

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mr. & Mrs. Richard J. Mendoza, 106 J Street, Sacramento, Ca. 95814		
OWNER	Mr. & Mrs. Richard J. Mendoza		
PLANS BY	Buzz Garcia & Associates, 1017 25th St., Sacramento, Ca. 95816		
FILING DATE	4/25/83	50 DAY	DRACTION DATE _____ REPORT BY: RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-111-07

LOCATION: 2728 J Street

PROPOSAL: Remodel exterior of existing commercial building

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and offices  
1980 Central City Plan

Designation: General Commercial

Existing Zoning of Site: C-2

Existing Land Use of Site: Commercial

Surrounding Land Use and Zoning:

North: Park: C-2

South: Offices: C-2

East: Retail: C-2

West: Retail: C-2

Parking Provided: 8 Existing non-conforming

Property Area: 9,600 s.f.

Sq. Footage of Building: 10,588 s.f.

Exterior Building Colors: Mauve facade/lavender trim/dusty rose  
brick

Exterior building materials: Brick and stucco

BACKGROUND INFORMATION: The proposed project is the remodeling of an existing commercial building. The first floor is occupied by Fletcher's Pharmacy and the second floor with offices. There are 8 existing on site parking spaces off the alley.

STAFF EVALUATION: Staff has the following comments and concerns:

1. In comparison with the other store fronts on the block the subject structure is quite wide. The proposed remodeling will have a positive affect of breaking up the visual width of the building, thus creating greater uniformity of scale along the blockface.
2. No trash enclosure is indicated on the plan. Unscreened storage of trash at the rear of the building could result in an unsightly condition.

3. Dividing the first floor area into the four units proposed will provide a potentially greater variety of goods and services for the neighborhood residents. Depending upon the nature of future occupancies an increase in the parking needs of the structure may occur. Such increase could cause the current deficiency in on-site parking to be even more critical and justify improved accessibility to the few parking spaces available on-site.
4. Without direct access to the rear of the building, trash removal from retail unit B and the restrooms next to the elevator will be a problem.
5. Depending upon the total cost of the proposed remodeling, the applicant may be required by the Building Division to bring the building up to standard for accessibility to the handicapped. Such improvements would be related to handicapped parking, restroom facilities, elevator, and access from the street and to on-site parking.
6. Given the above concerns, staff would suggest opening a ground level corridor between spaces A & C leading from the common area to the rear of the building.

STAFF RECOMMENDATION: Staff recommends approval of the proposed remodel subject to conditions and based on findings of fact that follow:

Conditions:

1. The remodel shall be in compliance with all City codes.
2. Provisions for screening trash shall be accomplished to the satisfaction of the staff.
3. A ground level corridor will be provided between spaces A & C running from the common area at the north to the rear of the building.

Findings of Fact:

1. The remodel as proposed will result in several store fronts that are more in keeping with the scale of existing store frontages along the blockface.

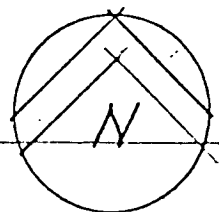
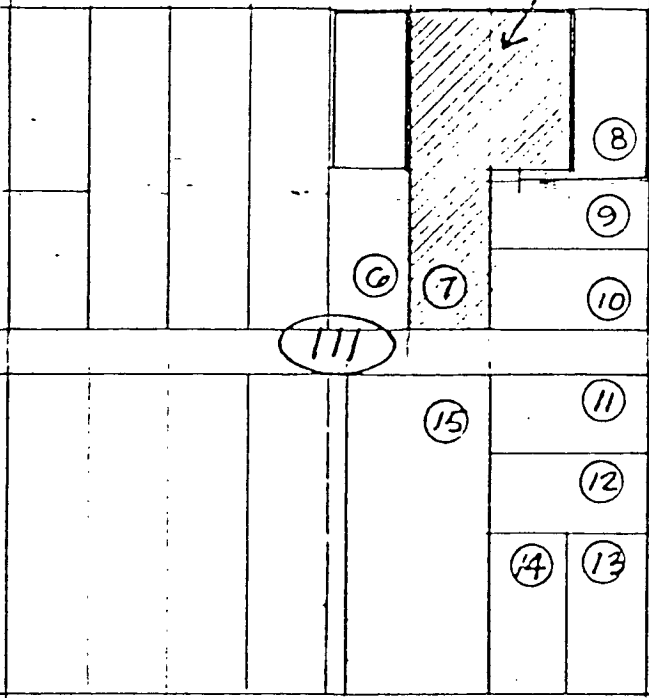
07-

