

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	James K. Johnson, 8401 Jackson Road, Sacramento, CA 95826		
OWNER	Cannery Developers		
PLANS BY	E. M. Kado Associates, AIA, Inc.		
FILING DATE	4-11-83	50 DAY	DR ACTION DATE
			REPORT BY: RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-353-01

LOCATION: Alhambra and Stockton Boulevard

PROPOSAL: Applicant proposes to remodel a portion of an existing cannery/warehouse facility to provide 285,443 s.f. of office space and 674 parking spaces.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
 1963 East Sacramento  
 Plan Designation: Heavy Commercial or Industrial  
 Alhambra Boulevard, existing on street bikeway

Existing Zoning of Site: M-1  
 Existing Land Use of Site: Vacant Commercial/warehouse structures  
 Surrounding Land Use and Zoning:  
 North: Commercial C-4  
 South: R/R & M-1  
 East: Commercial C-4  
 West: Commercial C-4/C-2

Parking Required: 645 spaces  
 Parking Provided: 674 spaces  
 Parking Ratio: 1:400 office 1:1000 Computer room  
 Property Area: 9± acres  
 Square Footage of Building: Building A: 229,218 Bldg. B: 56,225  
 Significant Features of Site: National Register Buildings and Listed Structures

Exterior Building Colors: Red, Beige  
 Exterior Building Materials: Brick, Concrete

BACKGROUND: The cannery and warehouses have been placed on the National Register (3-2-83). The structures have also been proposed to be placed on the City Official Register as Essential Structures. Building permits have been issued for interior office conversion and removal of exterior piping and cannery related steel work. The ivy covering the north and west elevations of Building A has been removed to facilitate the rehabilitation work. In the Phase I portion of the project, Building B was slated for parking use. Under PHase II Building B is to be converted to office use. In order to meet City parking requirements a two story parking structure will be built at the southwest corner of the site facing Alhambra. Buildings A & B will also be tied together with a one story covered/outdoor

connector. As the project includes National Register buildings, the developer has taken advantage of tax benefits and all project plans have been reviewed and approved by the Office of Historic Preservation and the Department of the Interior.

STAFF EVALUATION: Staff will first address the exterior rehab of buildings A & B and the one story connector as Preservation Review items and the construction of the two story parking structure as a Design Review item.

A. Exterior Rehabilitation of Buildings A & B:

1. The architectural character of both buildings has been enhanced by the removal of the ivy and all the accumulated piping and steel work which was placed on the structures as the needs of the canning plant changed. The fenestration and brick detail work has been retained.
2. The connector between the two buildings will serve to unify the structures while clearly not attempting to appear as part of the original construction. Wing walls will protect the interior space of the connector from wind and rain. The design of the connector will not adversely affect the architectural quality of the Listed buildings.
3. Staff feels that the adherence to the original architectural design of the complex places the project well within the guidelines of the "Listed Structure Plan".

B. Construction of a new parking structure:

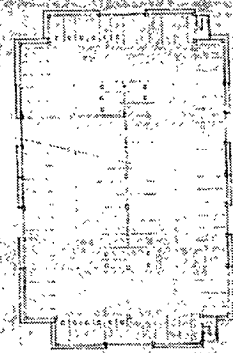
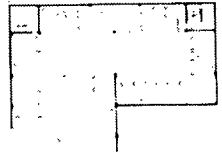
1. To meet the parking requirements, a three level parking garage is proposed to be built at the southwest corner of the project site.
2. The exterior material will be brick and concrete to match the existing buildings as closely as possible.
3. All elevations will have 3-foot bay overhangs which provide in/out movement to give visual relief to each facade. The vertical location of the bays will also vary thus allowing for additional design interest.
4. Planting is proposed to overhand all open bays.
5. Although the new construction differs in facade concept from the existing buildings, the use of brick as the main exterior material and the strong horizontal lines of the structure carry through a continuity of design without any attempt to make the parking structure appear older than it is.
6. Staff will need to see design drawings of proposed lighting and signage for the new structure as well the rest of the project.
7. Landscaping, irrigation and shading plans will need to be returned for review and approval at staff level.

