



NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

PLANNING DIVISION
1231 I STREET, RM 200
SACRAMENTO, CA 95814
(916) 264-5959 Phone
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ZONING ADMINISTRATOR'S REVIEW

PLAN REVIEW MINOR MODIFICATION

FILE: Z00-081
PREVIOUS FILE NUMBERS: P8782; P82-040
PROJECT ADDRESS: 1400 River Park Drive
APN: 277-0287-032

APPLICANT: Arktegraf. Inc.
1800 27th St.
Sacramento, CA 95816

OWNER: California Veterinary Medical Association
5231 Madison Ave.
Sacramento, CA 95841

COMMENTS:

The applicant proposes to replace the existing deteriorated wood siding and replace it with new stucco and brick veneer for an existing commercial office building. The wood siding is approximately 20 years old and the applicant would like to replace it with material more easily maintained. One storefront door is being removed and replaced with storefront glass to match existing. The applicant is also upgrading the interior of the building with the relocation of walls and office access areas. The site is located in an Office, Plan Review, Planned Unit Development (OB-R-PUD) zone. Any modifications to the existing site or structures requires a Plan Review Modification. The requested modifications do not increase the building square footage, and therefore require a Zoning Administrator Plan Review Minor Modification.

ACTION:

The proposed project to modify the exterior building materials is substantially consistent with the previously approved entitlements, and will continue to be integral to the surrounding

Z00-081

development. The use of stucco and brick veneer will enhance the development. The Zoning Administrator approves the Plan Review Minor Modification subject to the following conditions:

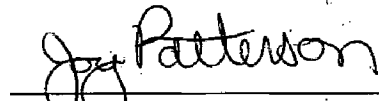
1. The proposed modifications shall conform to the submitted plans. If plans are revised, then a copy shall be given to the Planning Staff.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.
3. Any future modifications or revisions shall require Planning review and approval.

APPROVED ON: August 14, 2000

PREPARED BY:

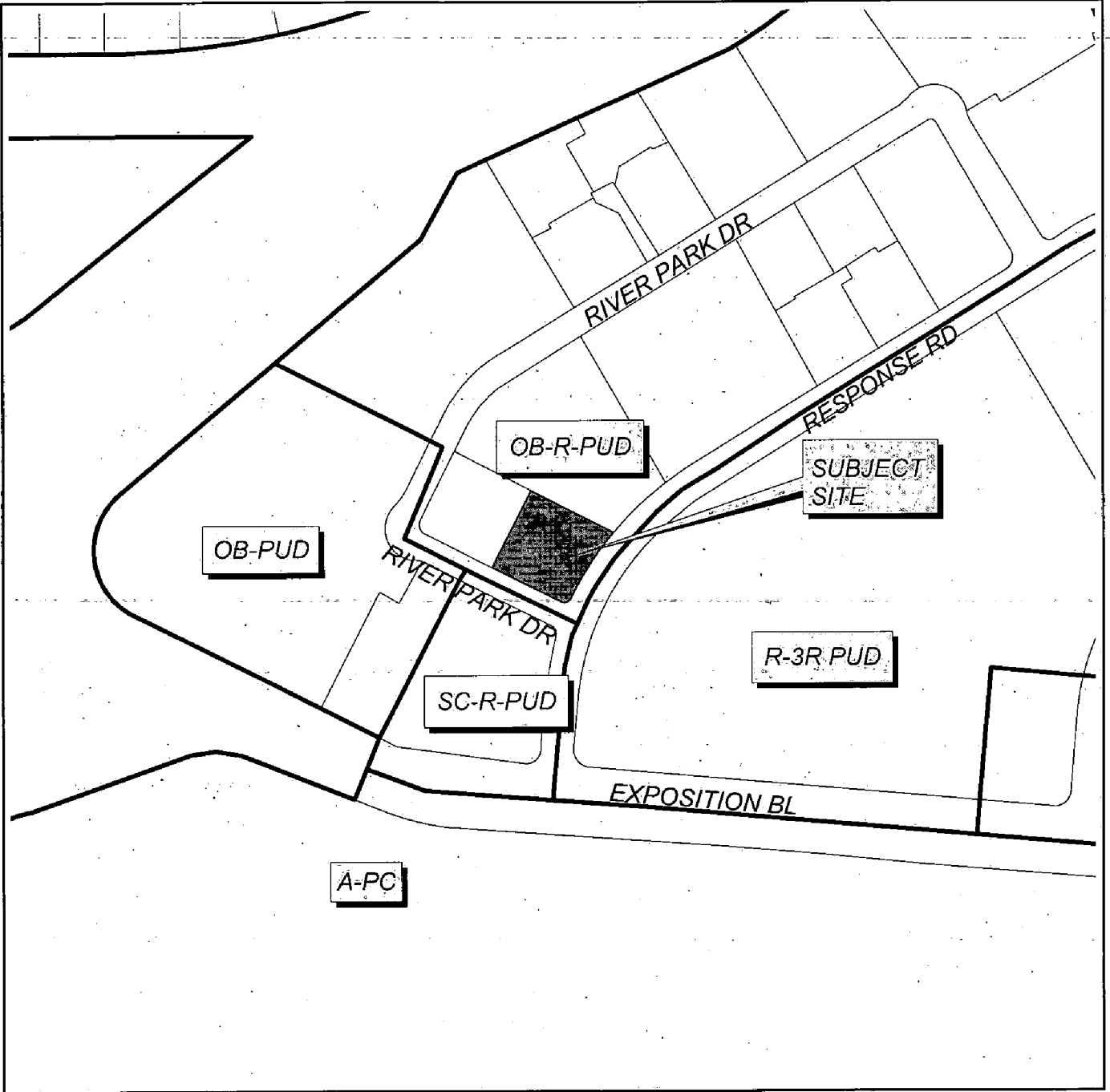

Donna Decker, Assistant Planner

APPROVED BY:

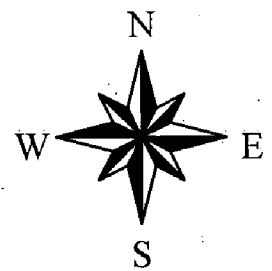

Joy Patterson, Zoning Administrator

Attachments: Exhibit A: Site Plan
Exhibit B: Elevations

File: Original
cc: Applicant
ZA Log Book



VICINITY MAP
&
ZONING



Planning & Building
Department

Geographic
Information
System

EXHIBIT A

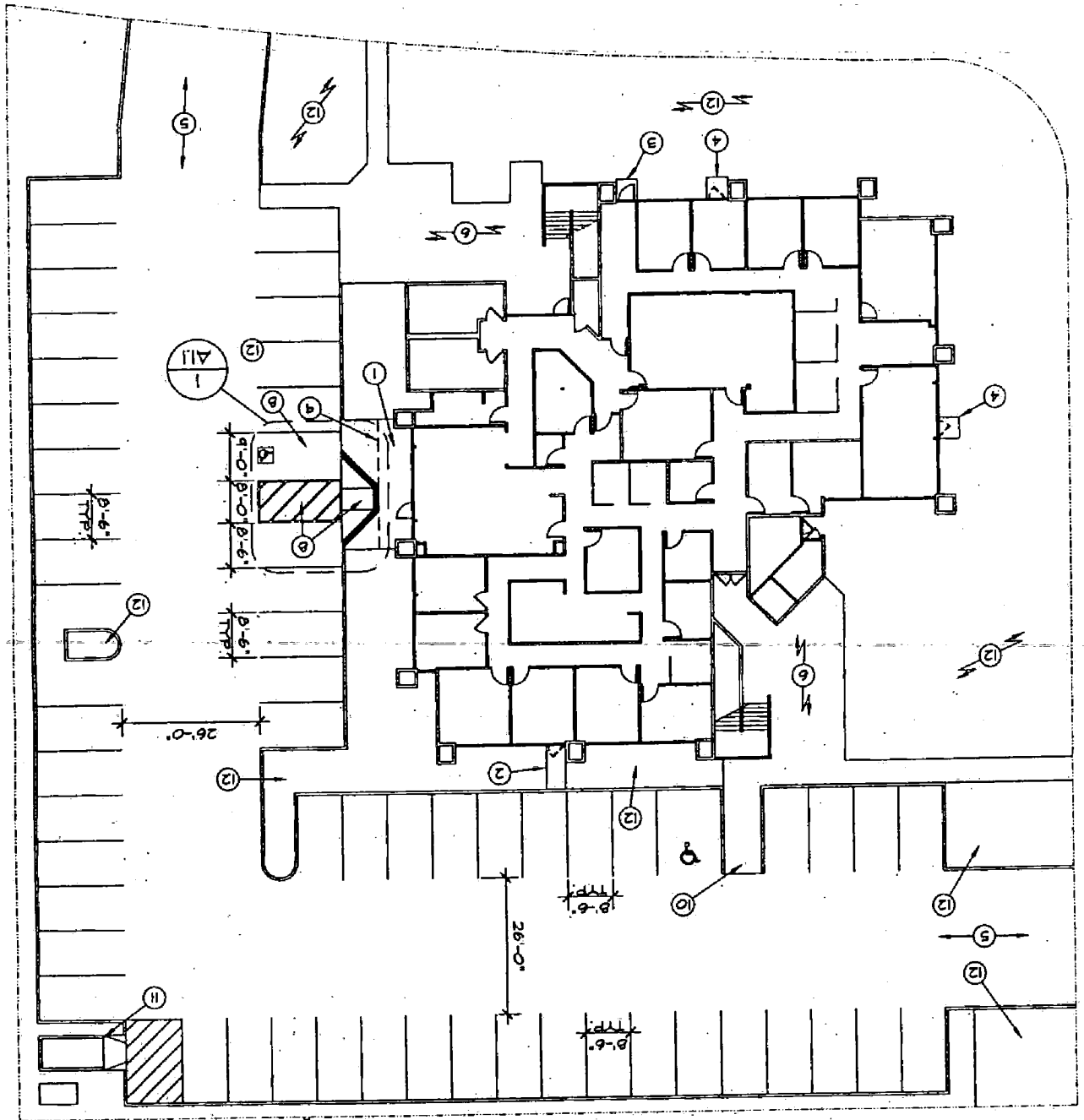
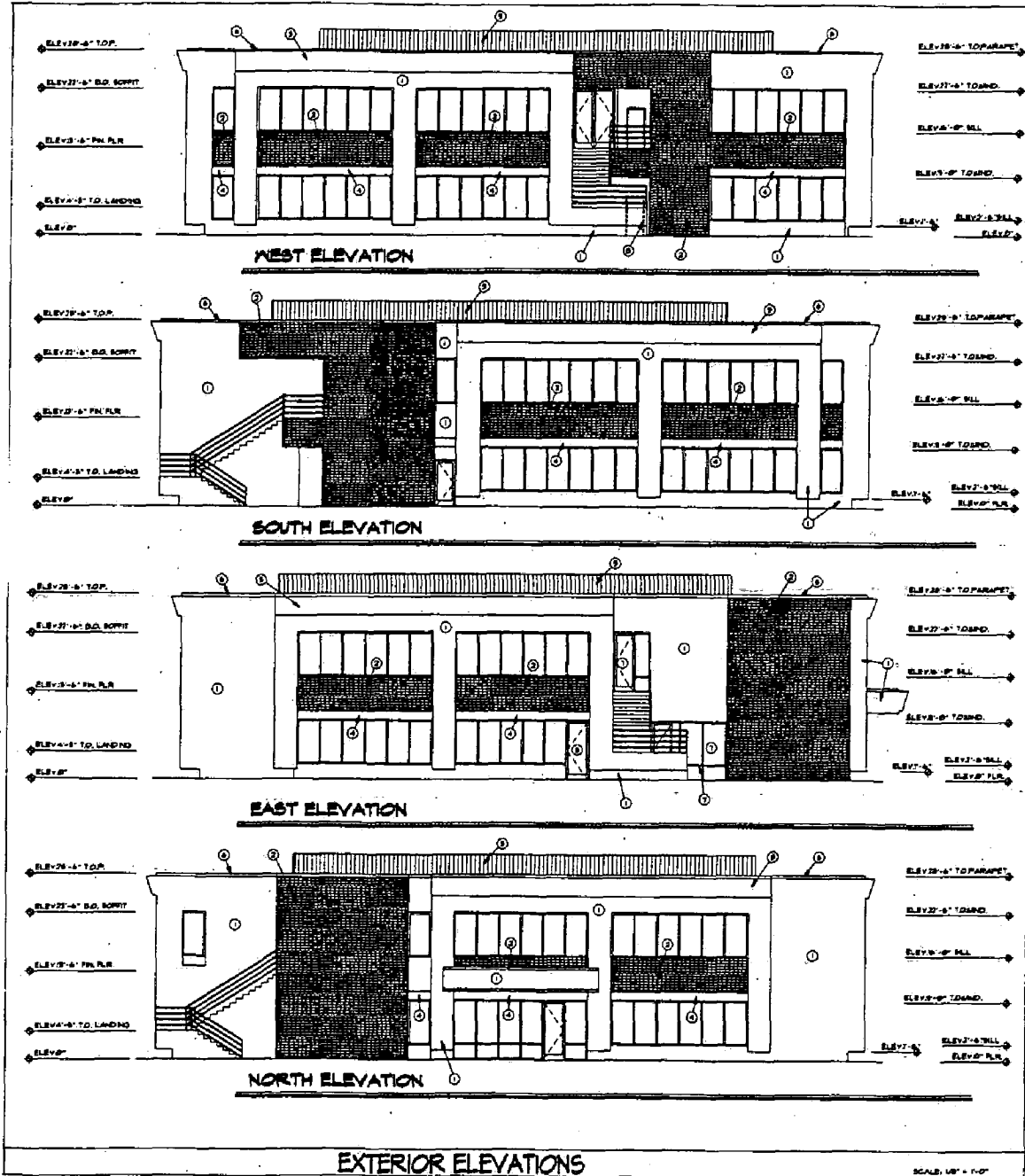
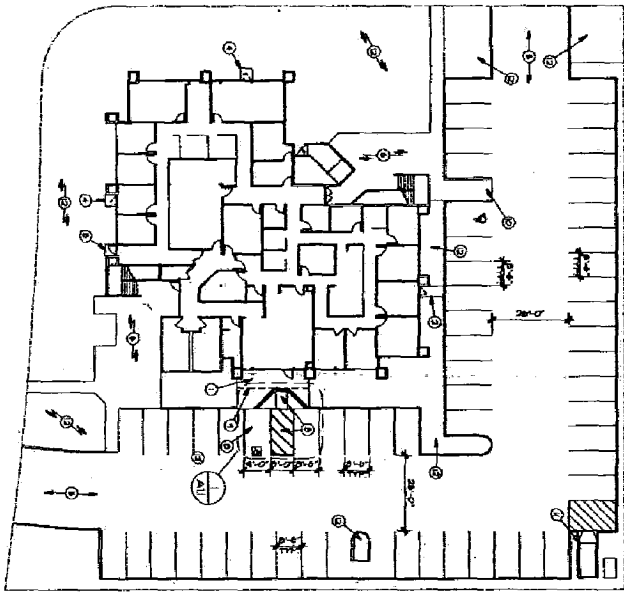


