

**Item No. 2**

**Supplemental Material**  
For  
**City of Sacramento**  
**Design Commission**  
**Agenda Packet**

**For the Meeting of:** November 17, 2010



Additional Material



Revised Material

**Contact Information:** David Hung, Associate Planner, (916) 808-5530

**Project Name:** New Residence on Alley (DR10-093)

**Subject:**

- Following are additional correspondences for Attachment 5 of the staff report:
- > Correspondence from Suzie Johnston dated September 16, 2010 (21 pages)
  - > Correspondence from JoEllen Arnold dated October 12, 2010 (1 page)
  - > Correspondence from JoEllen Arnold dated October 13, 2010 (4 pages)
  - > Correspondence from JoEllen Arnold dated November 11, 2010 (5 pages)

(As of 11/15/10)

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



# Marshall Place



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



# 1324 19th St



Infill Housing That Fits

# 1714 18th St



Infill Housing That Fits

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

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**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](mailto: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

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**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.

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.

**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.

### **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.**

**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)

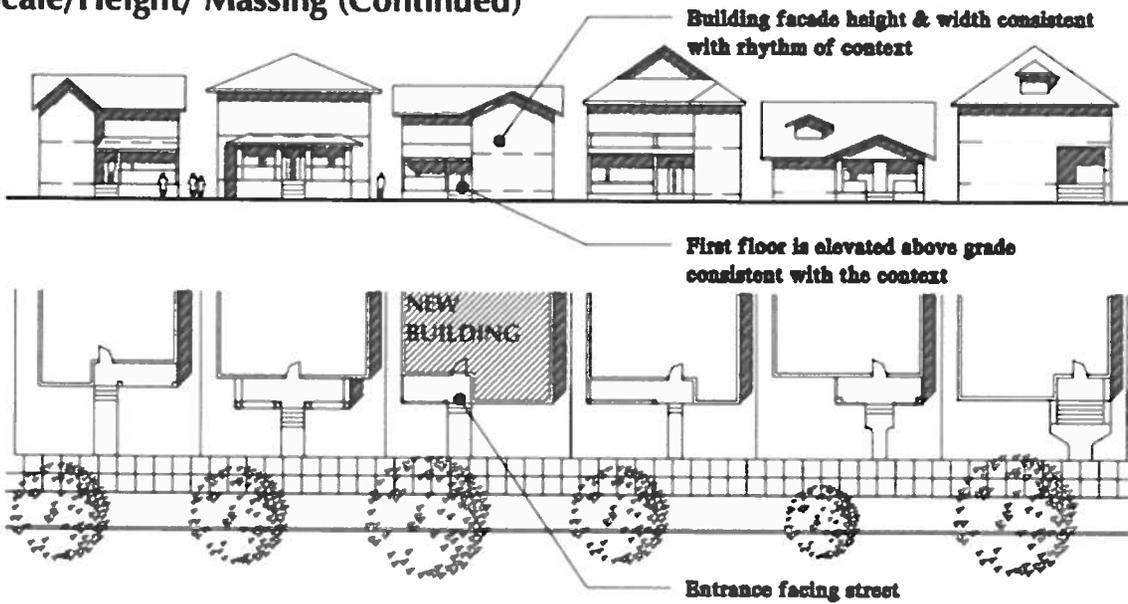
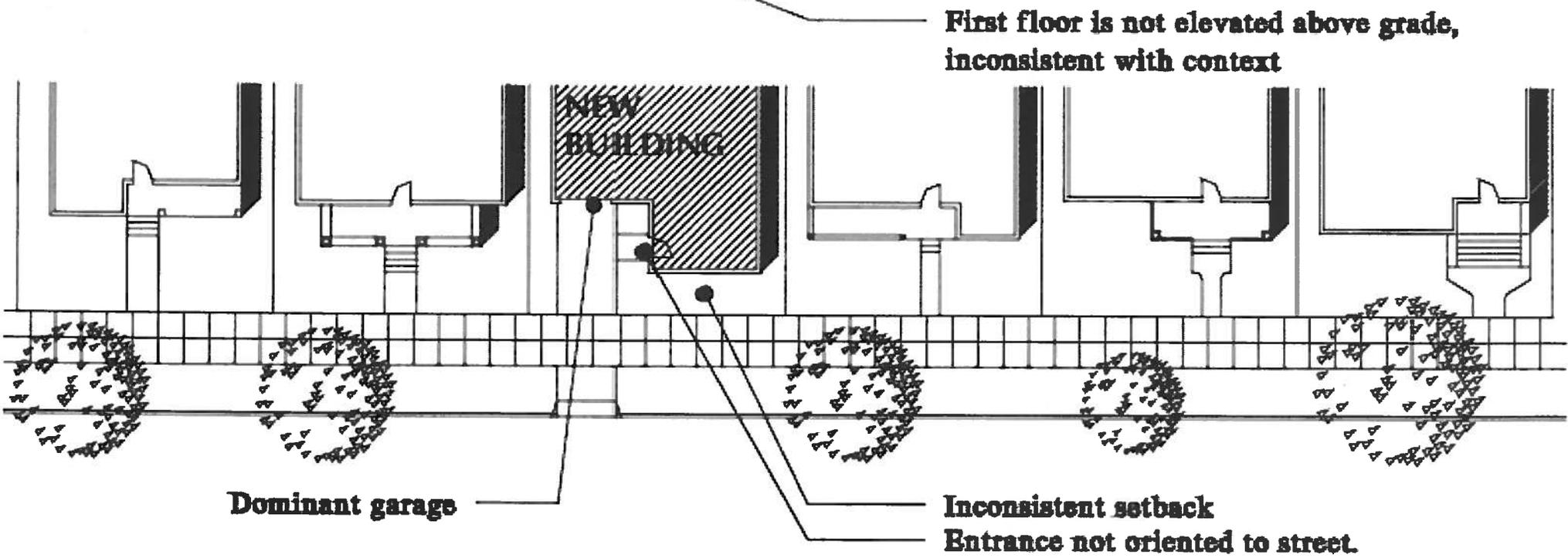
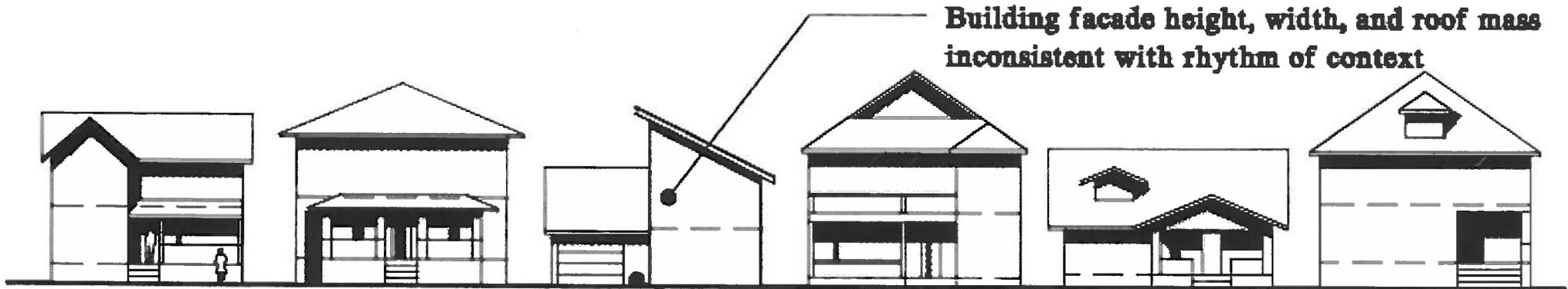


