

ARCHITECTURAL REVIEW BOARD

****AMENDED REPORT**

APPLICANT	Donald J. Eugina Jr., 2649 Harkness Street, Sacramento, CA 95181				
OWNER	Governor's Court, A General Partnership, 1491 River Park Drive, Sacto., 95815				
PLANS BY	Donald Joseph & Co., 2649 Harkness Street, Sacramento, CA 95181				
FILING DATE	50 DAY ARB ACTION DATE	REPORT BY: RBH:dgh			
NEGATIVE DEC.	N/A	EIR	N/A	ASSESSOR'S PCL. NO.	006-121-20

LOCATION: 1510 "J" Street

PROPOSAL: Renovate Existing Office/Warehouse into Office Space

PROJECT INFORMATION:

1974 General Plan Designation: Central Business Designation
1980 Central City Plan
Designation: Multi-Use
Existing Zoning of Site: C-3
Existing Land Use of Site: Commercial Restaurant Supply

Surrounding Land Use and Zoning:
North: C-3 Memorial Auditorium
South: C-3 Auto Shop
East: C-3 Parking and Bar
West: C-3 Multiple Family

Parking Required: 6
Parking Provided: 8
Property Dimensions: 130' x 160'
Property Area: 20,800 square feet
Square Footage of Building: 24,700 +
Significant feature of Site: Existing Structure on site project south of the Memorial Auditorium
Exterior Building Color: Mauve stucco with white painted aluminum windows
Exterior Building Materials: Stucco, and painted aluminum windows

BACKGROUND INFORMATION: The applicant proposes to rehabilitate an existing commercial building into office space. In the process of the project, the applicant will provide eight (8) parking spaces. The project lies within the boundaries of a proposed preservation area of non-residential buildings. Although the preservation area has not yet been brought to public hearing, it has been recommended by the consultant to the Preservation Board.

STAFF EVALUATION: Staff feels that the project as proposed will upgrade the streetscape, and will provide a handsome structure directly across the street to the south from the Memorial Auditorium. This project will meet the guidelines of the Preservation Board in the non-residential building preservation area plan. The project would be supportive to the other historic buildings in the neighborhood.

Staff recommends approval of the project. Staff has concerns with the following:

1. Aluminum windows and store front system need to be of color to match finish color of building.
2. No roof plan has been provided showing locations of mechanical equipment and if any ducting is exposed. This is an important feature of the project, particularly as the roof will be viewed by those using the upper stories of the new office space to be constructed south of the alley.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. Shading Ordinance requirements, landscape and irrigation plans will be returned to staff for review and approval.
2. A roof plan will be provided for staff to review and approve.
3. Aluminum windows and store front system to be of anodized color to match finish color of building.

Approval of the project is based on the following Findings of Fact:

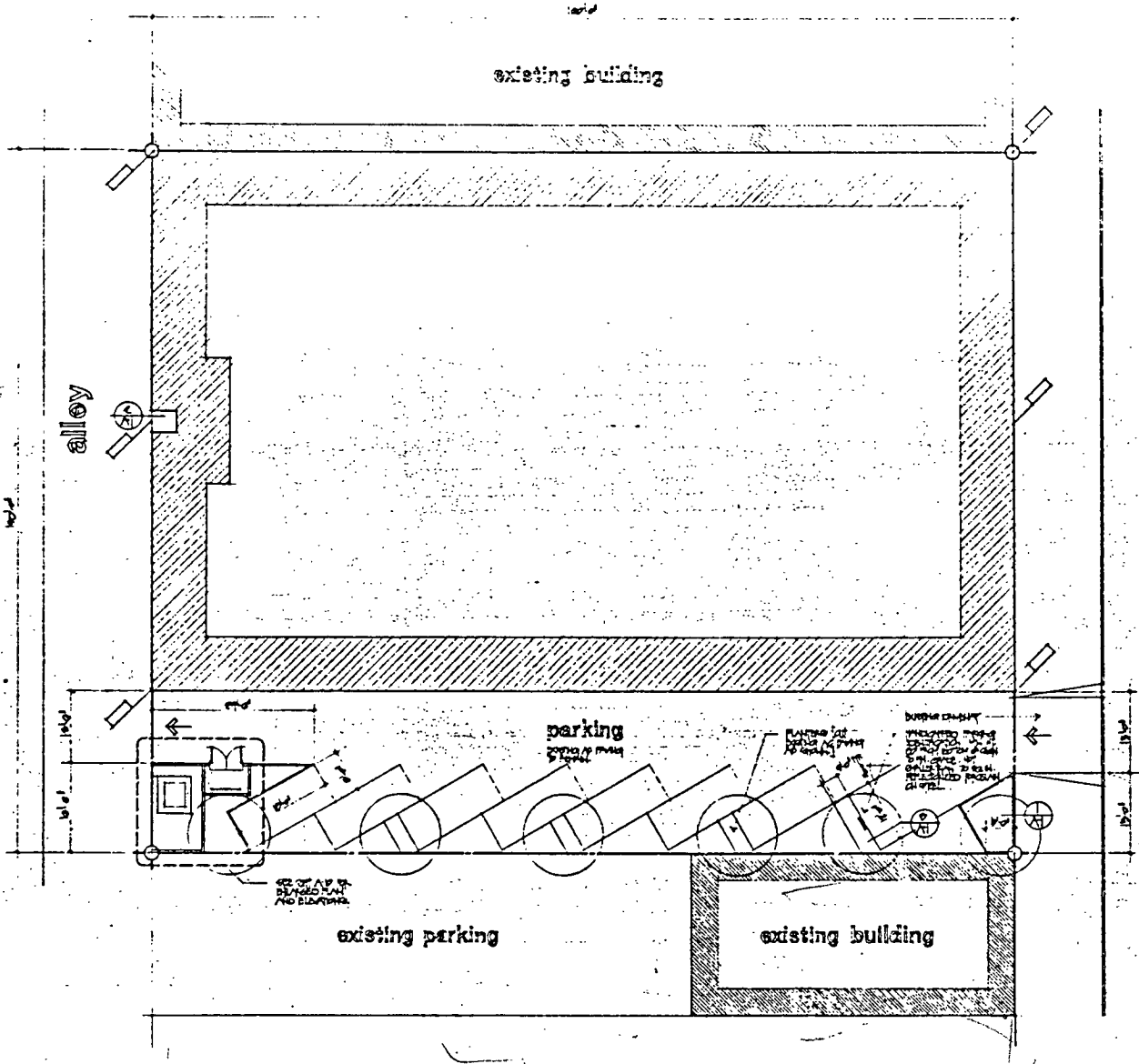
1. The project will enhance the southside of J Street along this block face.
2. The project will be beneficial to the environment of the area which includes the Memorial Auditorium.
3. Shading Ordinance requirements, landscape and irrigation plans will be returned to staff for review and approval.

***NOTE: The Board continued this project to the July 21, 1982 meeting so that the applicant could provide a licensed architect to sign the plans and to answer any questions the Board may have regarding this project.*

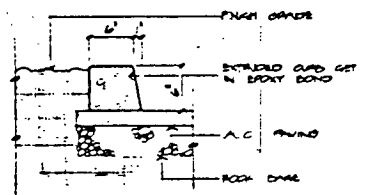
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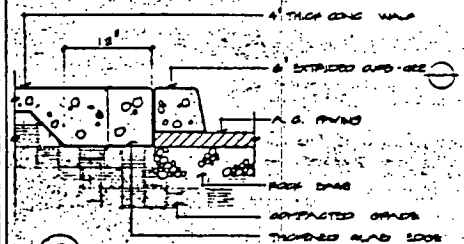
#4



