

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gunther Fernengel/Russell Miller, 1911 G Street, Sacramento, CA. 95814			
OWNER	Same			
PLANS BY	R. Wm. Isaacson, 2444 Glendale Lane, Sacramento, CA. 95825			
FILING DATE	2/4/83	50 DAY	DRACTION DATE	REPORT BY: RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	003-173-0900	

LOCATION: 1930 "F" Street

PROPOSAL: New Construction, Commercial Building

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial: Offices
1980 Central City Plan Designation	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Commercial C-2
South:	Commercial C-2
East:	Residential R-1B
West:	Residential C-2/R-3A
Parking Required:	11 spaces
Parking Provided:	11 spaces
Property Dimensions:	40x160
Property Area:	6,400 sq.ft.
Square Footage of Building:	5,440 sq.ft.
Exterior Building Colors:	Tan and Brown
Exterior Building Materials:	Concrete block

BACKGROUND: The applicant proposes to construct a commercial building in a C-2 zone. The project has been reviewed by the City Planning Commission for compliance with the parking ordinance. The City Planning Commission has approved a variance for offsite parking (P82-284). 20th Street is adjacent to the east edge of the site and two residential structures are adjacent to the west of the site. "F" Street is adjacent to the north and an alley is adjacent to the south end of the site. The applicant's existing commercial building is located south of the alley and west of the railroad tracks. The additional offsite parking will be located on the existing commercial site south of the alley. The applicant proposes to use two tones of brown integral color concrete block for the exterior wall surfaces with aluminum door and window frames at the "F" Street elevation and with painted roll up metal doors at the "F" Street and 20th Street elevations.

STAFF EVALUATIONS: Staff finds the building to be a suitable structure for the area. Even though older residential buildings are located to the west and east of the site, the predominant character of the area is commercial. With this in mind, the concrete block exterior is a proper material. Staff has concerns with the following:

- a. No outside storage area is proposed for the trash storage.
- b. Will the roof mounted air conditioning units be visible from the street.
- c. What type of finish will the aluminum door/window unit have.
- d. What color will the roll-up door be.

STAFF RECOMMENDATIONS: Staff recommends approval with the following conditions:

1. Trash storage will not be permitted in the on-site parking area. A space to be designated on the plans for interior trash container storage. This space will be marked out on the floor by painted lines.
2. Drawings to be provided showing location and height of roof air conditioning units. Units are not to be visible from street level.
3. Aluminum door/window units to have bronze anodized surface. *Submit sample*
4. Roll-up metal doors to be painted to match tan concrete block color.
5. Landscaping and irrigation plans to be provided to staff for review and approval.
6. Proposed signage to be provided to staff for review and approval.

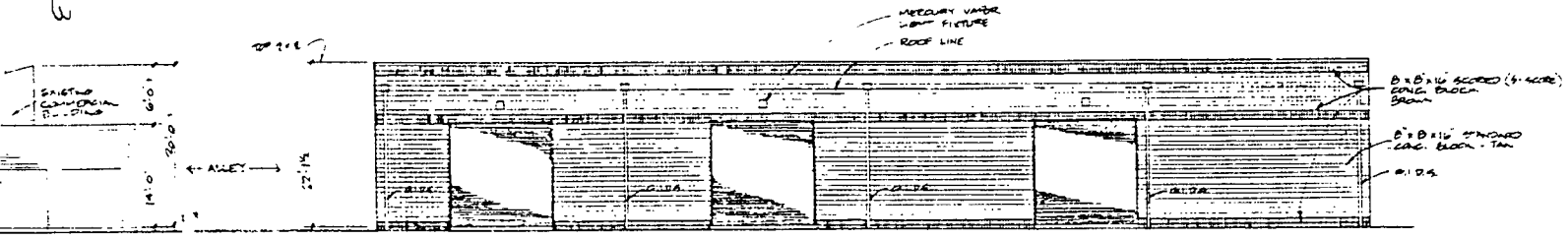
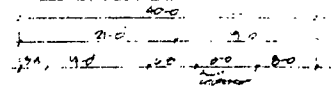
Approval is based on the following findings of fact:

1. The project is appropriate for this site.
2. The project as conditioned will blend with the surrounding area.

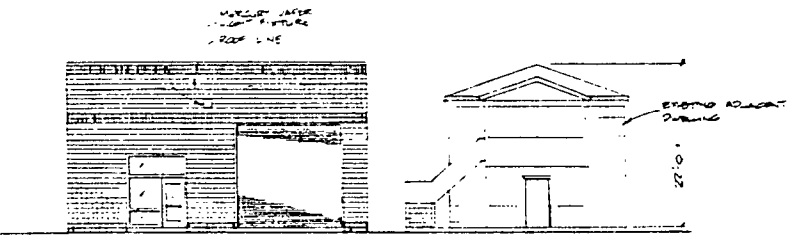
*→ Lights suggested  
- Down Spouts*



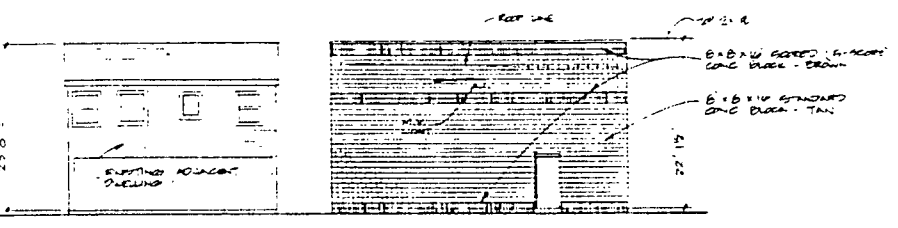
DR 83-103



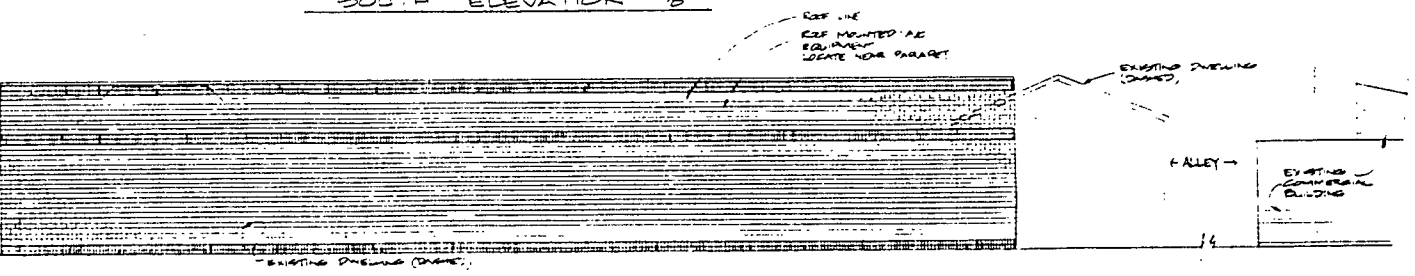
EAST ELEVATION 1/8"



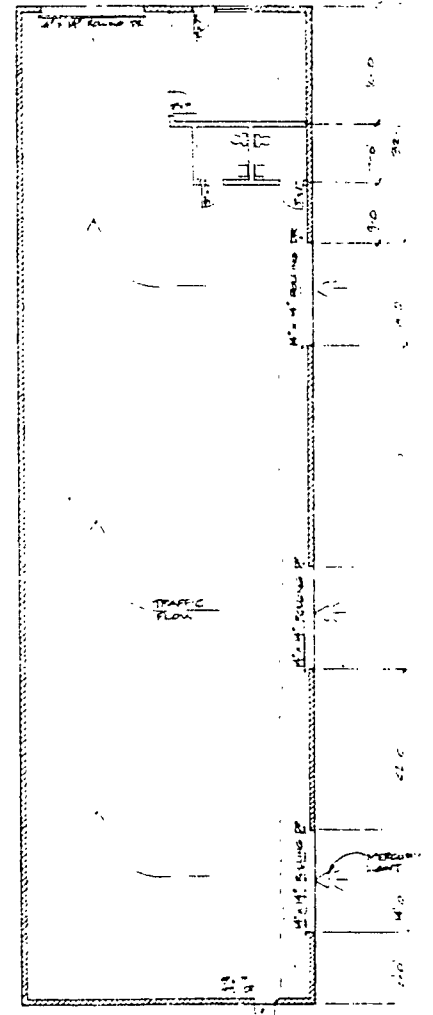
NORTH ELEVATION 1/8"



SOUTH ELEVATION 1/8"



WEST ELEVATION 1/8"



FLOOR PLAN 1/8"

**R. Wm. ISAACSON**  
CIVIL ENGINEER  
2444 GLENDALE LANE SACRAMENTO, CALIFORNIA 95825

MUFFLER SHOP  
FOR  
GUNTHER'S COLLISION SERVICE  
1930 F STREET SACRAMENTO, CALIFORNIA


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