STAFF RECOMMENDATIONS: Staff recommends approval of the rehabilitation of the existing buildings and the construction of the connector between the two as well as approval of the new parking structure with the following conditions:

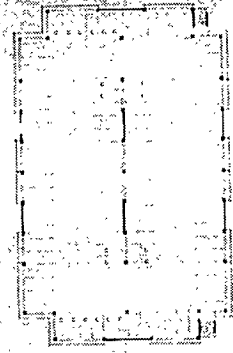
1. Rehabilitation of the National Register buildings shall meet the Department of Interior guidelines for rehabilitation of historic structures.
2. Applicant to make staff aware of any changes required by the Department of Interior.
3. Applicant to return signage and site lighting back to the board for review and approval.
4. Applicant to provide staff with final landscape, irrigation and shading plans for review and approval prior to issuance of a building permit for the connector or the parking structure.

Approval is based on the following findings of fact:

1. The rehabilitation of the National Register buildings is in compliance with the Department of Interior guidelines for rehabilitation of historic structures and with the Board's Listed Structure Plan.
2. The connector between the two buildings does not adversely affect the architectural quality of the historic structures.
3. The new parking structure will blend into the streetscape and will not adversely affect the historic structures.
4. Staff conditions of approval will cause the project to meet City guidelines.



PARKING LEVEL 2  
88 SPACES



PARKING LEVEL 1  
82 SPACES

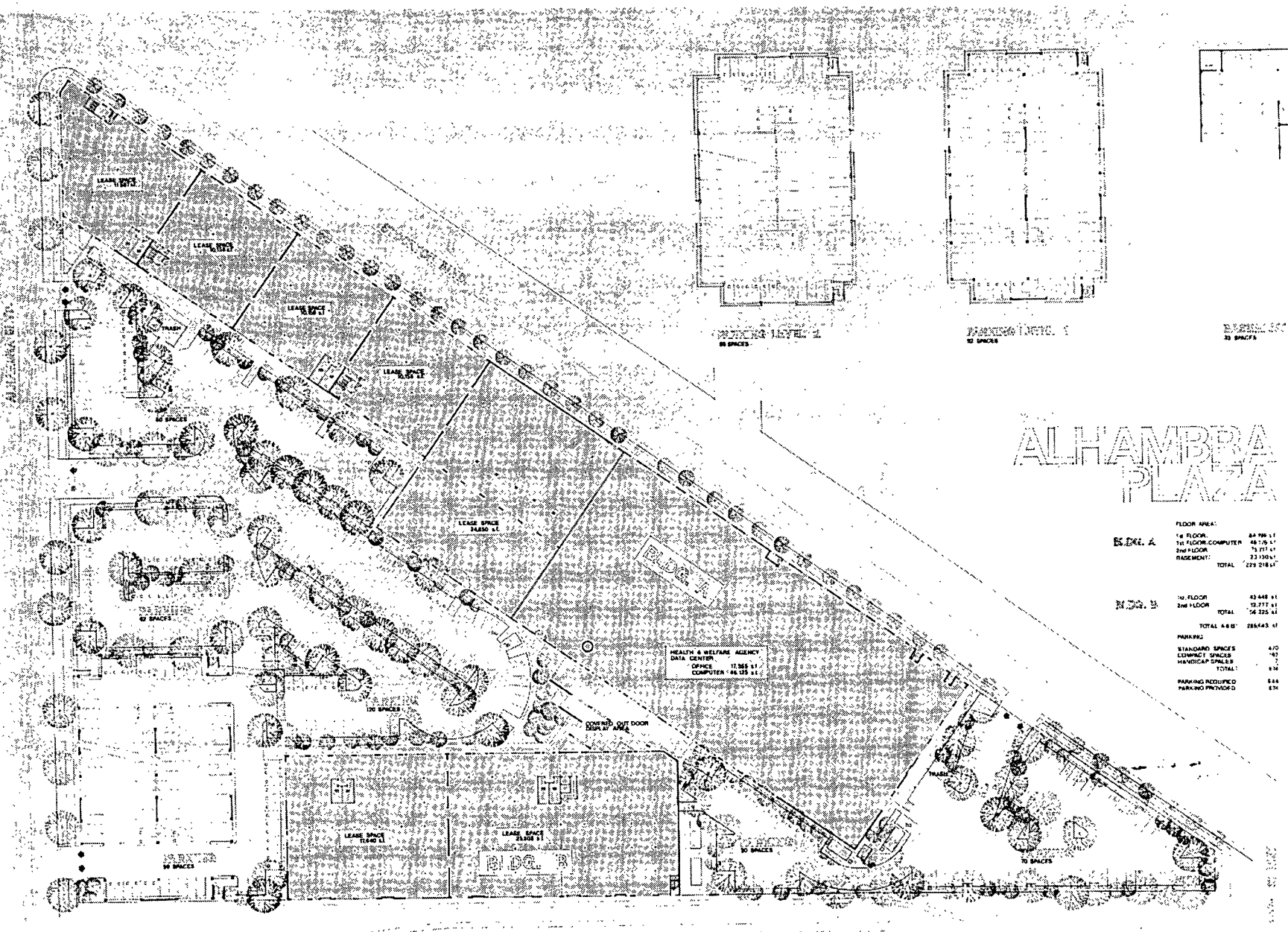
EXHIBIT 100 - PARKING  
82 SPACES

# ALHAMBRA PLAZA

<b>EXHIBIT A</b>		FLOOR AREA:	
1st FLOOR	84,798 SF		
2nd FLOOR COMPUTER	84,798 SF		
2nd FLOOR	73,777 SF		
BASEMENT	23,286 SF		
TOTAL	273,218 SF		
<b>EXHIBIT B</b>			
1st FLOOR	43,848 SF		
2nd FLOOR	18,272 SF		
TOTAL	62,120 SF		
TOTAL A&B	285,443 SF		
<b>PARKING</b>			
STANDARD SPACES	470		
COMPACT SPACES	787		
HANDICAP SPACES	7		
TOTAL	1,264		
PARKING REQUIRED	824		
PARKING PROVIDED	876		

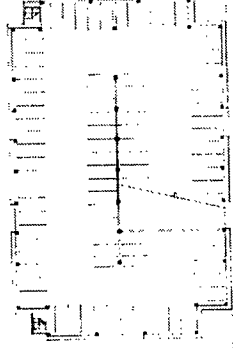
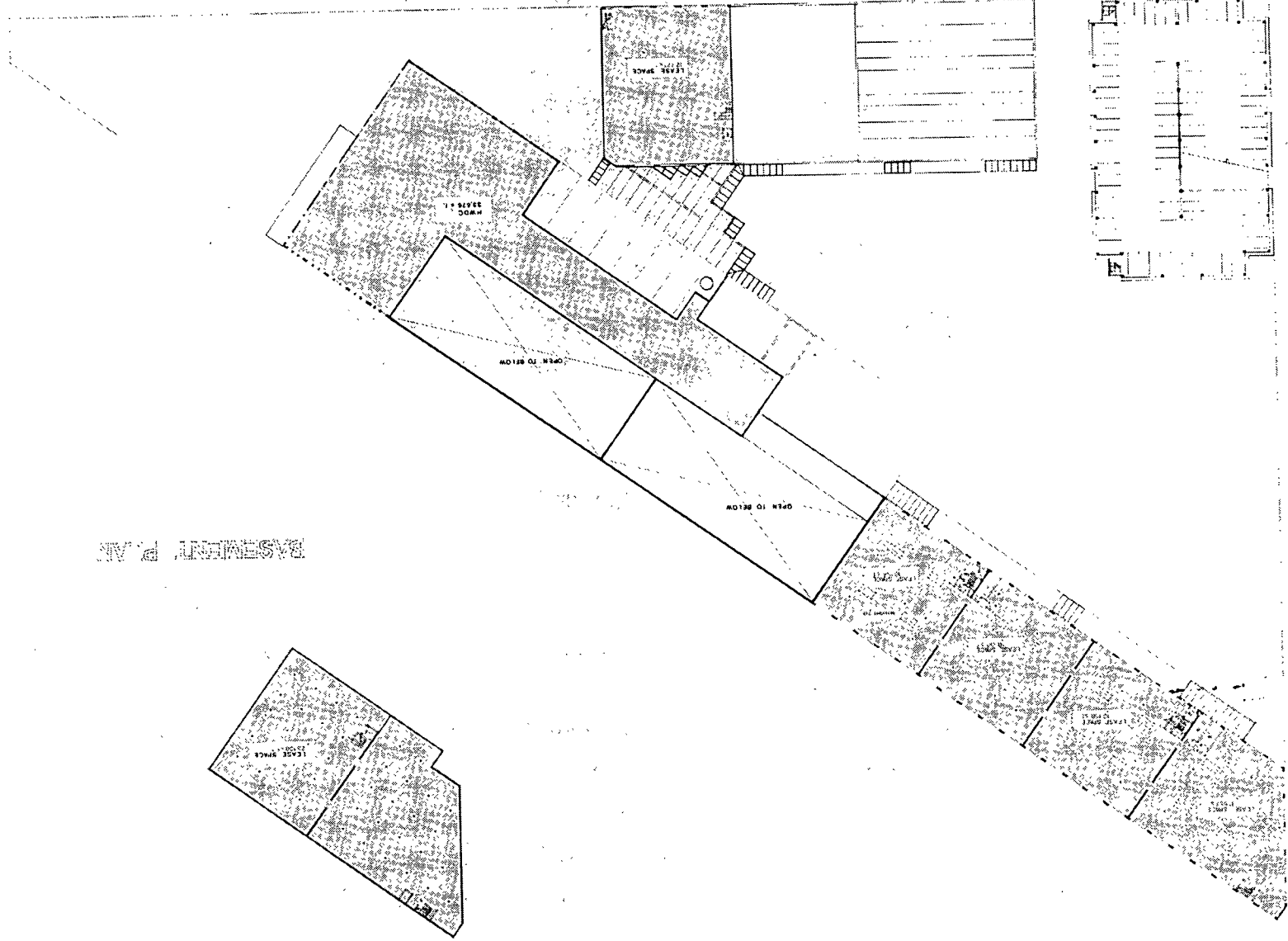
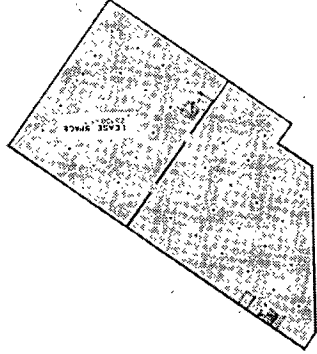
HEALTH & WELFARE AGENCY  
DATA CENTER  
OFFICE 12,585 SF  
COMPUTER 48,125 SF

