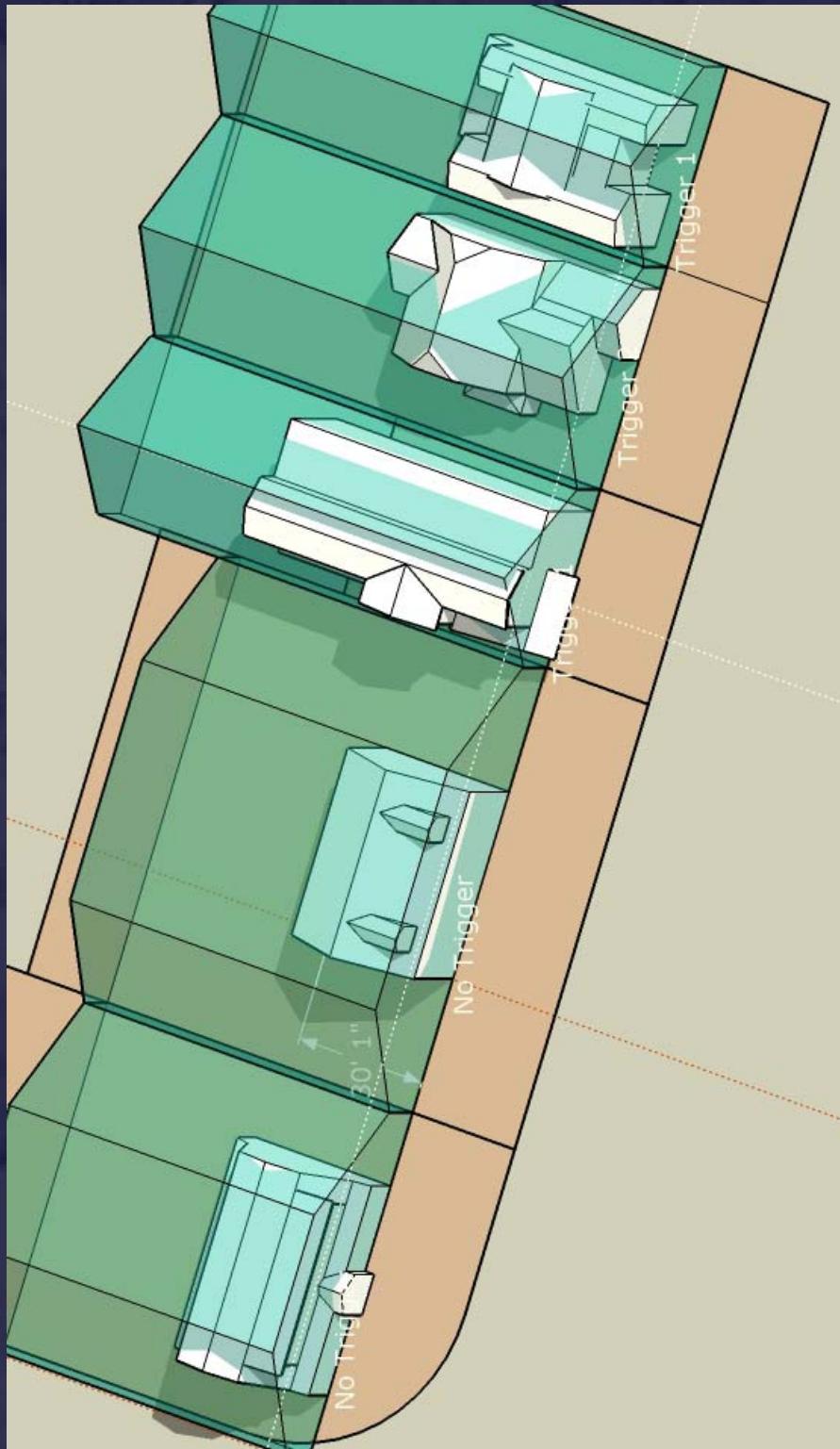
Hypothetical Street: “Tent” view from front street elevation

The “**TRIGGER TENT**”

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TRIGGER 2 – DESIGN DIRECTOR REVIEW