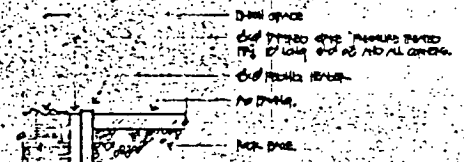
J street



① extruded curb



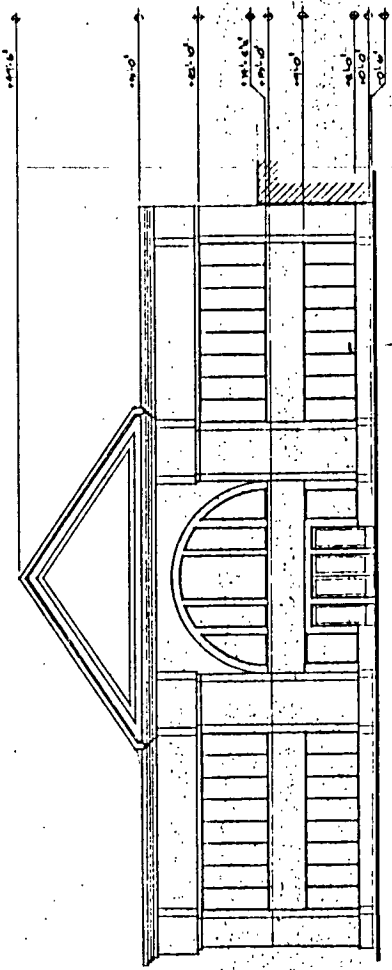
② curb at walk



③ paving header

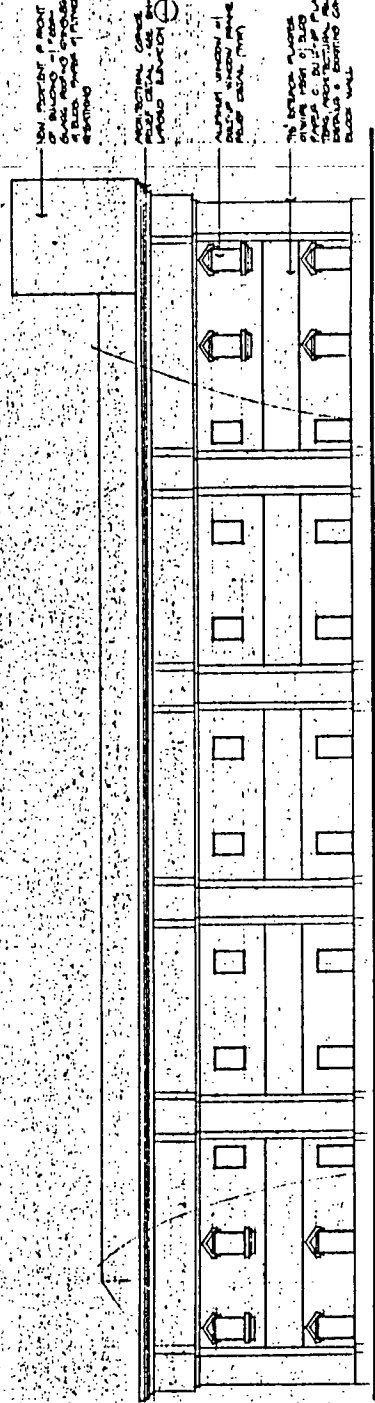
GOVERNORS COURT

A-1



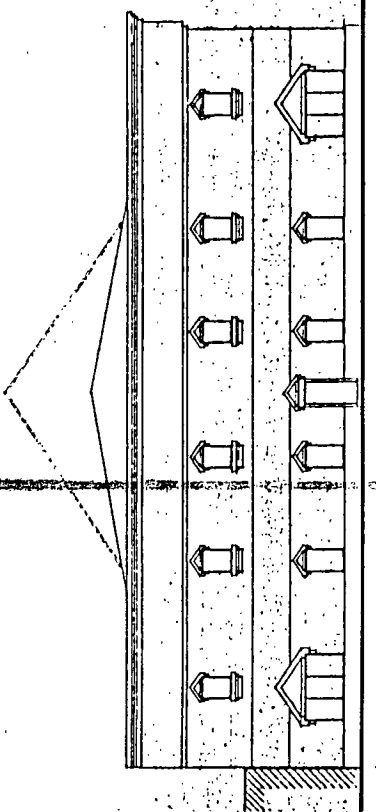
north elevation
SCALE: 3/8" = 1'-0"

NOTE: ALL WINDOWS TO BE 6' HIGH BY 4' WIDE
 ALL DOORS TO BE 6' HIGH BY 4' WIDE
 ALL WALLS TO BE 8" THICK
 ALL ROOFING TO BE AS SHOWN
 ALL FINISHES TO BE AS SHOWN



