

**DESIGN REVIEW & PRESERVATION BOARD**  
**1231 "T" Street - SACRAMENTO, CALIFORNIA 95814**

APPLICANT _____	
OWNER _____	
PLANS BY _____	
FILING DATE _____	REPORT BY: _____
NEGATIVE DEC _____	EIR _____ ASSESSOR'S PCL. NO _____

**LOCATION:** 1617 18th Street

**PROPOSAL:** The applicant proposed facade refacing and repainting and a new awning on and existing commercial structure

**PROJECT INFORMATION:**

Existing Zoning of Site: R-5  
Existing Land Use of Site: Vacant commercial space

**Surrounding Land Use and Zoning:**

North: Multiple family; R-5  
South: Multiple family; R-5  
East: Surface parking; R-5  
West: Single family, multiple family; R-5

Property Dimensions: 40' x 80'  
Property Area: 3,200 sq. ft.  
Square Footage of Building: 3,200 sq. ft.  
Height of Building: One story  
Significant Features of Site: Location in Capitol Avenue Preservation Area  
Exterior Building Colors: Beige gray body, gray accent band, black painted window frame and entry doors, copper address background, green address numbers, green canvas awning  
Exterior Building Materials: Concrete block

**BACKGROUND INFORMATION:** The subject structure is currently unoccupied. Previously a custom kitchen showroom occupied the premises as a legal nonconforming use. On April 23, 1987, the Planning Commission approved a variance to replace the prior nonconforming use with an electronics equipment repair.

An appeal by neighbors of the Commission's action was denied by the City Council on June 23, 1987. A lawsuit has since been filed against the City.

**PROJECT INFORMATION:** Staff has the following comments and concerns regarding the proposed project:

1. An existing wood board band even with the window header extends along the street facade is continued along the alley elevation and also return one board length along the south elevation. The applicant proposed to eliminate the band. Staff has no objections. However, it would be appropriate to carry the proposed painting and refacing treatment along the full extent of

the alley elevation and the south elevation as well for the benefit of the existing apartments abutting to the south.

2. The existing lighting fixtures on the front parapet are not indicated on the elevation plan. Staff presumes their removal and has no objection.
3. The awning design is appropriate to building design.
4. Staff has no objection to the proposed color scheme and the zolotane texturing.

STAFF RECOMMENDATIONS: Staff recommends approval of the proposed remodel subject to the following conditions:

1. The paint treatment shall be carried from the front elevation along the full extent of both the north (alley) and south elevations.
2. No permits shall be issued prior resolution of current litigation against the City.

Approval is based on the following findings of facts:

1. The project, as conditioned, will enhance the existing commercial structure.
2. The project, as conditioned, is in conformance with the Board's design criteria.

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.

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



