

ARCHITECTURAL REVIEW BOARD

AMENDED STAFF REPORT

APPLICANT Donald West, 4755 Auburn Blvd, Sacramento, CA 95841
OWNER D.W.B. Properties, 4755 Auburn Blvd, Sacramento, CA 95841
PLANS BY Neal Frandsen & Assoc.
FILING DATE 4-26-79 50 DAY ARB ACTION DATE --- REPORT BY: WW:dd
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. ---

PROPOSAL: To construct a 2-story Office Building

LOCATION: 1801 "K" Street (NE corner of 18th and "K" Street)

PROJECT INFORMATION:

Existing zoning of site: C-3
Existing land use of site: Vacant
Surrounding land use:

North: Vacant
South: Vacant
East: Parking lot
West: Apartments

Parking Required:	0	Parking Provided:	0
Square footage of Bldg.:		22,591	
Height of Building:		2 stories	
Materials:		Concrete block, stucco and glass	
Colors:		Bronze window frames, sand color, off-white and brown.	

The applicant proposes to construct a 2-story office building without off-street parking. The C-3 zone does not require parking for office uses. A five (5) ft. planter would be provided on the "K" Street and 18th Street frontage. The entrances to the office would contain a cantilevered window element on the second floor.

STAFF EVALUATION:

The staff has reviewed the project and has the following concerns:

1. The west elevation (18th Street) should contain an additional cantilevered window element on the second floor. This would provide continuity and additional exterior wall relief.
2. The North elevation (alley) should be redesigned to contain windows on the second floor. This would provide continuity and relief and additional window area for light. The top band should be painted a toffee color.
3. The east elevation should be redesigned to provide some relief for the long flat block wall. One solution would be to project the top band (blocks 5 feet in width) approximately six inches and paint this band projection the toffee color (sand color) to

APPLC. NO. 79-55 MEETING DATE May 16, 1979 CPC ITEM NO. 10

match the colored band on the south and west elevation.

The staff notes that a similar designed 2-story office complex has been approved and will be located on the same block, four (4) lots to the east (19th & K Street). If the Board determines a policy that identical design projects (residential or non-residential) shall not be located on the same block or in close proximity, the staff then would suggest the subject project be redesigned and resubmitted to the ARB for review.

STAFF RECOMMENDATION:

If the Board determines the project is compatible with surrounding structures the staff recommends approval of the project subject to conditions and based on findings of fact:

Conditions:

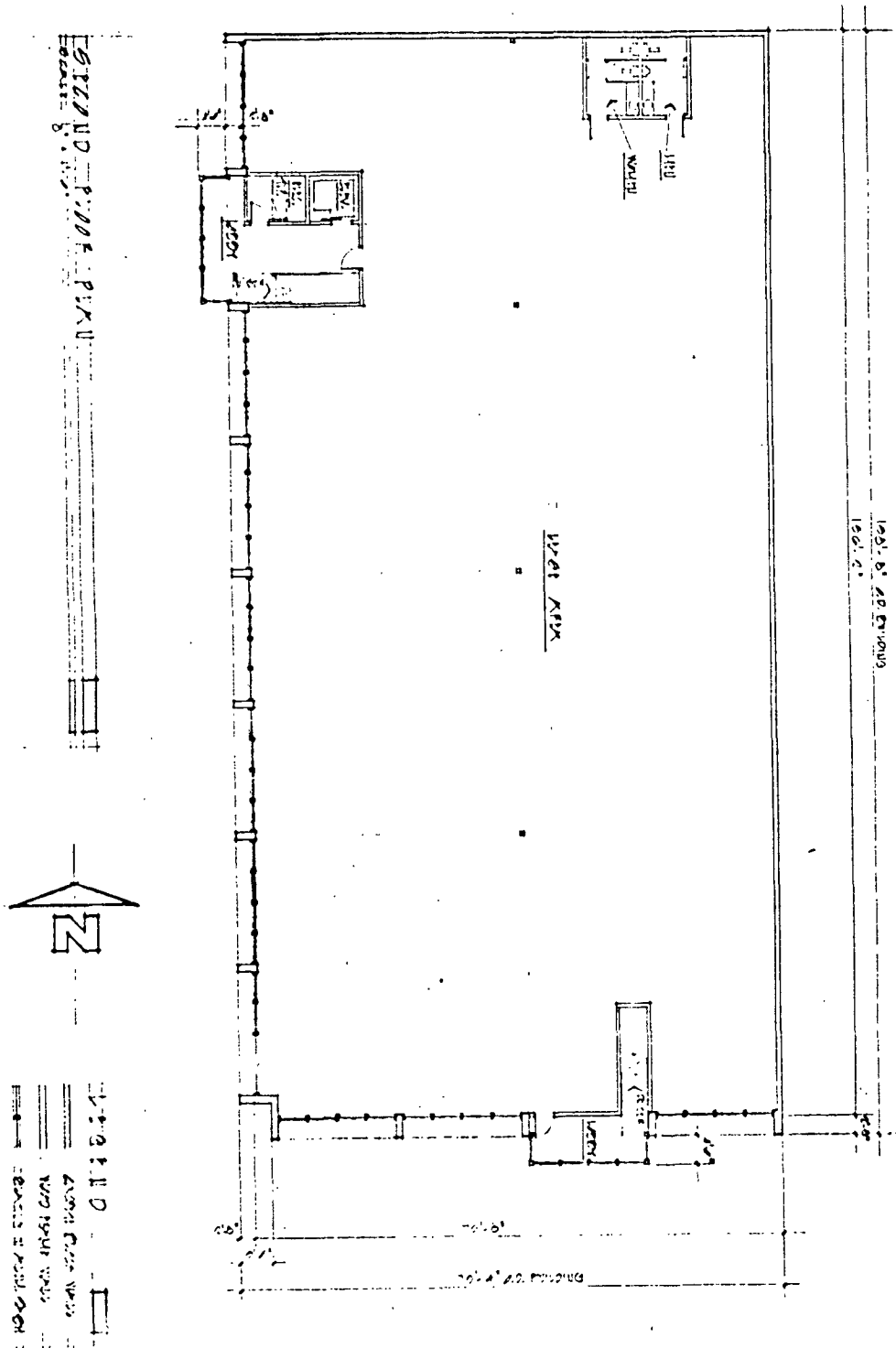
1. A second cantilevered window element shall be designed on the second floor of the west elevation. (See exhibit A)
2. The windows on the second floor shall be lengthened in size (See exhibit A.)
3. The north elevation (alley) shall be redesigned with windows on the second floor. The top band shall be painted a toffee color to match the west elevation.
- * 4. The top band on the east elevation shall be painted a toffee color.
5. A detailed landscape-irrigation plan shall be reviewed and approved by the staff.

* DELETE

Findings of Fact:

1. The design treatment of the building complies with the design standards and criteria of the Old City Design Guidelines in that:
 - a. The design of the structure is compatible in color and material with surrounding properties.
 - b. Adequate landscaping is located between the structure and paved areas.
2. The subject project conforms to the Old City Design Review District Goal: "To insure that non-residential developments are designed and landscaped so as to be compatible with surrounding neighborhoods".

Item # 10



A2
Sheet No.

W-441
Date

Westco office building
EIGHTEENTH & 'K' STREET
SACRAMENTO, CA.

