Staff recommends the Design Director approve with conditions the Site Plan and Design Review for a single-unit dwelling remodel and addition for project known as file DR24-149. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Site Plan and Design Review** for a residential remodel and addition to a single-unit dwelling with a front-setback deviation on an 0.14-acre parcel in the Single-Unit Dwelling (R-1) Zone within the Parkway Corridor Overlay Zone and the Citywide Design Review Area.

PROJECT INFORMATION

Location: 5015 Teichert Avenue, Sacramento, CA 95819 (District 4)

Assessor’s Parcel Numbers: 005-0041-022-0000

Applicant: Stephen LA Mott
FM Design Build
151 2nd Street, Woodland, CA 95695

Property Owner: John Whidden & Danielle Dada
5015 Teichert Avenue, Sacramento, CA 95819

Project Planner: Armando Lopez Jr., Assoc. AIA, (916) 808-8239

Land Use Information

General Plan Designation: Neighborhood
Community Plan Area: East Sacramento
Overlay Zone: Parkway Corridor (PC)
Design Review Area: Citywide SPDR
Existing Land Use of Site: Residential
Existing Zoning: Single-Unit Dwelling Zone (R-1-PC)

Surrounding Zoning and Land Use

North (rear): (ARP_F) Levee (American River)
South (front): (R-1) Residential
East (interior): (R-1-PC) Residential
West (interior): (R-1-PC) Residential
Site Characteristics
Existing Property Size: Approx. 0.14 acres
Parking Required: None; 3 proposed
Topography: Flat
Street Improvements: Existing
Utilities: Existing

ATTACHMENTS
Exhibit A: Project Plans
Exhibit B: Demolition Request Preservation Review
Exhibit C: Public Comment Letters

PROPOSED PROJECT AND ANALYSIS

Background
The project is in East Sacramento abutting against the American River levee along Teichert Avenue and is currently a residential parcel with an existing 1,208 square foot single-unit dwelling. The site is surrounded by residential uses to the south, east, and west with the American River to the north. No private protected or City trees will be removed during the construction process.

Project Analysis
The applicant is proposing to construct a 649 square foot addition to a single-unit dwelling.

This request includes encroaching into the front setback and proposing a garage forward design. The applicant is requesting deviations through a public hearing to allow the development to not meet standards established in the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines under Design Guidelines for Garage Section 4-2, and Title 17 for not meeting the established front setback of 25 feet within the R-1 zone by proposing 22 feet 6 inches.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Code Section</th>
<th>Required</th>
<th>Provided</th>
<th>Deviation?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>General Plan</td>
<td>Allowed Use</td>
<td>1 unit</td>
<td>N</td>
</tr>
<tr>
<td>Height</td>
<td>§17.204.220.A</td>
<td>35'-0&quot;</td>
<td>13'-9&quot;</td>
<td>N</td>
</tr>
<tr>
<td>Front Setback</td>
<td>§17.204.240</td>
<td>25'-0&quot;</td>
<td>22'-6&quot;</td>
<td>Y</td>
</tr>
<tr>
<td>Interior Setback</td>
<td>§17.204.240</td>
<td>5'-0&quot;</td>
<td>5'-0&quot; (west) / 10'-10&quot; (east)</td>
<td>N</td>
</tr>
<tr>
<td>Rear-Yard Setback</td>
<td></td>
<td>20'-0&quot; (levee)</td>
<td>26'-7.5&quot;</td>
<td>N</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>§17.204.220.C</td>
<td>40%</td>
<td>33.1%</td>
<td>N</td>
</tr>
</tbody>
</table>

Architectural Analysis
This project should comply with standards listed within the Citywide Single-Unit Dwelling And
Duplex Dwelling Design Guidelines. These guidelines seek to provide design principles for residential structures which will improve the character of neighborhoods by making them more attractive and inviting places to live while maintaining visual interest and a sense of place. Overall, the Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation.

The project maintains the existing architectural style while streamlining and adding detailing onto the façade of the residence. It will utilize the same materiality already seen on the existing home via the smooth coat cement plaster finish with the V-Rustic tongue and groove horizontal lap siding and the painted brick wainscot. Additionally, it will retain the same decorative front gable end vent and maintain the long linear front porch while incorporating a Dutch gable to the front façade. As designed, the project meets all applicable architectural design standards and applicable design guidelines for a single-family residence and is commensurate with the existing design aesthetic within the neighborhood.