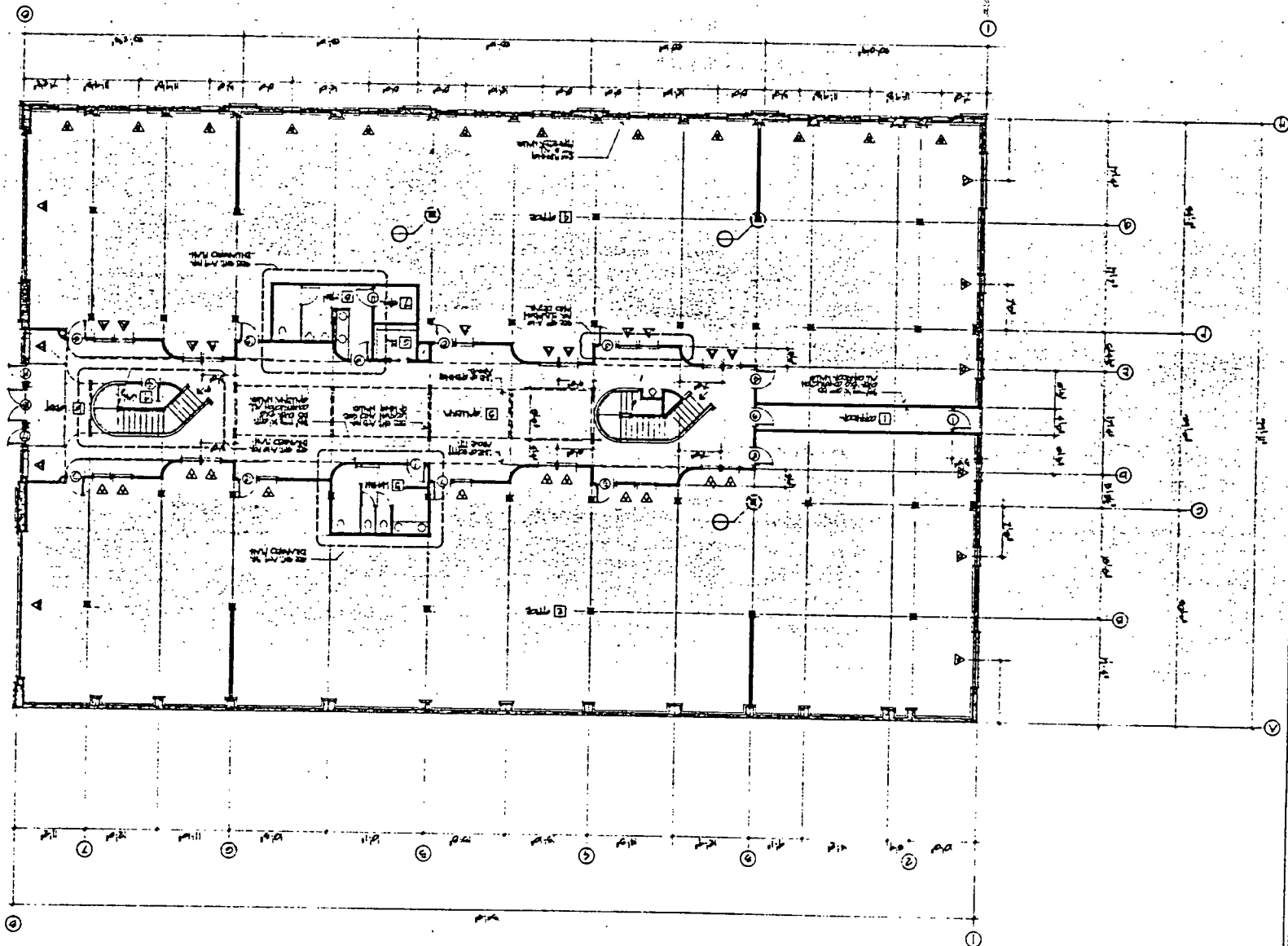
east elevation
SCALE: 3/8" = 1'-0"