CITY OF SACRAMENTO

J ST  
SUBJECT PROP

27TH ST

28TH ST



K ST

PROPERTY OWNERS MAP SCALE 1" = 100.0

APN 07-111-7

2726 J STREET

SACRAMENTO

**buzz garcia associates**  
ARCHITECTURE • PLANNING

DR83-119

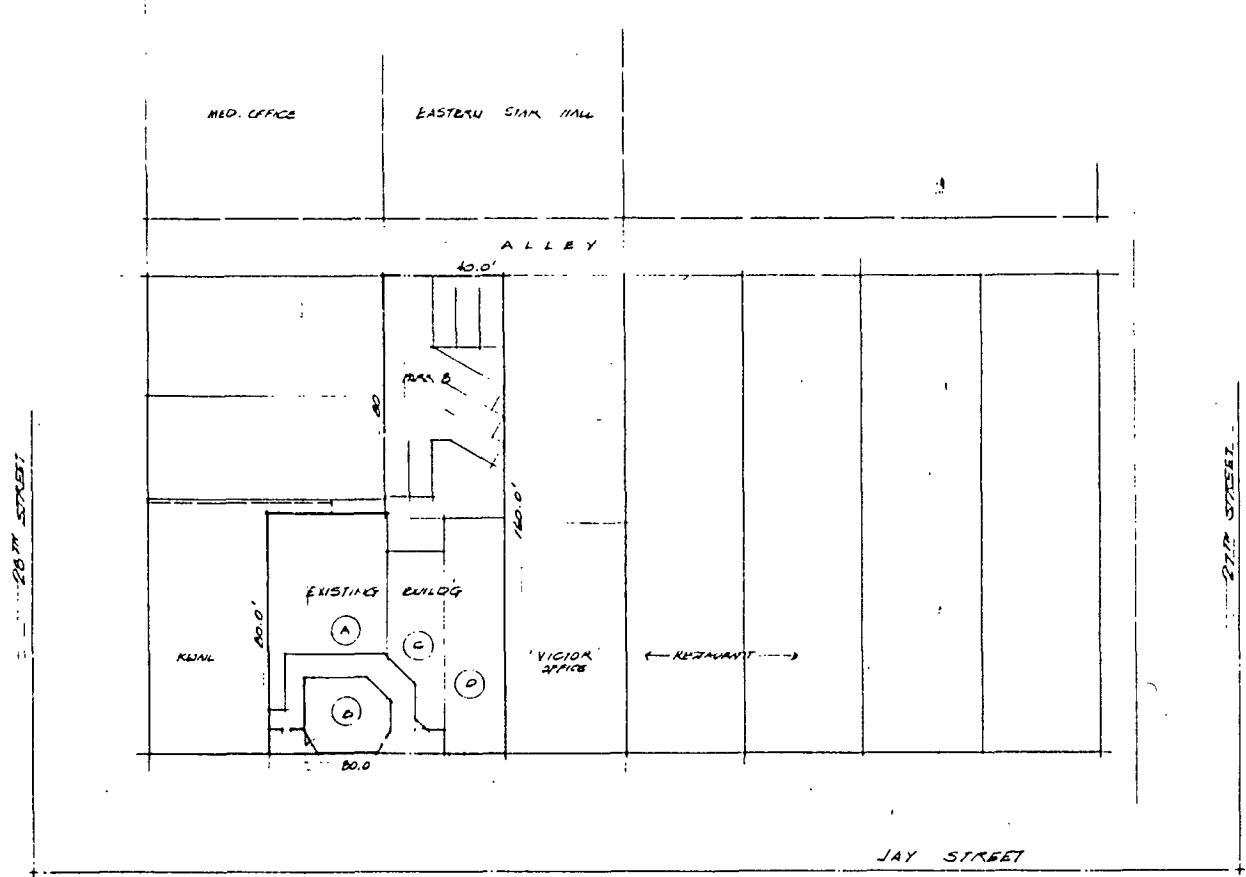
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1017 TWENTY-FIFTH STREET • (916) 444-0754 #1  
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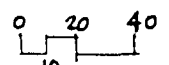
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#1



