

ARCHITECTURAL REVIEW BOARD

APPLICANT James C. Dodd, 2710 X Street, Sacramento, Ca 95818
OWNER Nancy B. Reardan, 901 "F" Street, Sacramento, CA 95814
PLANS BY Dodd, & Associates, Architects & Planners
FILING DATE _____ 50 DAY ARB ACTION DATE ----- REPORT BY: VT:dd
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. 010-091-10

PROPOSAL: To construct a new office building

LOCATION: Southwest corner of 19th Street and the alley between T and U Streets.

PROJECT INFORMATION:

Existing zoning: C-2
Existing land use: Vacant
Surrounding land uses:

North: Retail Bakery and Residential across alley
South: Single-family residential
East: Office-state General Services across 19th Street
West: Single-family residential

Property dimensions: 80' X 120' (9,600 square feet)
Area of proposed building: 2,650 square feet
Height of proposed building: one-story
Parking Proposed: 8 spaces Parking Required: 7 spaces
Materials: Split faced concrete block, metal
Colors: Brown and tan earthtones

Applicant proposes to construct a one-story office building with "shadow corner" concrete block painted brown. The office is proposed to be built with a fire wall $1\frac{1}{2}'$ from the southern property line. The ingress to the parking lot is from 19th Street and wraps around the building on the north and the west to the rear of the structure. Parking egress is to the unimproved public alley which runs along the north property line.

STAFF EVALUATION

The Staff has reviewed the proposed project and has the following comments:

- 1) Exit from the parking lot is onto an unimproved alley. The daily generation of traffic by the office building warrants surface improvement of the alley to be installed by the developer adjacent to the subject property.
2. Ten parking spaces are provided although only 7 are required. The two spaces (9 & 10) at the west property line do not have sufficient back out maneuvering room 23'6" is provided where 26 feet is required.

APPLC. NO. 79-83 MEETING DATE August 15, 1979 CPC ITEM NO. 5

- 3) The one foot-six inch water and sewer basement along the south property line also caused some concern since this area may be a recepticle for trash. The applicant indicates the easement is required by the title restrictions and therefore cannot be eliminated.

STAFF RECOMMENDATION

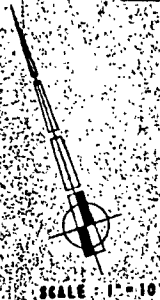
The staff recommends approval of the design of the proposed office guidelines with conditions and based on findings of fact.

Conditions

1. The alley used asdegress from the parking shall be paved from the rear of the property to 19th Street.
2. Planter areas shall be landscaped, irrigated, and maintained.
3. Any signs shall compliment the building design and shall be reviewed and approved by staff and by the ARB if necessary.
4. The exterior of the fire wall along the south property line shall be given additional relief with varied texturing.
5. The two parking stalls of the north west corner by eliminated.

Findings of Fact

1. The design treatment of the building and parking area complies with the Design Standards and Criteria of the Old City Design Guidelines in that:
 - a. The design of the structure would be compatible in color and material with surrounding properties.
 - b. The design of the parking spaces and maneuvering area conforms with the City Parking Regulations.
 - c. Adequate landscaping would be provided between the sidewalk and structure.
2. The subject project conforms to the Old City Design Review District Goal: "To encourage architecture which is integrated and compatible with the existing devèlopmnt in the neighborhood."