NOTE: ALL WINDOWS TO BE 6' HIGH BY 4' WIDE
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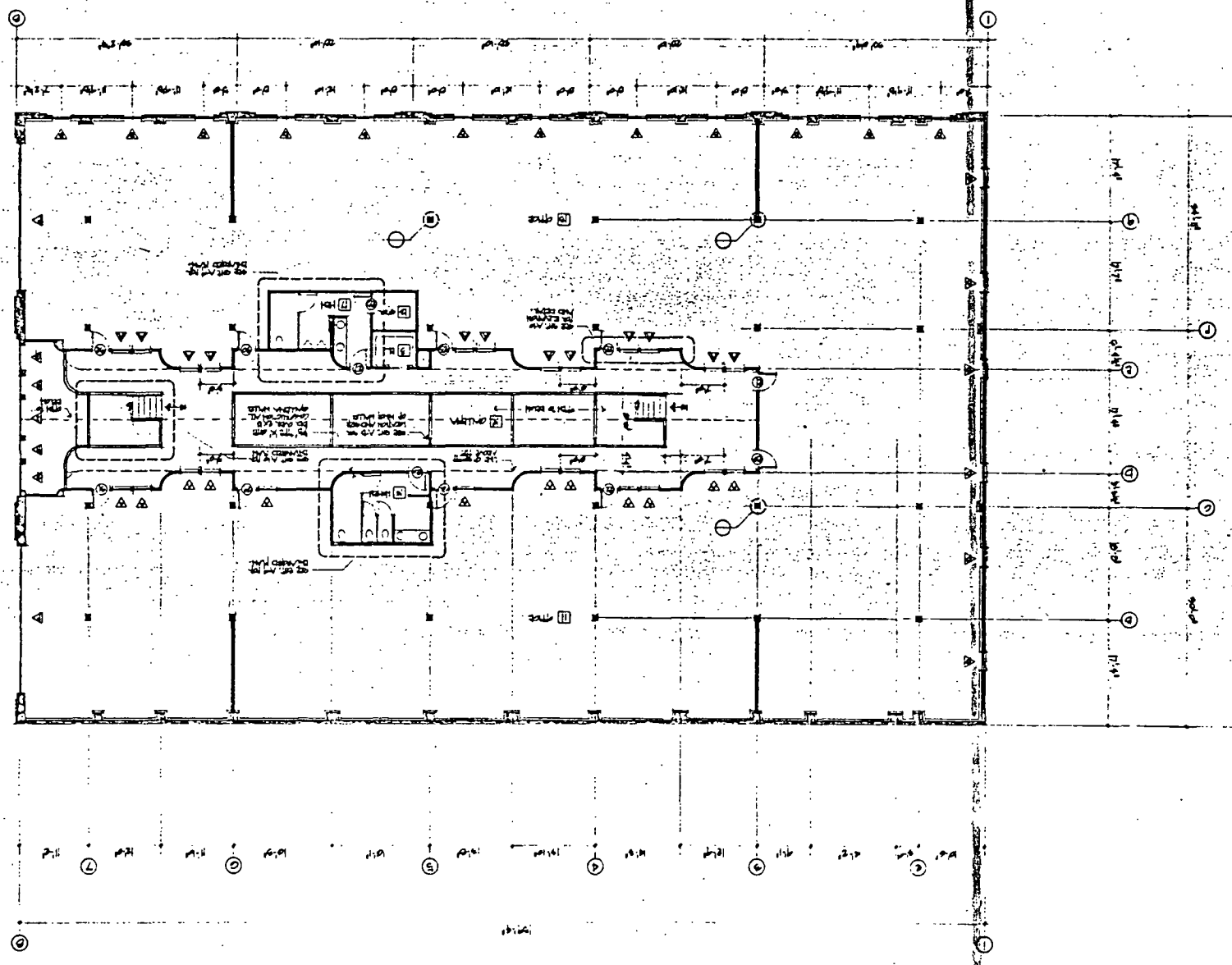