PI  
FIRST FLOOR PLAN  
SITE PLAN



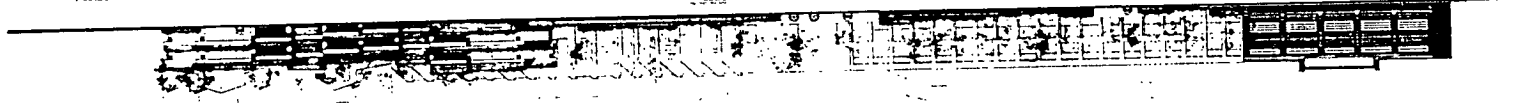


BASEMENT PLAN

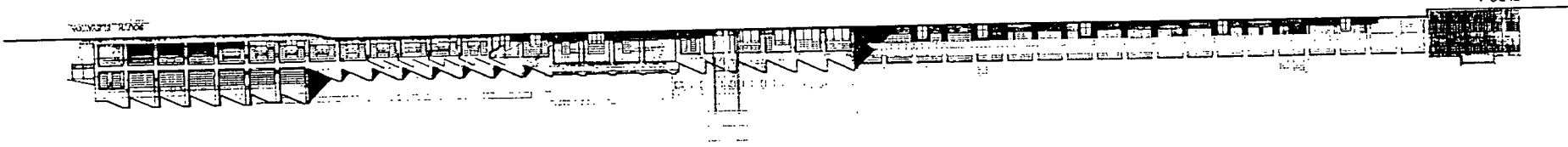


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TRANSVERSE SECTION



TRANSVERSE SECTION



BLDG. A

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5-4-83

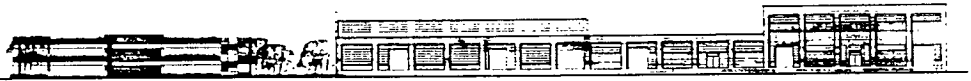
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BLDG. A