Front Setback Deviation

The purpose of the front setback is to maintain the overall composition and contribute to established rhythms and design character of the neighborhood streetscape. The project is proposed to encroach into the front setback by 2 feet 6 inches established adjacent setbacks of 25 feet. The applicant is requesting a deviation through a public hearing to allow the residence to be built closer than the established front yard setback per SCC. Staff supports the deviation since:

- The proposed front encroachment does not significantly impact the privacy of adjacent neighbors; and
- The proposed front façade design will not be significantly altered.

Garage Forward Design Deviation

The purpose of the garage design guidelines is to minimize its visibility from the street and be compatible with the character and materials of the primary residence. In this case, the proposed design will align the garage with the front porch which will be 1 foot 6 inches in front of the main front wall of the residence. The applicant is requesting a deviation through a public hearing to allow the residence to be built with a garage forward design. Staff supports the deviation since:

- The proposed design will maintain the existing garage forward design already present on the residence; and
- The proposed garage forward design will remain consistent with the neighborhood design aesthetic.

Staff Recommendation

The planning staff supports the project and recommends approval of the single-unit dwelling addition and remodel with front setback and garage forward design deviations as the design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood. The residential addition will enhance the
general livability of the homeowners, visual quality and safety of the street by maintaining eyes on the street via larger fenestrations.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was notified to property owners, tenants, and neighborhood groups within 500 feet of the subject site and the site was posted for the hearing on Wednesday, July 31, 2024. Staff received 8 letters in support of this project from adjacent neighbors (See Exhibit C).

FLOOD HAZARD ZONE

“State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.”

DRAFT CONDITIONS OF APPROVALS

Design Review / Planning

1. The proposed construction of the single-unit dwelling addition is approved per attached plans and conditions of approval.

2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).

3. Height and setbacks requirements shall conform to approved plans unless otherwise conditioned.

4. Provide the following building materials on the residential addition as indicated per approved plans:
   a. Dimensional composition shingle roof to match existing
   b. Deck mounted skylights
   c. Smooth coat cement-plaster siding to match existing
   d. V-Rustic tongue and groove horizontal lap siding on front façade dormer gable end wrapping onto the east elevation a minimum of 4 feet
e. Brick/Masonry veneer wainscot with brick sill/cap wrapping onto the east elevation a minimum of 4 feet
f. Decorative gable end vents
g. Black vinyl windows with trim and sill painted black
h. Painted minimum 6x6 wood columns at front porch
i. Existing raised panel front door with trim painted black
j. Steel paneled painted garage door with glass insert panel
k. Contractor to recreate/reconstruct existing decorative gable end vent on front façade
l. Decorative exterior lighting fixtures

5. Any new HVAC units shall be attic or ground mounted and shall be screened from street view. No roof mounted HVAC units are allowed.

6. All fencing proposed shall conform to SCC 17.620.110(B)1, where a wall or fence not exceeding 6 feet in height may be placed along the rear or interior side property lines or within the rear or interior side yard setback area.

7. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.

8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.

9. This approval shall expire in three (3) years from the approval date.

Advisory Notes

The following advisory notes are informational in nature:

ADV.1. **Alternate Water Systems Requirement.** Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details.

Complete building permit applications (including payment of all required fees) filed with and accepted by the City’s Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City’s website: https://www.cityofsacramento.org/Community-Development/Planning/Major-
ADV.2. Standard Bin and Can Dimensions

<table>
<thead>
<tr>
<th>Size</th>
<th>Height</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>32 gal. can</td>
<td>39 in.</td>
<td>25 in.</td>
<td>1 in.</td>
</tr>
<tr>
<td>64 gal. can</td>
<td>40 in.</td>
<td>30 in.</td>
<td>28 in.</td>
</tr>
<tr>
<td>96 gal. can</td>
<td>47 in.</td>
<td>35 in.</td>
<td>29 in.</td>
</tr>
<tr>
<td>1 yd. bin</td>
<td>4 ft.</td>
<td>2 ft., 9 in.</td>
<td>6 ft., 10 in.</td>
</tr>
<tr>
<td>2 yd. bin</td>
<td>4 ft., 5 in.</td>
<td>4 ft.</td>
<td>6 ft., 10 in.</td>
</tr>
<tr>
<td>3 yd. bin</td>
<td>5 ft., 1 in.</td>
<td>3 ft., 7 in.</td>
<td>6 ft., 10 in.</td>
</tr>
<tr>
<td>4 yd. bin</td>
<td>5 ft., 9 in.</td>
<td>4 ft., 8 in.</td>
<td>6 ft., 10 in.</td>
</tr>
<tr>
<td>5 yd. bin</td>
<td>5 ft., 3 in.</td>
<td>5 ft., 9 in.</td>
<td>6 ft., 10 in.</td>
</tr>
<tr>
<td>6 yd. bin</td>
<td>6 ft.</td>
<td>5 ft., 10 in.</td>
<td>6 ft., 10 in.</td>
</tr>
</tbody>
</table>