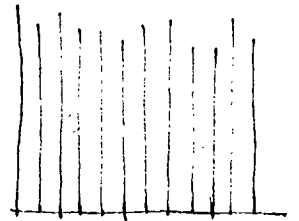
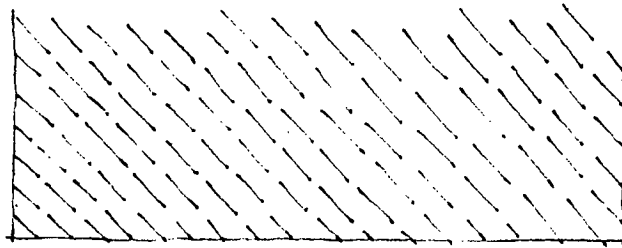
south elevation
SCALE: 3/8" = 1'-0"

ground floor plan

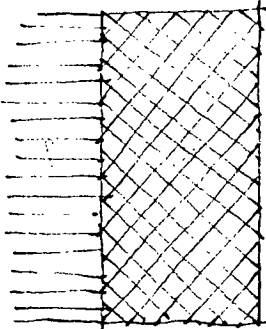


second floor plan

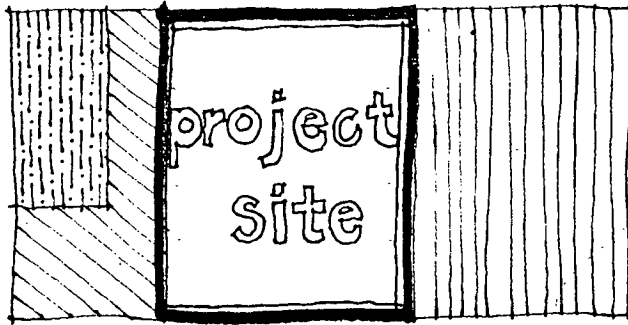




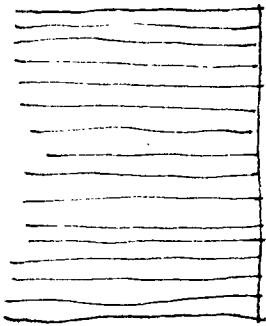
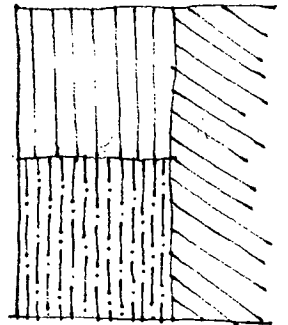
j street



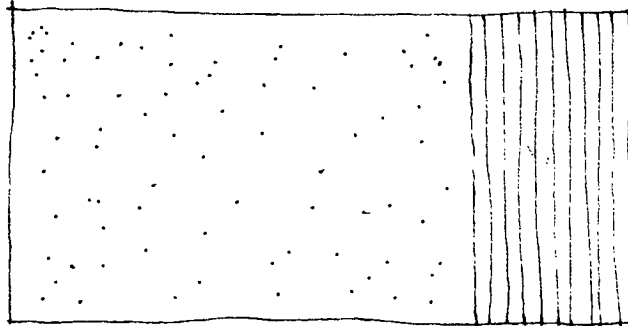
street



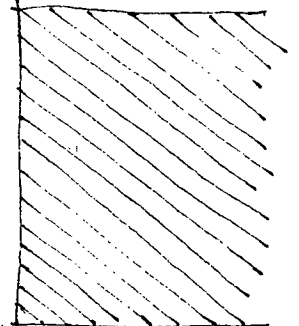
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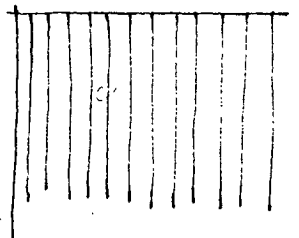
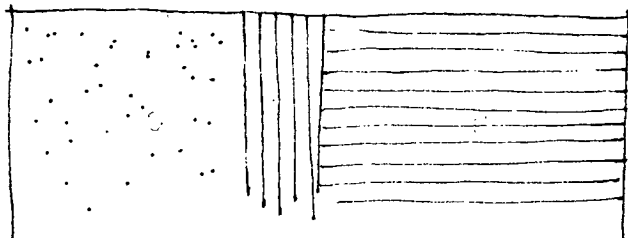
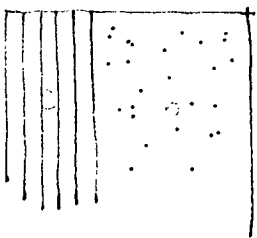
15th



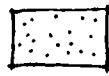
16th



k street



office



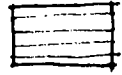
ecclesiastical



commercial



parking



residential



vacant



civic



land use map

1" = 100'