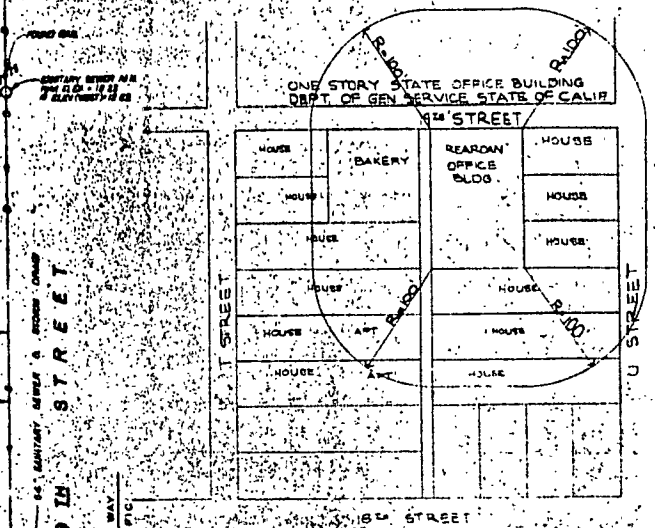
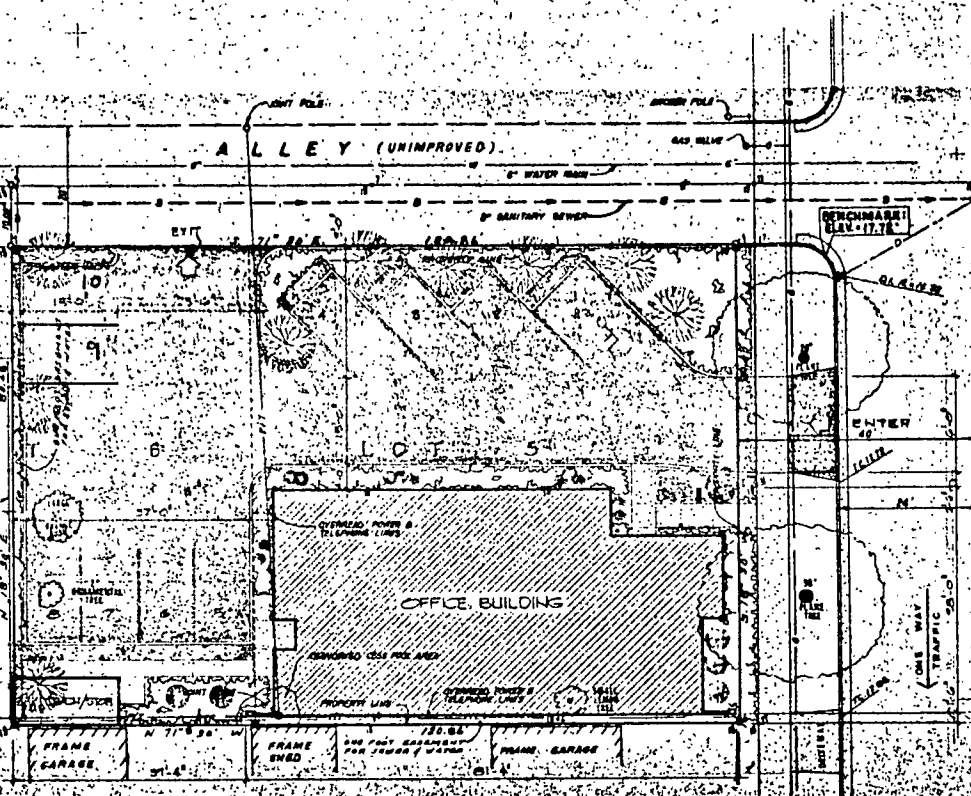
BENCHMARK: ELEVATION 17.75 FEET
CITY OF SACRAMENTO DATUM
SQUARE CUT IN TOP OF CURB
@ N.E. COR. PROPERTY

- LEGEND:**
- ✕ FOUND 1" IRON PIPE, TAGGED L.S. 2437
 - FOUND 1/2" IRON BAR
 - SET 1/2" IRON BAR, TAGGED L.S. 3275
 - NEW TREE
 - EXIST. TREE