ADV.3. Trees on Adjacent Parcels - While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Case law in California requires that reasonable care be taken to protect trees owned by others.

DRAFT FINDINGS OF FACT

Environmental Determination

The project is also determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301, Existing Facilities, and Class 32, Section Number 15332, In-Fill Development.

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Neighborhood as a single-unit dwelling addition is being proposed on the site.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards for the R-1 zone and the design standards for single-unit dwellings. Furthermore, the project meets the citywide design principles in relation to scale and massing for single-family residences.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential dwellings.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.

200-Year Flood Protection

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Respectfully Submitted:

Armando Lopez Jr
Design Review Staff, Assoc. AIA

Recommendation Approved:

Matthew Sites
Senior Architect, AIA

The decision of the Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Design Director’s hearing. If an appeal is not filed, the action of the Design Director is final.
DEMOLITION REQUEST PRESERVATION REVIEW (DRPR)

SECTION 1: To be completed by Planning Staff.

☐ Yes ☐ No  The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?
If checked NO, No DRPR or Demolition I&R form is required.
If checked YES, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

☐ Yes ☐ No  The project proposes only demolition and is not part of a development proposal.
If checked NO, proceed to Section 3 below.
If checked YES, No DRPR required. Complete Demolition I&R (Form CDD-0113).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information
Date of Pre-Application Meeting: _____________________________
Date Application Submitted: ________________________________
Date Application Deemed Complete: __________________________
Application Number: DR24-149
Address: 5015 Teichert Avenue, Sacramento, CA 95819
Assigned Planner: Armando Lopez Jr.
Planner Phone Extension: 8239

Type of Structure:
☐ Accessory
☐ Residential (1 or 2 units)
☐ Commercial (3+ units, or other commercial/industrial)
☐ Other (bridge, water tower, etc.)  Description: _____________________________

Scope of Work
☐ Demolition and New Construction
☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☐ Residential Addition
☐ Commercial Addition (3+ units, or other commercial/industrial)
☐ Other  Description: _____________________________
HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

☐ Project is part of a discretionary development proposal such as a SPDR Entitlement: Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ Project is part of a ministerial review, such as an ADU I&R: Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register: Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

☐ PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS: Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.

☐ NOT ELIGIBLE: The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)

☐ ELIGIBLE: The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.

☐ ADDITIONAL RESEARCH NEEDED: The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination, and:
  ☐ $500 research fee required (may be a deposit); or
  ☐ Applicant will hire qualified historical consultant to research and evaluate the property.

☐ REQUEST MEETING WITH APPLICANT: The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes:

Preservation Director’s Signature: __________________________ Date: 7/3/2024

CDD-0424 Revised 7-19-2024
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

Glenn Dean
Lauren Kitchen Dean  5013 Teichert Ave  06/14/2024
print name, address & date
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

Judith Mani Kimondom 5015 Teichert Ave, print name, address & date 8ae, CA 95829 6/17/84
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

[Signature]

print name, address & date

Merrill Domondon

6/17/24
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

Aaron Peery 5020 Teichert Ave 6.17.2024

print name, address & date
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

Alex P. Zach Melchion 5005 Teichert Ave
print name, address & date 6/17/24
Sacramento, CA 95819
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

Anna Jenco  5009 Teichert Ave  June 17, 2024
print name, address & date

[Signature]

Note: For legal purposes, the signature should ideally be scanned or photographed for record-keeping.
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

MOLLY EMSLIE 5040 TEICHERT AVE 6/17/24

JEFFREY A. EMSLIE 5040 TEICHERT AVE. 6/17/2024

Print name, address & date
I have reviewed the proposed plans at 5015 Teichert Avenue and I support my neighbor in doing this work.

Aaron Feedy 5041 Teichert Ave 6.17.2024
print name, address & date