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BLDG. A

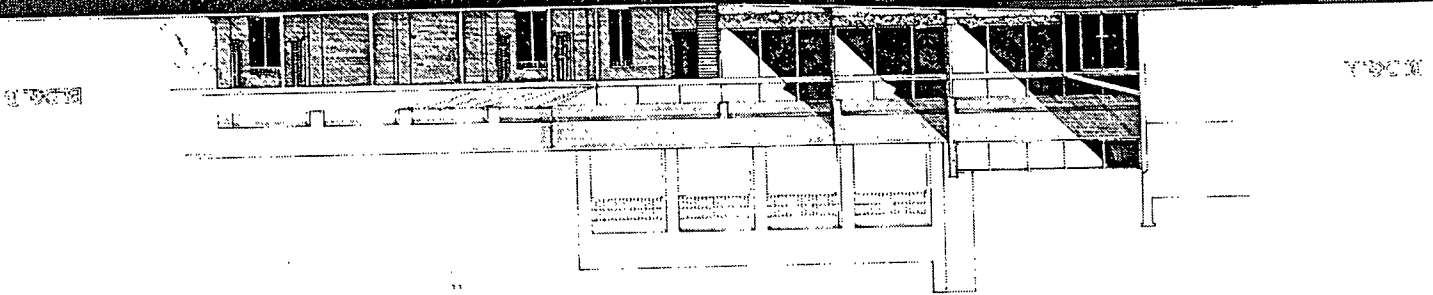


BLDG. B

134

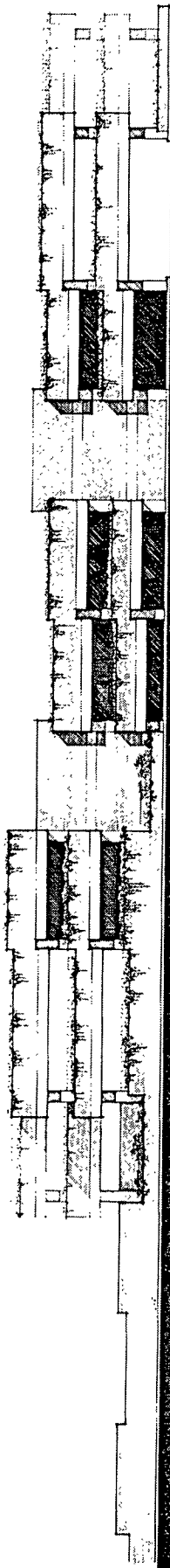
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105  
NORTH ELEVATION  
CONNECTION BETWEEN BLDG A & B  
12/1/83

