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**. CITY OF SACRAMENTO .**  
**. DESIGN REVIEW - PRESERVATION BOARD .**

**1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814**

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**APPLICANT** Chinn-Rusconi Architects, 210 Lathrop Wy., #C, Sac. 95815  
**OWNER** Alex Lichine, 7654 Greenhaven Dr., Sacramento, CA 95831  
**PLANS BY** applicant **REPORT BY** RL:rl  
**FILING DATE** 8-9-90 **ASSESSOR'S PARCEL NUM.** 007-0142-004

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*Approved on consent on 9/26/90. RBH:hp*

**LOCATION:** 1806 Capitol Avenue

**PROPOSAL:** The applicant proposes conversion of a vacant former auto repair garage to a restaurant/deli.

**PROJECT INFORMATION:**

Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant former auto repair

**Surrounding Land Use and Zoning:**

North: Commercial, offices; C-2  
South: Surface parking; C-2  
East: Multiple-family; C-2  
West: Coffee house (Java City); C-2

Property Dimensions: 40' x 80'  
Property Area: 3200 s.f.  
Parking Required: 12 spaces  
Parking Proposed: 6 spaces

Significant Features of Site: Priority Structure in the Capitol Avenue Preservation Area  
Height of Building: One story  
Square Footage of Building: 2850+ s.f.  
Exterior Building Colors: Terra cotta, sand, grey-green  
Exterior Building Materials: Brick, cement plaster, aluminum storefront  
Signage: One attached identification sign (1'x 16')

**BACKGROUND INFORMATION:** Previous Board approvals for the subject Priority Structure include a conversion to offices (PB84-027), then a conversion to use as a limousine service (PB87-004).

On September 13, 1990, the Planning Commission approved a variance for 5 offsite parking spaces for the proposed use (P90-244).



PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. The proposed restaurant/deli will be complementary to the adjacent "Java City".

The roof open air courtyard that will be created behind the original facade will provide a transitional space for entry into the establishment(s). Leaving the original doorway and one of the two windows as openings to the courtyard and providing a new storefront behind it is not objectionable. Potentially, a very pleasant and attractive space can be achieved. Design Review/Preservation staff would not be surprised with some future use of the courtyard for additional seating. However, in contrast to the sidewalk seating provided next door, the courtyard space will be somewhat protected from the weather.

2. At the request of staff, the applicant provided a supplemental drawing---a sketch of the storefront. The modern glass and aluminum design of the storefront will be in dramatic contrast with the original brick facade of the former auto garage. Staff is supportive of this treatment, in that the contrast also serves to highlight the original facade and its detailing. However, subsequent review of the more detailed final drawings of the storefront and also perhaps that of the water feature should be required.

The applicant will want to close off the courtyard at the property line when the deli/caffe is not in operation. The type and design of the gate should be reviewed and approved by staff.

3. The design includes the elimination of two windows on the east side of the building. Staff suggests that the larger northerly window be retained. This is in keeping with preservation policy and will maintain more of the original design character of the building.
4. The site plan indicates planting in front of the building, both in the streetside planter area and on each side of the entrance opening. Staff is concerned that the planting that is initially installed might at some future time become trampled by customer seating taking over the public right-of-way. Bare ground in those areas would not be a visual asset for the property.
5. Signage is conceptually identified on the applicant's exterior perspective. The placement of building addressing is inconsistent between the perspective and the street elevation.



STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions:

1. Elevation drawings of the interior of the courtyard, the new storefront, the water feature and the courtyard gate shall be submitted to staff for review and approval.
2. The larger of the two windows proposed to be removed from the east side of the building shall be retained.
3. Landscape and irrigation plans shall be submitted for review and approval of staff, with assistance from the Board's landscape architect member. Any subsequent modifications to the approved plans shall also be subject to review and approval.
4. The signage and the exterior lighting fixtures shall be subject to staff review and approval.
5. Final plans shall be submitted for review and approval prior to issuance of building permits.