EXHIBIT B



SITE PLAN

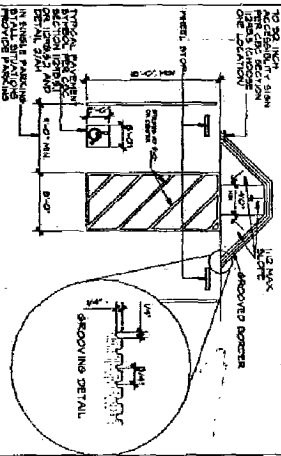


Scale 1/8"=1'-0"



1 PARKING

Scale 1/8"=1'-0"



GENERAL NOTES

KEY NOTES

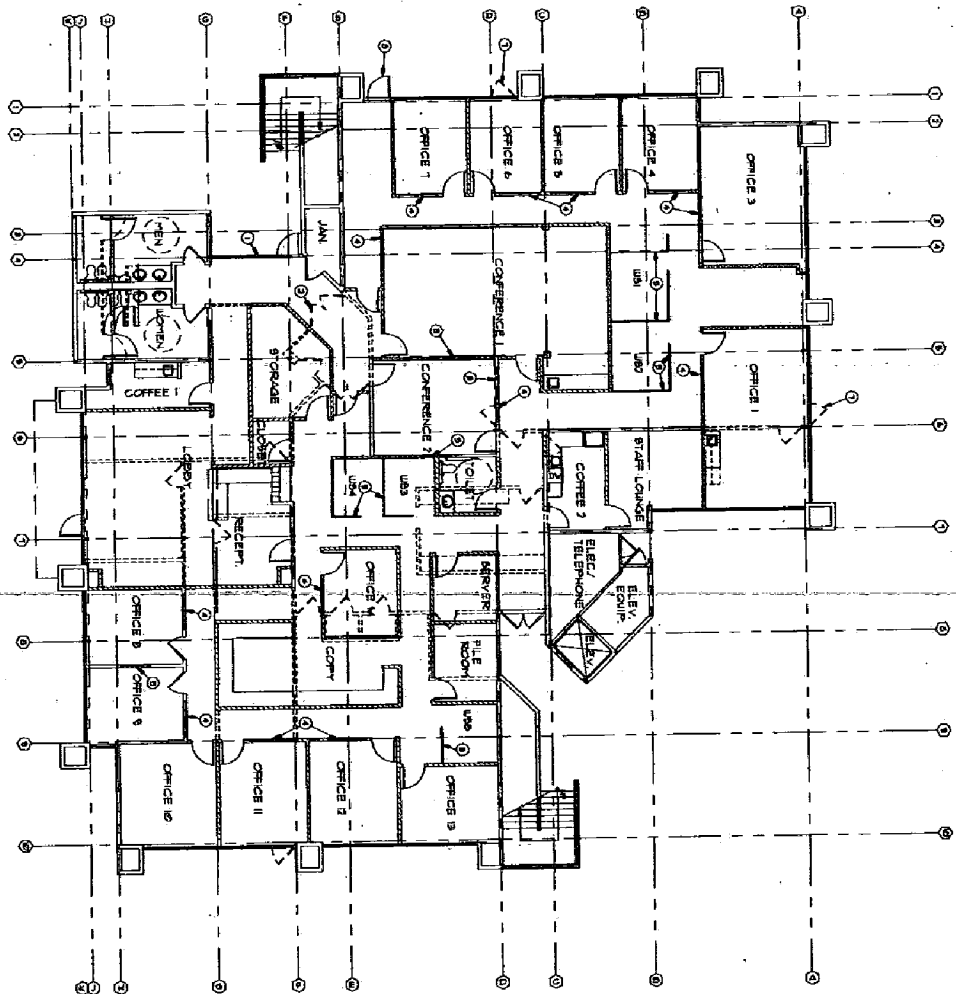
- 1) NEW WALK TO NEW STAIR
- 2) REMOVE EXISTING WALK
- 3) NEW STAIR AT NEW DOOR
- 4) REMOVE EXISTING STAIR
- 5) NEW STAIR APPROACH
- 6) NEW HANDICAP RAMP AND BUMP
- 7) REMOVE EXISTING STAIR FROM ROOM
- 8) NEW STAIR APPROACH FROM ROOM
- 9) NEW STAIR APPROACH FROM ROOM
- 10) NEW STAIR APPROACH FROM ROOM
- 11) NEW STAIR APPROACH FROM ROOM
- 12) NEW STAIR APPROACH FROM ROOM
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- 18) NEW STAIR APPROACH FROM ROOM
- 19) NEW STAIR APPROACH FROM ROOM
- 20) NEW STAIR APPROACH FROM ROOM

LEGEND

<p>Sheet</p> <p>A1-1</p>	<p>Date</p> <p>08/14/00</p>	<p>Architect</p>	<p>Consultants</p>	<p>Project</p> <p>CAL-VET MEDICAL ASSOC. 1400 RIVER PARK DRIVE SACRAMENTO, CA</p>	<p>ARKTEGRAF ARCHITECTS</p> <p>ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN</p>
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FIRST FLOOR



SCALE: 1/8" = 1'-0"



GENERAL NOTES

- ① ALL EXTERIOR ROOMS ARE EXISTING EXCEPT AS NOTED ON PLAN

KEY NOTES

- ① NEW STORMWATER SYSTEM AUTHORIZED ALUMINUM, BRONZED
- ② REMOVE EXISTING ENTRY DOORS
- ③ REMOVE EXISTING WINDOWS FULL IN WITH FINISHING
- ④ NEW FINISH-OF-REWORK
- ⑤ NEW OFFICE PARTITIONED
- ⑥ REMOVE ALUMINUM STORM ROOM DOOR
- ⑦ REMOVE ALUMINUM STORM ROOM WINDOW
- ⑧ REMOVE ALUMINUM STORM ROOM WINDOW
- ⑨ REMOVE ALUMINUM STORM ROOM WINDOW
- ⑩ REMOVE ALUMINUM STORM ROOM WINDOW

LEGEND

- NEW WALLS
- NEW WALLS WITH SOUND INSULATION
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

Sheet	A2.2
Date	11-1-2000
Scale	1/8" = 1'-0"

Architect
 CONSULTANTS

Project
CAL-VET MEDICAL ASSOC.
1400 RIVER PARK DRIVE
SACRAMENTO, CA

ARKTEGRAEF
 ARCHITECTS • INTERIORS • EXTERIORS • SPECIALTY DESIGN

Z 00-081