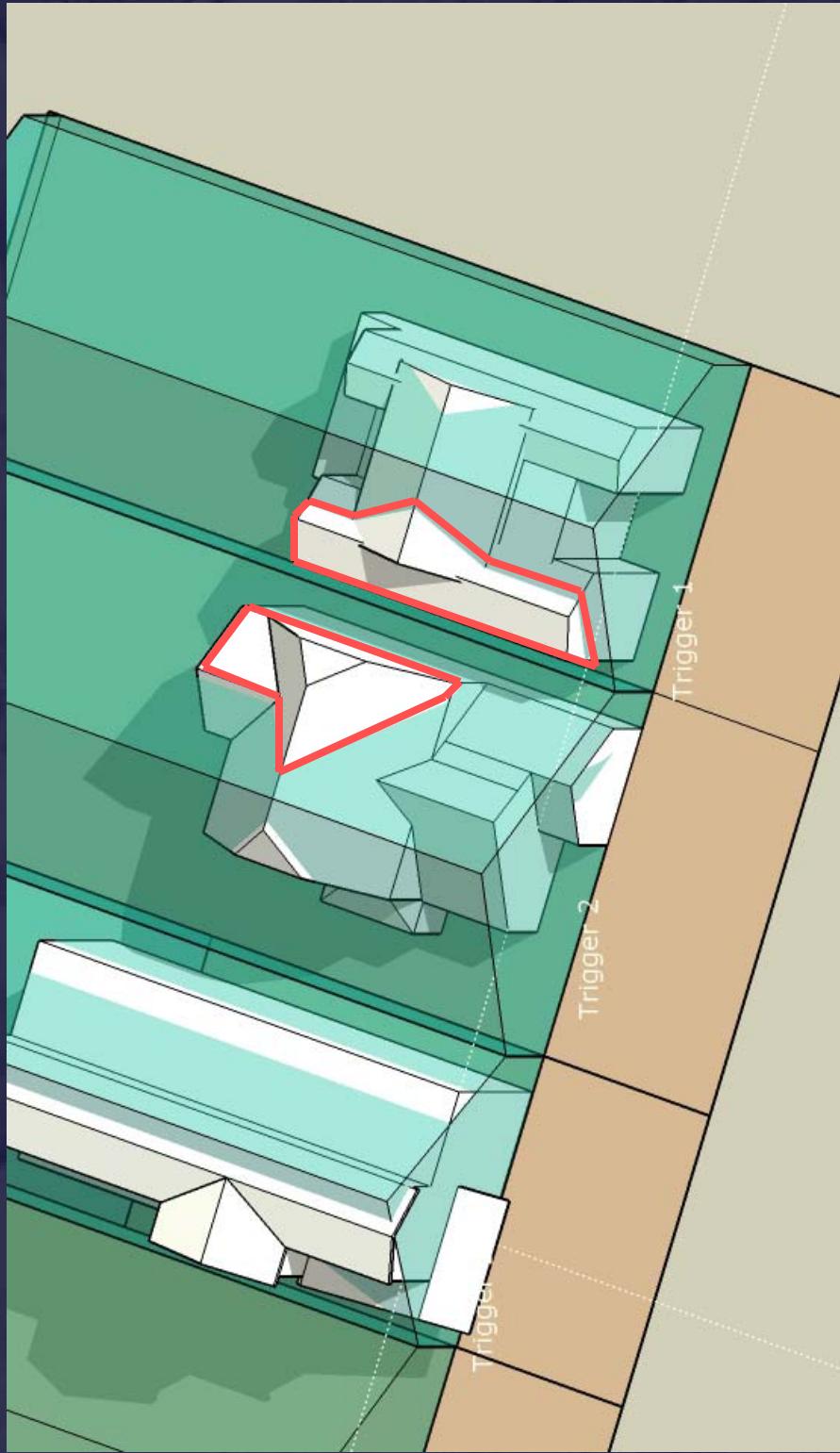


3 dimensional view of base tent

The “TRIGGER TENT”

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TRIGGER 2 – DESIGN DIRECTOR REVIEW



