



Development Services Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 264-5011

www.cityofsacramento.org/dsd



STAFF REVIEW APPLICATION PACKET

ADDITIONS/EXTERIOR MODIFICATIONS

Visible From Street Views

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT DESIGN REVIEW/PRESERVATION STANDARDS

1 and 2 Family Residential Construction

DESIGN REVIEW AUTHORITY AND CRITERIA

On July 30, 1996, the City Council established the Expanded North Area Design Review District, consisting of Council District 2 in its entirety and the portion of Council District 1 north of the American River.

New 1 and 2 family infill dwellings will be reviewed with an expedited review process utilizing the Minimum Standards for New Construction. Additions/modifications visible from street view of 1 and 2 family dwellings will be reviewed with the Minimum Standards for Additions/Exterior Modifications (Form B attached).

New multifamily housing and additions/modifications to existing multifamily housing and non-residential projects in the Northgate SPD will also be reviewed in the Expanded North Area Design Review District utilizing the North Sacramento Redevelopment Area Design Guidelines and reviewed under the standard design review process and standard application.

DESIGN REVIEW APPLICATION PROCESS

The following shall be provided for staff review of 1 and 2 family projects:

Additions/Modifications of existing 1 and 2 family dwellings

1. Provide three (3) sets of plans to scale which include: site/landscaping plan, floor plan, roof plan, and exterior elevations of all building sides
2. Provide photographs of subject site and surrounding properties (labeled)
3. Complete application (FORM A)
4. Complete Checklist (FORM B)
5. Provide appropriate application fee (fee schedule attached)

02/13/2009

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT
DESIGN REVIEW / PRESERVATION
1 and 2 Family Residential Construction

Form A

Please complete the following application for staff level review of one and two family projects in the Expanded North Areas subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: _____

Assessor's Parcel Number: _____

Applicant Name: _____

Mailing Address: _____

Owners Name: _____ Phone: () _____

Mailing Address: _____

Phone Number: _____

Parcel Dimensions: _____

Parcel Zoning: _____ Existing Use: _____

No. of units: _____ No. of stories: _____ Sq. ft. of unit(s): _____

Statement of Work Proposed: _____

Design Review Number: _____ Date Received Stamp: _____

Form B

Site Design Standards

A. Setbacks: Additions shall be placed on the site to generally align with adjacent (next door neighbors) and surrounding structures. **Provide photos and drawings to indicate compliance**

Check one:

- 1. Front yard setback is the average or equal of the two adjacent structures. Front yard setback does not vary any more than 5'-0" from adjacent and surrounding structures.
- 2. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.
- 3. Front yard setback not impacted by proposed addition or remodel.

B. Landscaping (Required): Front yard and street side yard landscaping shall be provided.

Check one:

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.
- 2. Existing landscaping consists of lawn and tree(s) to remain.

C. Fencing: New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

Interior side yard/rear yard fencing (no setback required).

Check one:

- 1. Wood fencing provided.
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted concrete block, brick, or plaster finished wall provided.

Street side yard fencing (minimum 5'-0" setback required; less than 3 ft. height, no setback required).

Check one:

- 1. Not a corner lot or no street side yard fencing proposed.
- 2. Wood fencing provided.
- 3. Chain link with vinyl coating (green color recommended) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence provided.
- 5. Painted concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

- 1. No front yard fencing proposed.
- 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.

- 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
- 5. Painted concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

Existing fencing

- 1. Existing fence to remain and shall be repaired as needed.

Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. **Provide photos and drawings to indicate compliance.**

Check one:

- 1. Height of addition compliments existing structure and is similar to surrounding structures.
Roof forms and pitches of the proposed addition match the existing structure and are
- 2. similar to adjacent and surrounding structures

B. Street Façade: Existing porches and entries facing the street shall not be removed with an addition or remodel. Any addition shall allow for the "front" of the structure and the entry to face the street. Proposed addition shall allow for any existing windows and front door to remain facing the street.

Check one:

- 1. Entry area and "front" of structure faces the street.
- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.
- 4. Proposed addition/remodel will not impact the street façade.

C. Front Porch/Decorative Entry Element: Any existing front porch shall not be removed with proposed addition or remodel. New porches shall be a minimum depth of 5'-0" where existing setbacks allow. Decorative posts and railings shall be provided or a decorative entry element consisting of a "concrete stoop" (min. 4'-0" square where existing setbacks allow) with decorative columns and a decorative roof cover that matches the existing building.

Check one:

- 1. Front porch with decorative posts and railing provided (5'-0" square min. where setback allows).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square where setback allows), decorative columns and decorative roof cover provided.
- 3. New front porch provided, sized as allowed by existing setbacks.
- 4. New decorative entry element provided, sized as allowed by existing setbacks.
- 5. Front porch/entry not impacted by proposed addition/remodel.

D. Garages: Proposed garages shall be recessed back a minimum of 3'-0" from the primary face of the structure, and shall be designed of the primary structure.

Check one:

- 1. Garage recessed a minimum of 3'-0" from primary structure.
- 2. Side entry garage with decorative window(s) in side façade provided.
- 3. Detached garage matching the primary structure provided.
- 4. Existing garage not impacted by proposal/no garage proposal.

E. Accessory Structures: All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

Check one:

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.
- 2. No accessory structures proposed.

F. Exterior Materials: Exterior materials shall be of highest quality found on adjacent and surrounding structures and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'-0" around facades not facing the street. Exterior materials on proposed additions shall match the existing structure.

Siding

Check one:

- 1. Horizontal siding provided.
- 2. Wood shingle or shake siding provided.
- 3. Plaster (stucco) siding and door/window trim provided.
- 4. Brick as main facade material provided.
Grooved, textured plywood siding with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
- 5. Additions/remodels proposed with plywood siding to match existing shall also add the following to street facing elevations: 2" X 6" (min.) trim at doors, windows, building corners and base, and planter shelves or shutters shall be added to windows.
- 6. Vinyl siding with dimensional trim at doors and windows provided.

Roofing

Check one:

- 1. Laminated dimensional composition shingles (30 year min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Addition proposed with roofing to match existing

Gutters/Downspouts**Check one:**

1. Painted or prefinished gutters/downspouts shall be provided to match existing.
2. No gutters or downspouts proposed (none on existing structure).

G. Doors/Windows: New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

Entry doors**Check one:**

1. Exterior doors with raised panel or other decorative design and decorative trim are provided.
2. Existing exterior doors to remain/no new doors proposed.

Garage doors**Check one:**

1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
2. Alternative garage door that provides raised panel design provided.
3. Existing doors to remain and repair as needed.

Windows**Check one:**

1. Double or single hung windows with decorative trim/sill provided.
2. Horizontal sliding windows with grids and decorative trim/sill provided.
3. Horizontal sliding windows and with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.
4. Existing windows to remain/no new windows proposed.

H. Mechanical Equipment: New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in same location.

Check one:

1. Mechanical equipment shall be attic and/or ground mounted with screening.
Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.
2. Replacement of existing equipment in same location proposed.
3. Existing equipment to remain/no change proposed.

City of Sacramento

Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

To: City of Sacramento
 Development Services Department
 300 Richards Boulevard
 Third Floor
 Sacramento, CA 95811

Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:		Phone:	
Applicant's Address:			

to apply for Design Review of new construction of single and two family dwellings in the Expanded North Area and South Area Design Review Districts.

The subject property located at:			
Assessor's Parcel Number:			
Printed Name of Owner of Record:			
Address of Owner of Record:		Phone: ()	
Signature of Owner of Record:			
(must be original signature)			