Figure 3.52. Appropriate Single Family Infill.



## David Hung

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**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

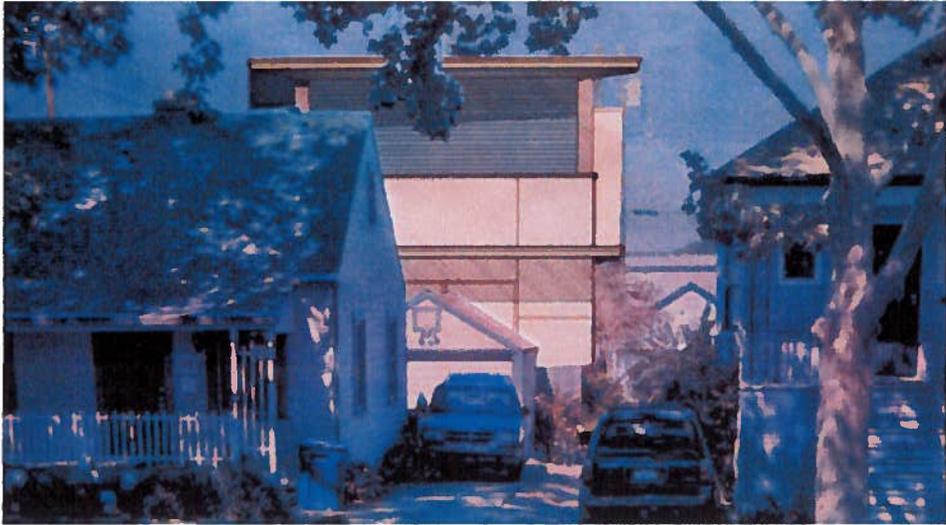
Begin forwarded message:

**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 <rlsewell@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](mailto:jarnold@macnexus.org)

2210 C Street

501-8995