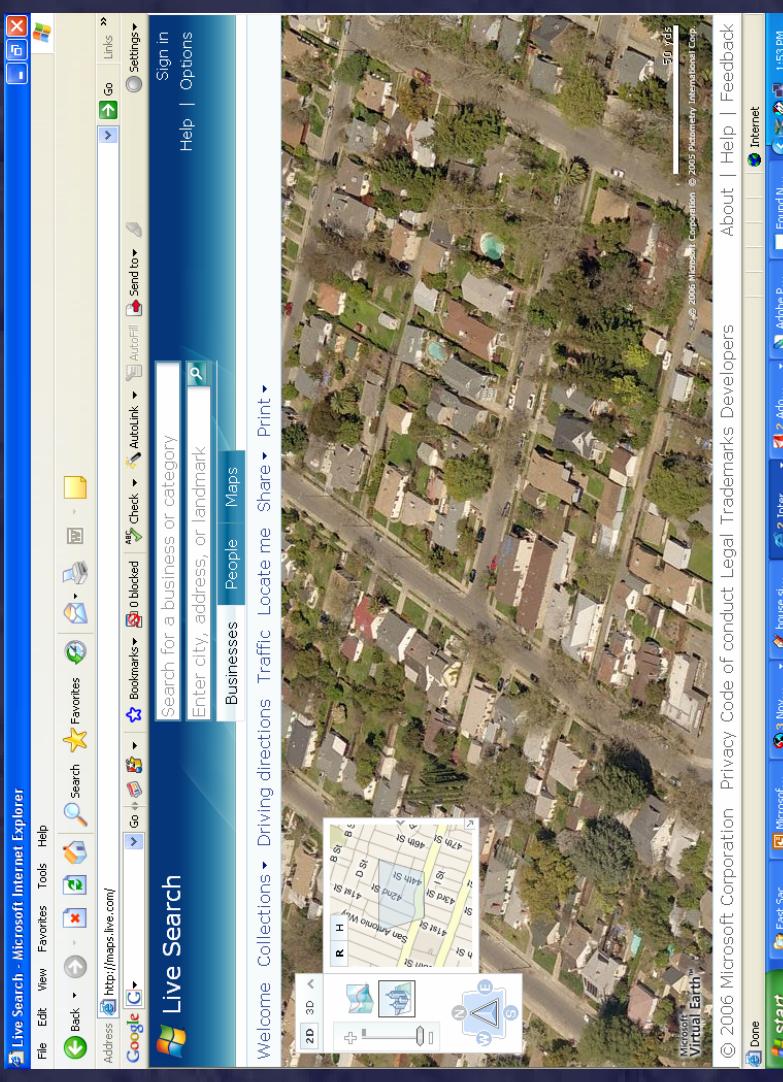
Detail of areas projecting beyond tent.

The “TRIGGER TENT”

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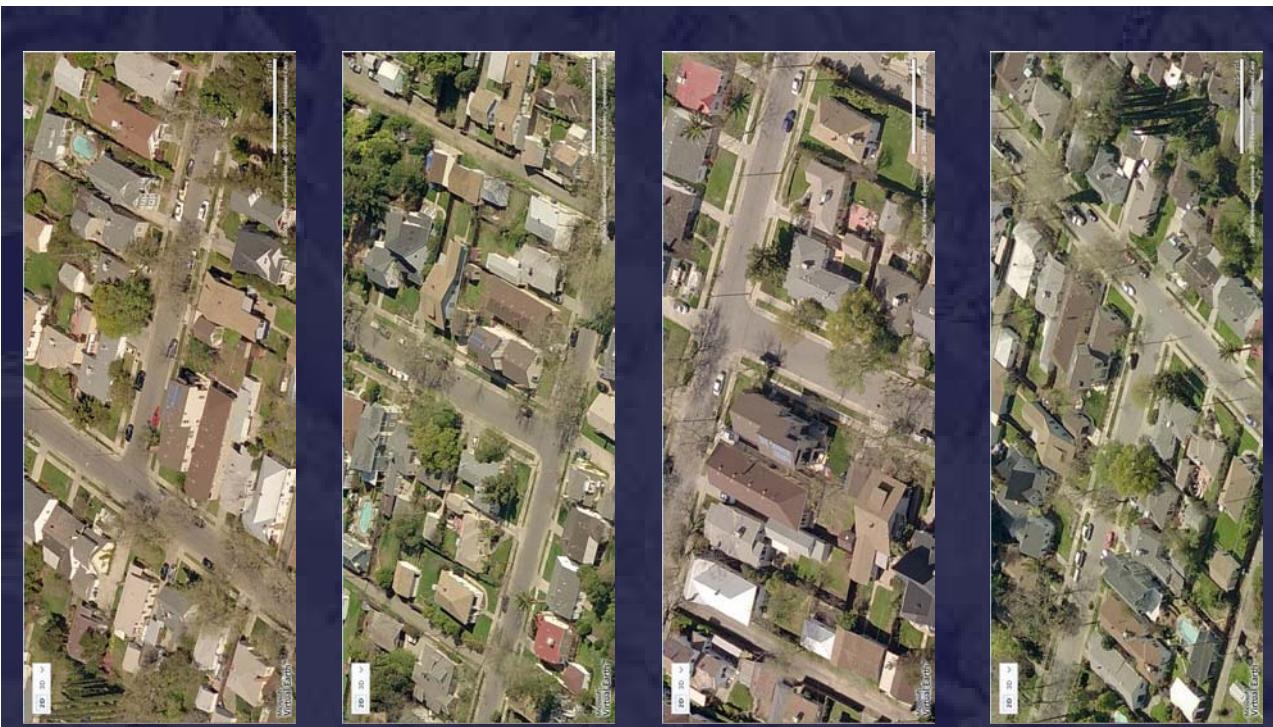
CONTEXT REVIEW



