

ARCHITECTURAL REVIEW BOARD

APPLICANT Ron Matsuoka 6180 Riverton Way, Sacto, CA
OWNER Kanji Hitomi 1216 56th Ave.
PLANS BY Ron Matsuoka, Architect
FILING DATE 1-17-79 50 DAY ARB ACTION DATE _____ REPORT BY: WW:dd
NEGATIVE DEC _____ EIR _____ ASSESSOR'S PCL. NO. 06-283-06

PROPOSAL: To expand an existing restaurant in the M-1 zone.

LOCATION: Northeast corner of 12th and "R" Streets

BACKGROUND INFORMATION:

On October 6, 1979 the Architectural Review Board approved a restaurant project with 6 off-street parking spaces. The owner purchased the adjacent lot and has expanded the parking area with nine additional spaces.

PROJECT INFORMATION:

Existing zoning of site: M-1
Existing land use of site: restaurant
Surrounding land uses:
North: Railroad tracks & M-1
South: Wholesale Distributor & M-1
West: Office & M-1
East: Residential & M-1

Existing Square feet of Restaurant: 656 square feet
Existing Seats: 15
Existing parking spaces: 7
Proposed addition: 12' X 28'
Additional seats: 30
Total No of seats: 45
Parking required: 15 Parking Provided: 15
Building materials: Stucco and wood trim
Colors: Brown and tan

The applicant proposes to expand the restaurant an additional 12 feet to the front ("R" Street) and provide 30 additional seats. The required parking spaces have been installed to the rear of the structure with access from "R" Street. The proposed 12' X 28' addition would be the same materials and colors as the main building.

STAFF EVALUATION:

The proposed expansion would eliminate approximately one-half or 12 feet of the 25 foot front setback area which is landscaped. However, other commercial and industrial uses in the area contain from zero to 10 feet front setbacks.

In addition, the architectural treatment, materials and color will essentially remain the same. The staff has no objection to the proposed expansion. However, the 4 foot planter strip between "R" street and the parking area has never been planted. The expanded parking lot to the rear of the structure also contains a 4 foot planter along 12th street which has not been planted.

APPLIC. NO. _____

MEETING DATE 2-7-79

ARB ITEM NO. 9

STAFF RECOMMENDATION

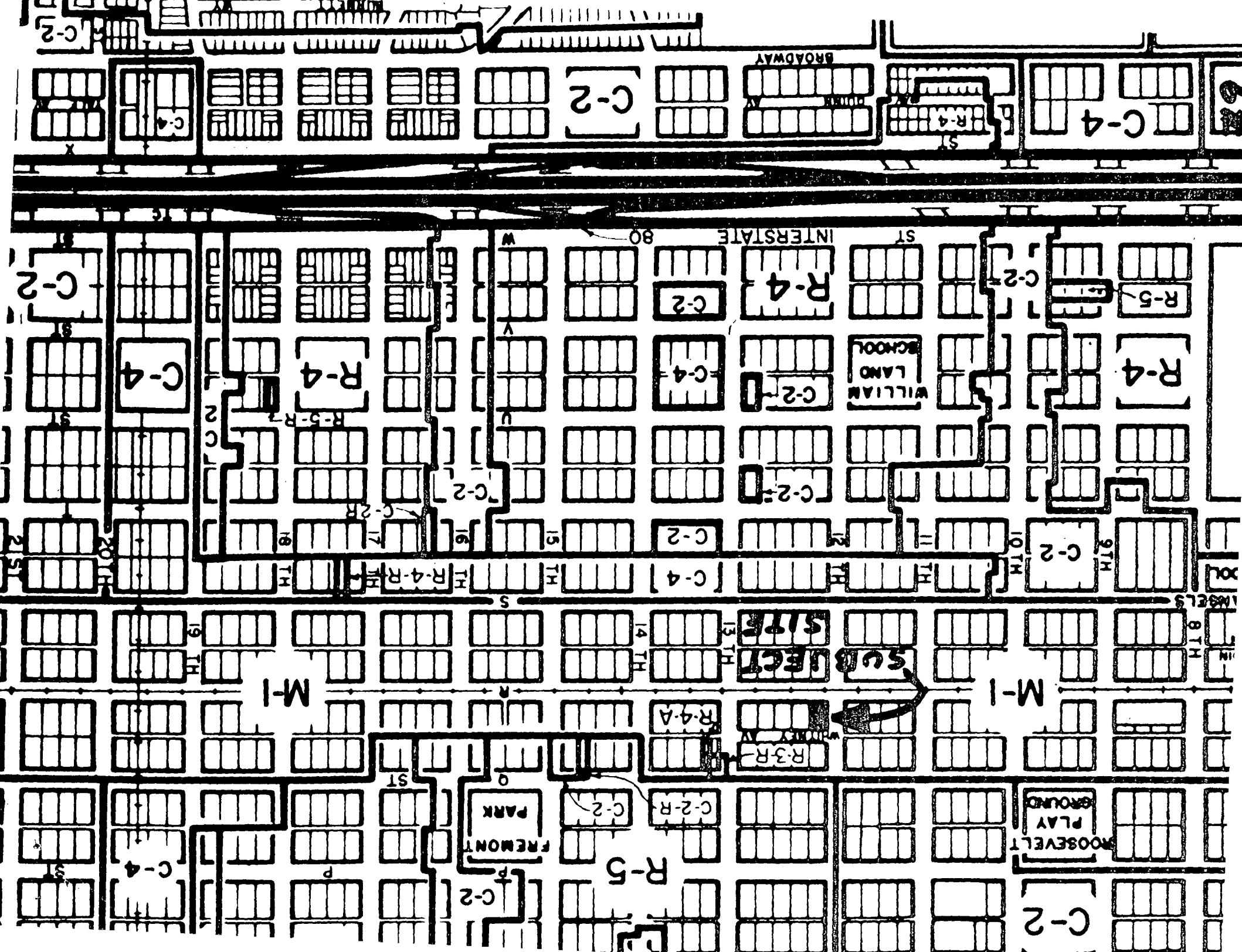
The staff recommends approval of the proposed building expansion subject to conditions and based on findings of facts:

Conditions:

1. The 4 foot planters on "R" and on 12th streets shall be planted with shrubs and ground cover as required by the landscape plan.
2. A detailed landscape plan shall be submitted to staff for review and approval.

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 is compatible in color and material with surrounding properties.
 - b. The design and size of the signs would be compatible with the structure.
 - c. The design of the parking spaces and maneuvering area conform with the City Parking Regulations.
 - d. Adequate landscaping is 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 development in the neighborhood."



BROADWAY

C-2

C-4

INTERSTATE ST

R-4

R-5

C-2

WILLIAM LAND SCHOOL

R-4

C-4

R-4

C-4

C-2

C-2

C-2

C-2

SUBJECT SITE

M-1

M-1

R-4-A

R-3-R

ROOSEVELT PLAY GROUND

FREMONT PARK

C-2

R-5

C-4

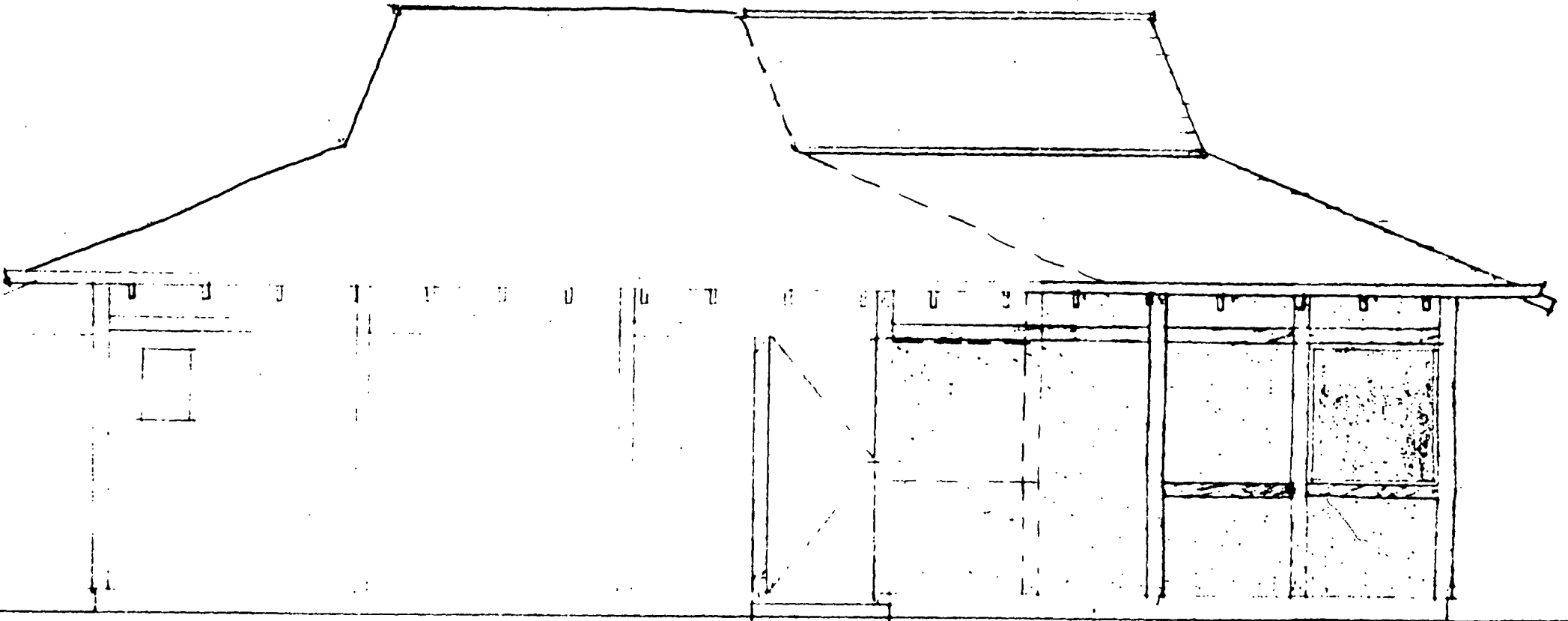
C-2

C-2-R

C-4

EAST ELEVATION

$\frac{1}{4}'' = 10''$



EXISTG

ADDITION

WEST ELEVATION

$\frac{1}{4}'' = 10''$

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