Approval is based on the following findings of fact:

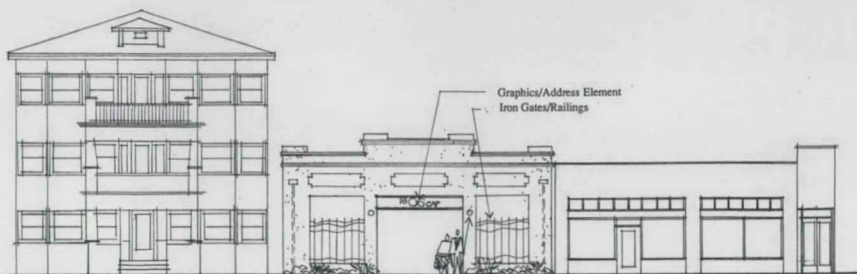
1. The project, as conditioned, will blend into the surrounding area.
2. The project, as conditioned, conforms with the Secretary of Interior's Standards for Historic Preservation.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

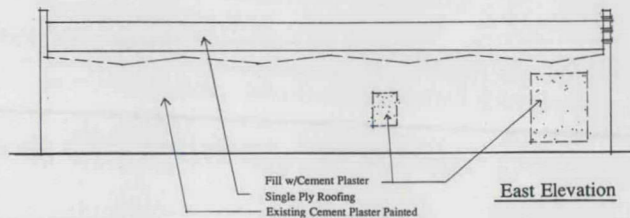
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

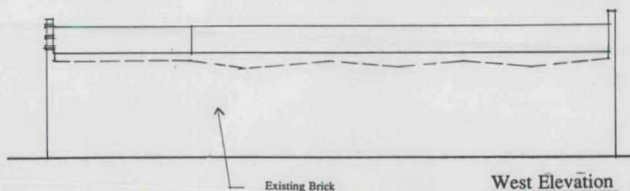
PB 90-040



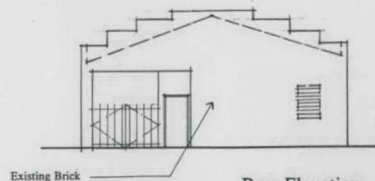
**Capitol Avenue Elevation**  
1/8"=1'-0"