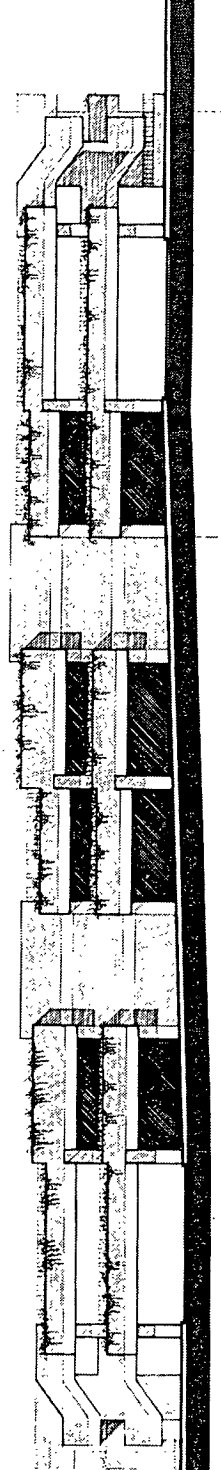


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WEST ELEVATION  
GARAGE

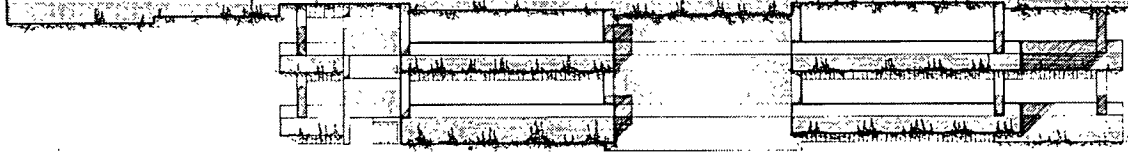


EAST ELEVATION  
GARAGE

P7

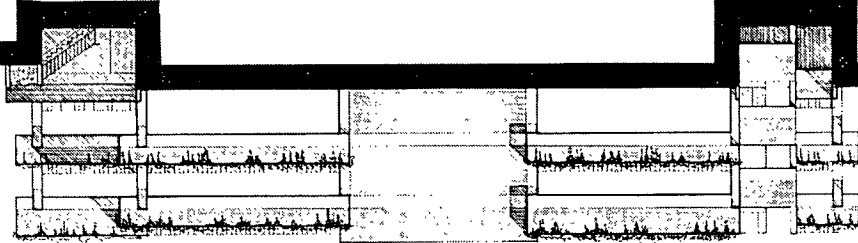
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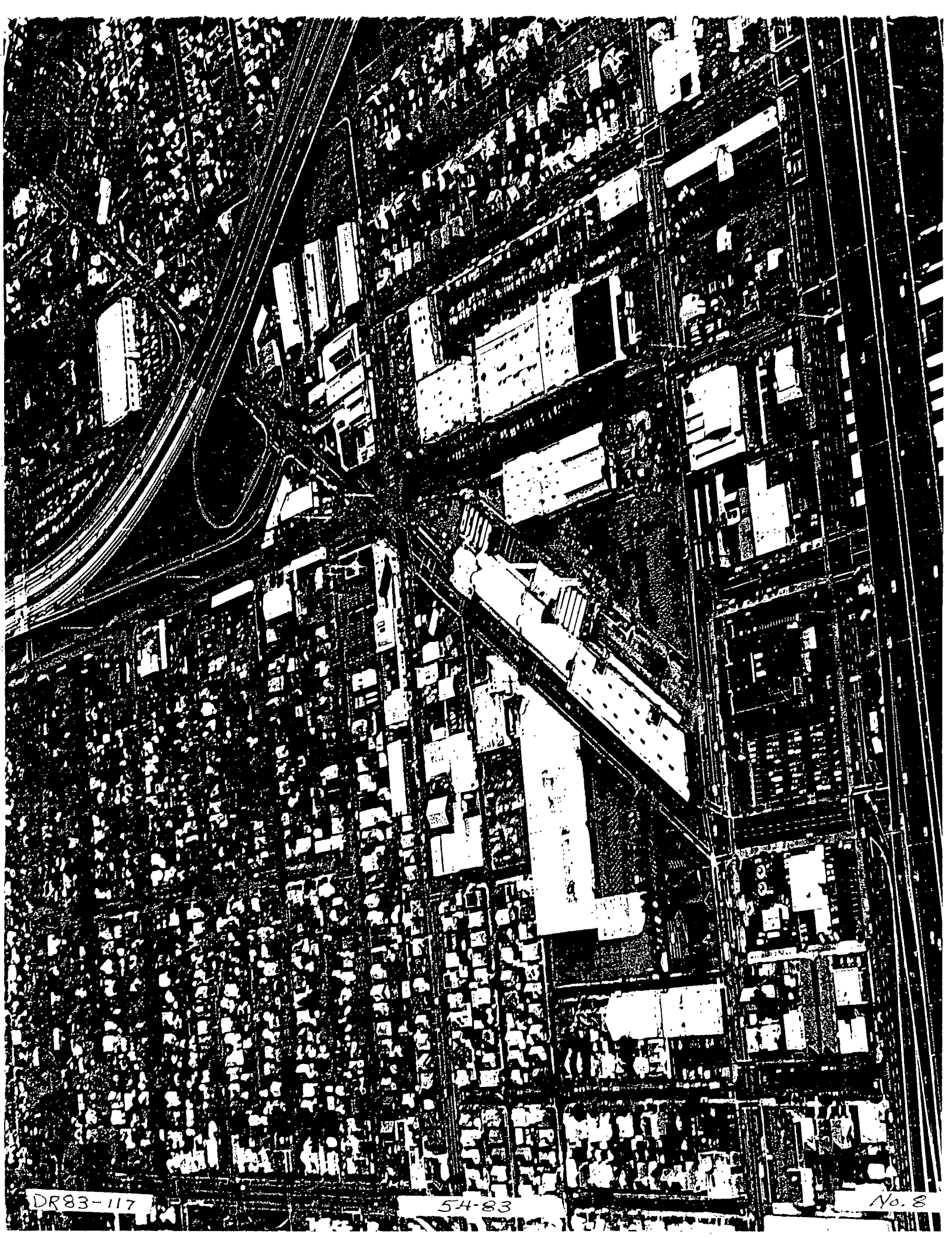
SOUTH ELEVATION  
GARAGE



P8

NORTH ELEVATION  
GARAGE





DR83-117

54-83

No. 8