General Context Review with
Live Search
<http://maps.live.com>

Review

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CONTEXT REVIEW

Section 3: Project Design Guidelines

C. Building Character and Quality

3. Scale/Height/ Massing (Continued)

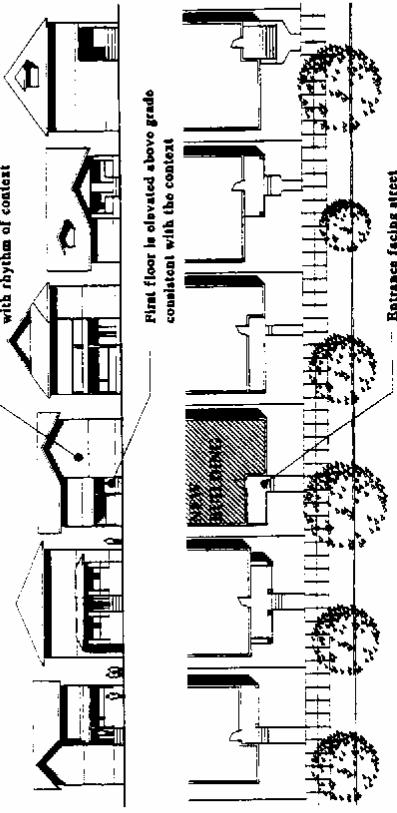


Figure 3.52. Appropriate Single Family Infill.

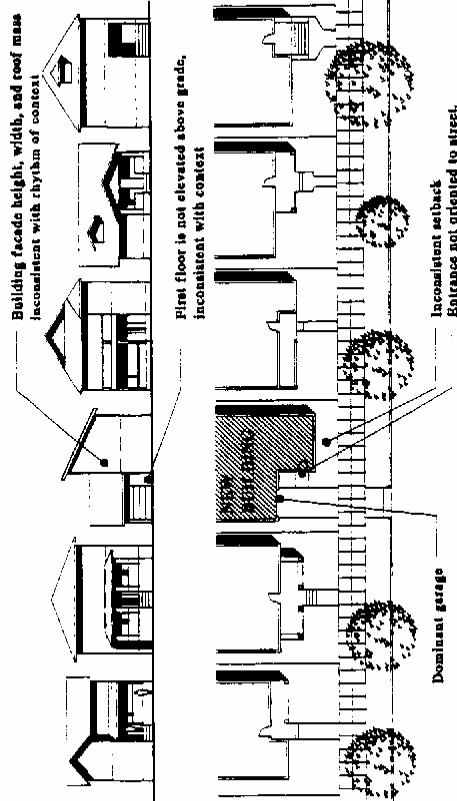


Figure 3.53. Inappropriate Single Family Infill.

Review

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Questions

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