**East Elevation**



**West Elevation**



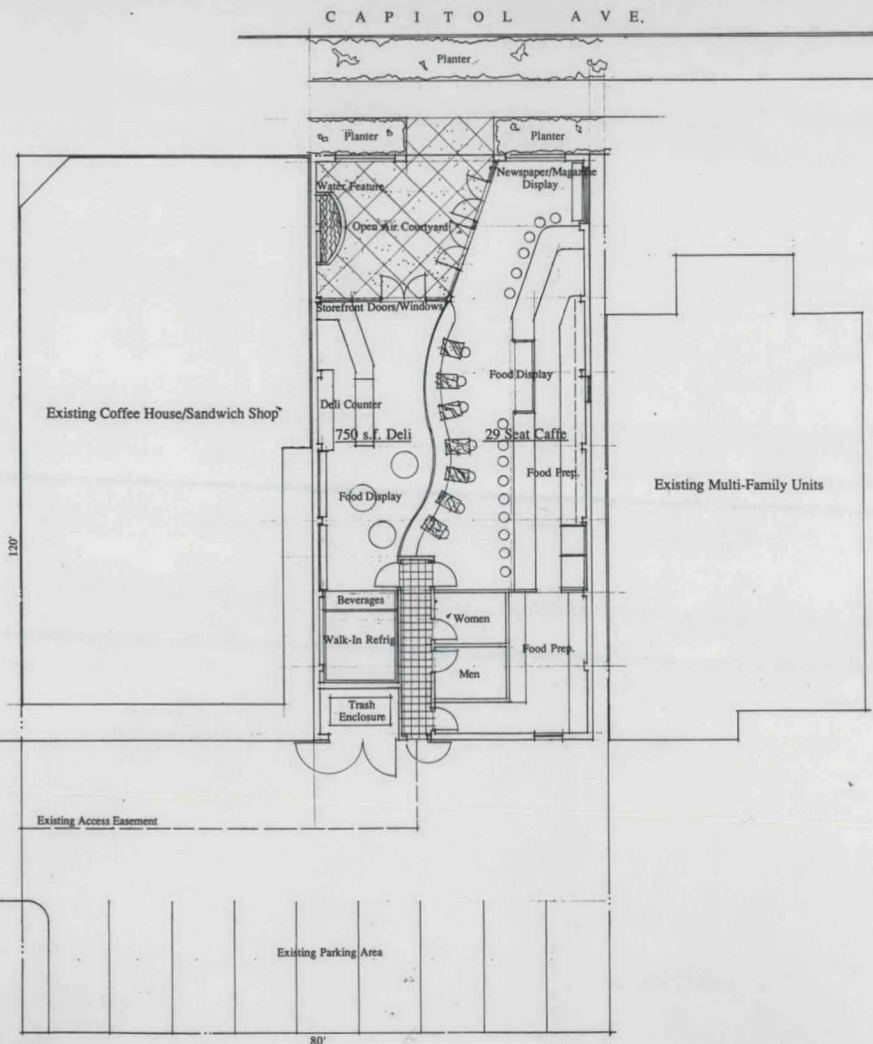
**Rear Elevation**

18TH STREET



**Schematic Site/Floor Plan**

1/8"=1'-0"



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Revisions By Date

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other use than the one which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part as any other use.

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

This drawing is not final or to be used for construction until signed by the architect and owner.

Architect  
Owner

1806 CAPITOL AVENUE DELI/CAFFE  
SACRAMENTO, CA  
APN: 007-0142-004  
OWNER: ALEX LICHINE

Date May 14, 1990

Drawn By *Chinn*

Checked By

Project No. 9014

9.26-90

ITEM 12



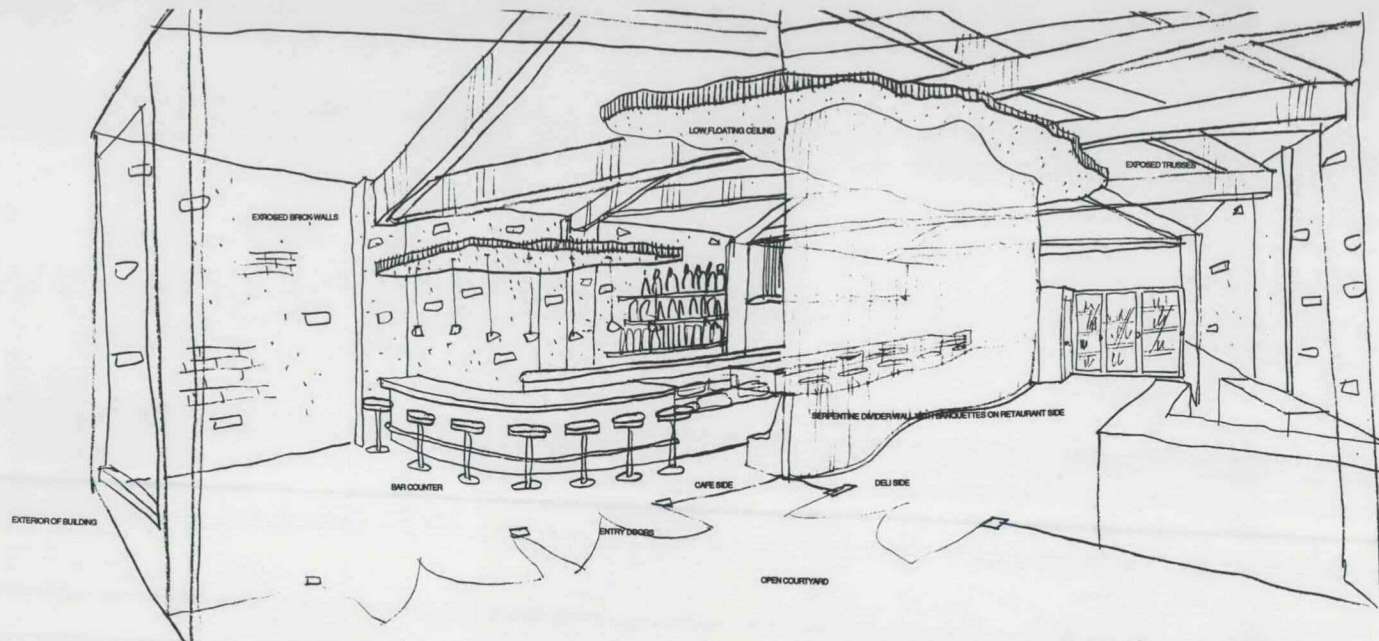
PB90-040



PS 90-040

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MEM 12



INTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE

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Architect

Owner

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Drawn By J.N.