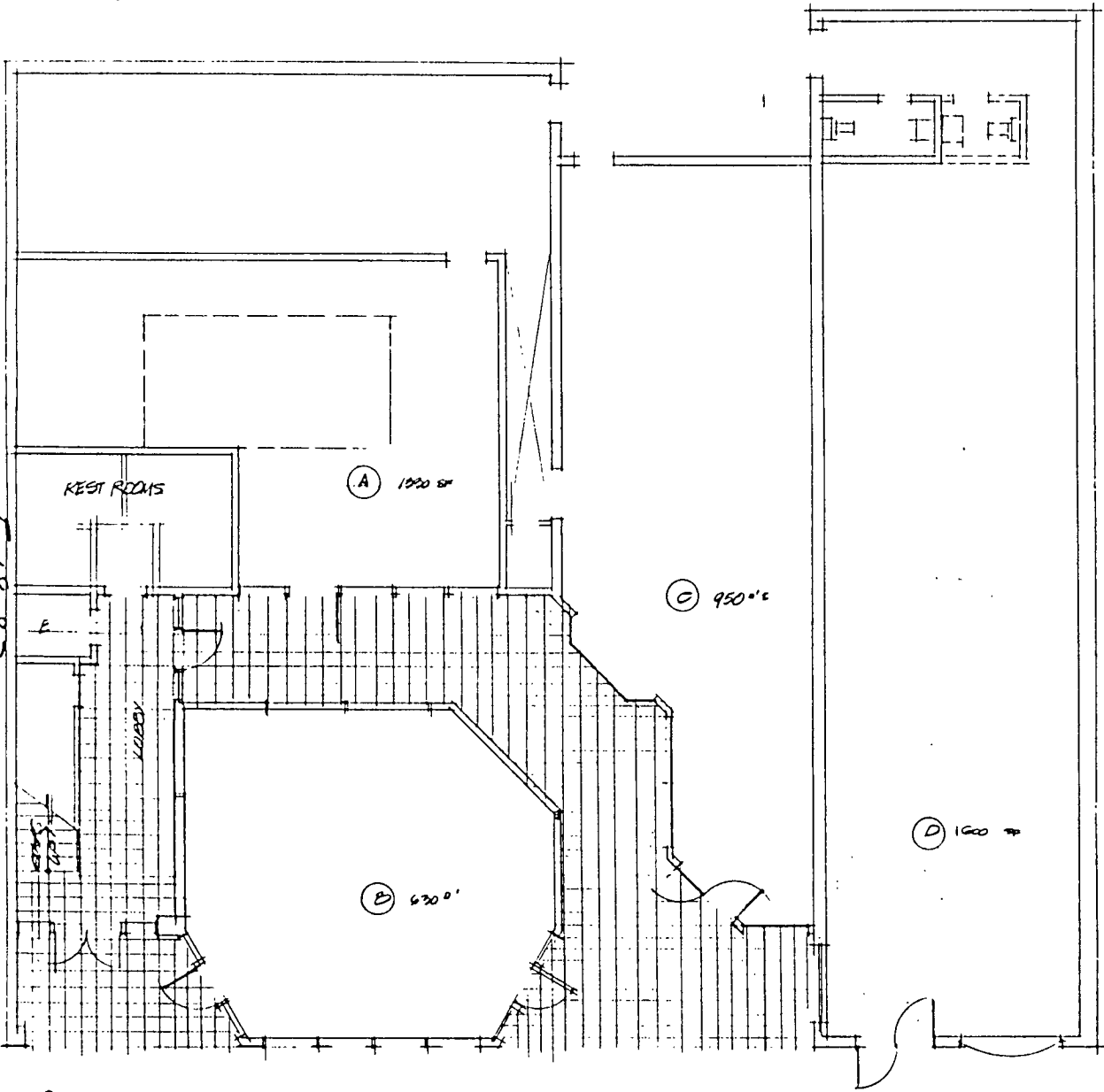
SITE STUDY PLAN

SCALE 1" EQUALS 20'



DR 53-119

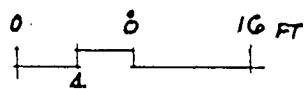
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JAY STREET

FLOOR PLAN

SCALE 1/4" = 1'-0"



FLETCHER'S BUILDING

4-20-83

B