Real Frandsen & assoc.
1420 FULTON AVE. SUITE FOUR
SACRAMENTO, CA. 95828
438-0177

**ENVIRONMENTAL
PLANNING
ENGINEERING
BUILDING
DESIGN**

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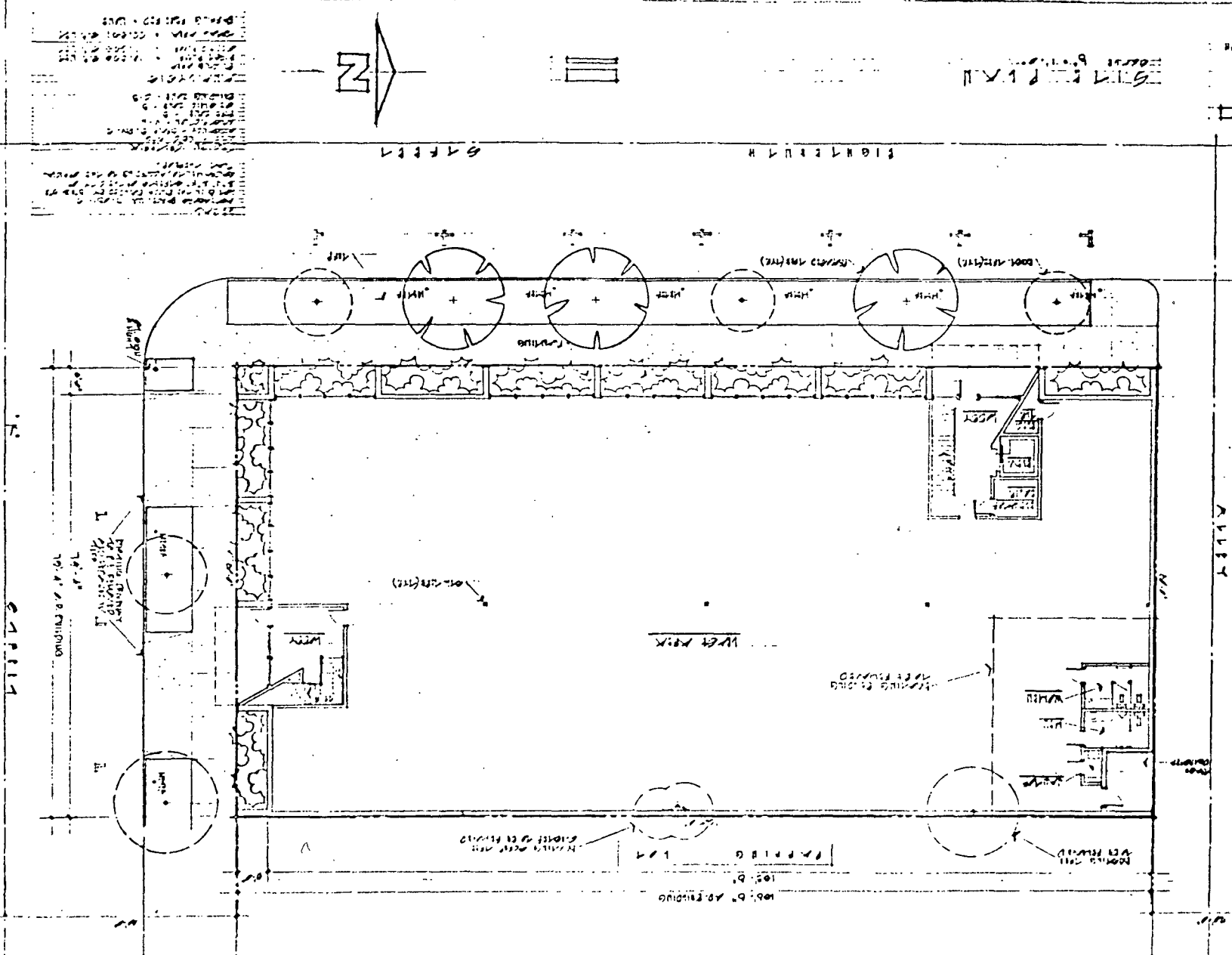
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Vestco office building
EIGHTEENTH & 'K' STREET
SACRAMENTO, CA.