I HEREBY CERTIFY THAT THIS IS A
CORRECT REPRESENTATION OF A
SURVEY MADE BY ME IN FEBRUARY,
1973

FRANK A. SHERMAN
LICENSED SURVEYOR NO. 3275

Stan S

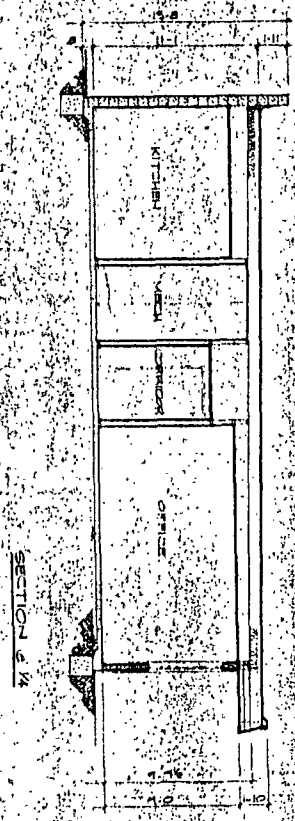


VICINITY
MAP

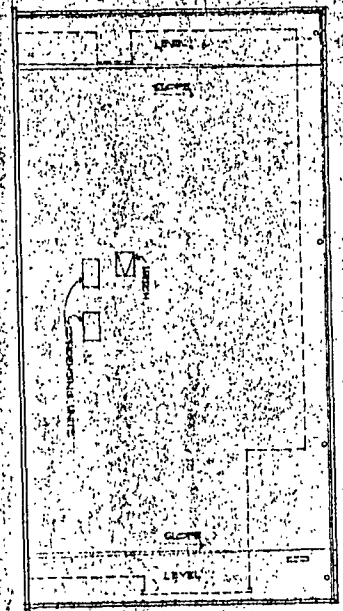
PORTION OF LOTS 5 & 6
BLOCK BOUNDED BY 18TH, 19TH, T & U STREETS
CITY OF SACRAMENTO, CALIFORNIA
PREPARED FOR: NANCY B. REARDAN
FEBRUARY, 1973

DRAWN BY		DATE		REVISIONS		CHECKED BY	
JAMES CHARLES DODD & ASSOCIATES		ARCHITECTS & PLANNERS		SACRAMENTO, CALIF.		(1974, 1974-1975)	
CONTRACTOR		SHEET NO.		OF SHEETS			

Sheet 5

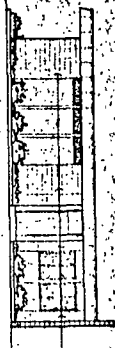


SECTION A-A



ROOF PLAN A-A

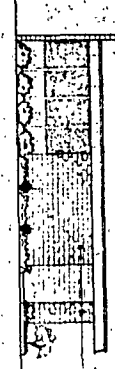
WEST ELEVATION A-A



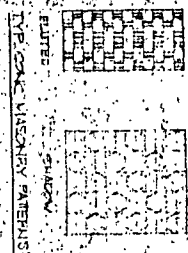
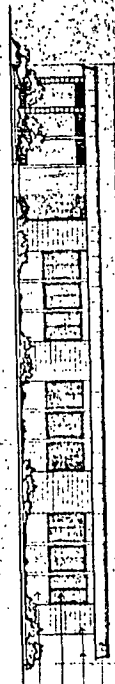
SOUTH ELEVATION A-A



EAST ELEVATION A-A



NORTH ELEVATION A-A



ALUM. SHED W/ING. PANEL - DARK BRONZE
 CONC. MASONRY - STAINLESS STEEL - MED. BRONZE
 BRASS - BRASS / BRASS ALUM. FRAMES
 STUCCO - LIGHT TAN

REARDAN LAW OFFICE BUILDING

SHEET TITLE
 ELEVATIONS
 15. 20 PLAN

OWNER
 CONTRACTOR



JAMES CHARLES
DODD
 & ASSOCIATES
 ARCHITECTS & PLANNERS
 2710 K STREET
 SACRAMENTO, CALIF. 95818
 (916) 482-0444

JOB NO.
 78-12
 DATE
 25 JUL 71
 REVISIONS
 1. DALL 71
 ARCHITECT
 C-1250

DRAWN BY
 CHECKED BY