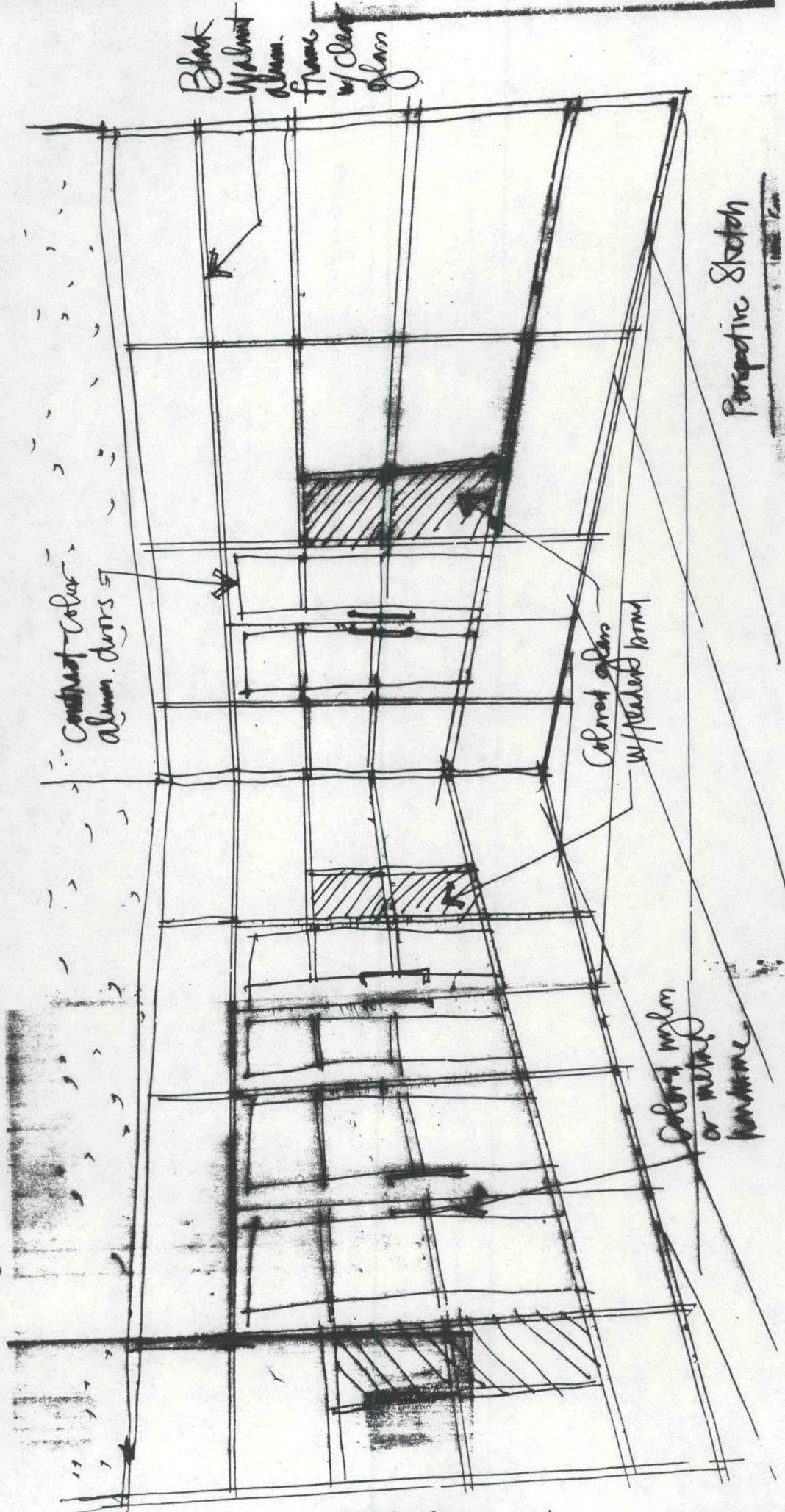
Checked By

Project No. 90-14



PB90-040





Perspective Sketch