Real Frandsen & Assoc.
1420 FULTON AVE. SUITE FOUR
SACRAMENTO, CA. 95825
488-0177

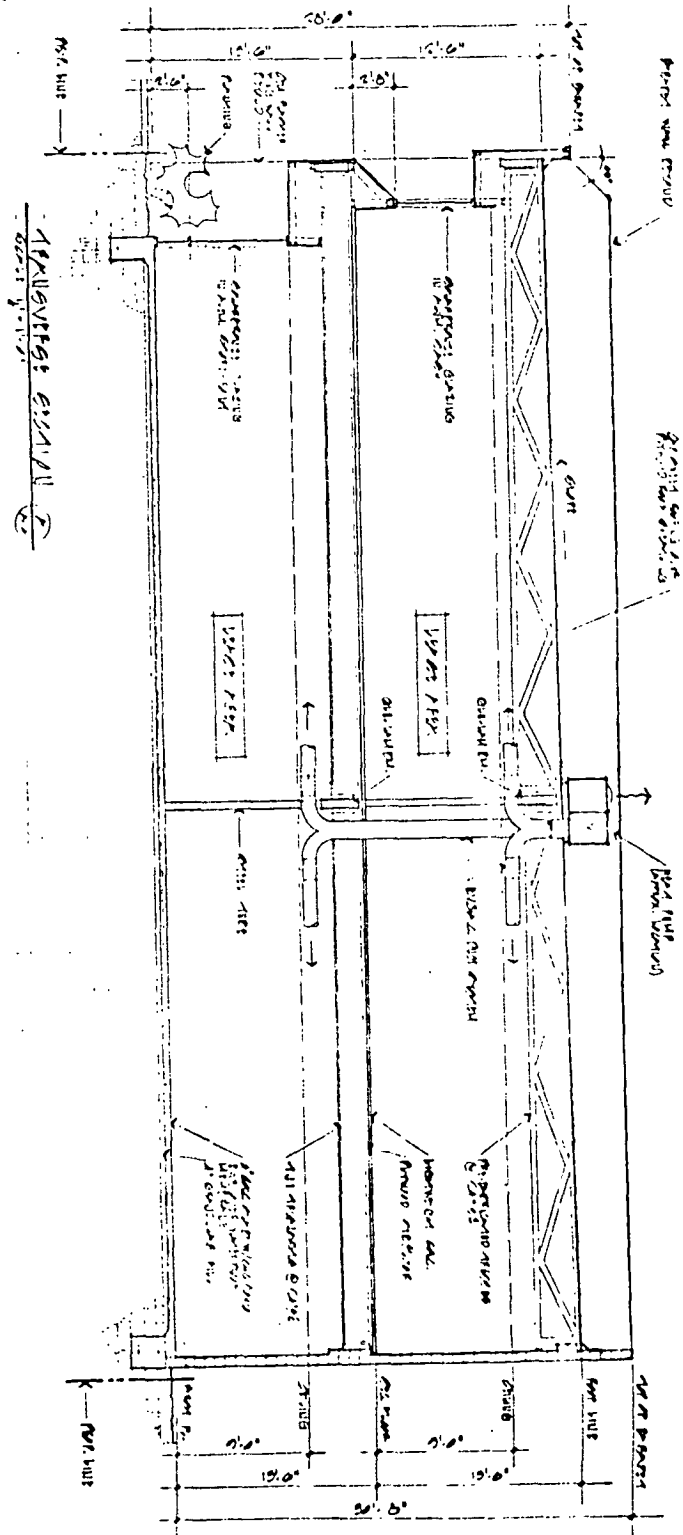
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Item #10



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W-401
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Westco office building
EIGHTEENTH & 'K' STREET
SACRAMENTO, CA.

Real Frandsen & assoc.
1420 FULTON AVE. SUITE FOUR
SACRAMENTO, CA. 95825
488-0177

INDUSTRIAL
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