

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

APPLICANT	Mogavero & Associates, 2530 J Street, Suite 101, Sacramento, CA 95816		
OWNER	Hiroshi & Ann Shigetoshi, 826 J Street, Sacramento, CA 95814		
PLANS BY	Applicant		
FILING DATE	12-20-85	REPORT BY:	RL:tc
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	006-101-01

APPROVED STAFF RECOMMENDATIONS

LOCATION: 1013 - 1015 9th Street

PROPOSAL: The applicant proposes to renovate a Priority Structure and establish a restaurant use (Fumy's)

PROJECT INFORMATION:

Existing Zoning of Site: C-3
Existing Land Use of Site: Retail and Vacant Retail

Surrounding Land Use and Zoning:

North:	Printer;	C-3
South:	Photo Studio;	C-3
East:	Commercial Uses;	C-3
West:	Restaurant;	C-3

SUPERSEDED

Parking Required:	0
Parking Provided:	0
Property Dimensions:	39' x 72'
Property Area:	4,136
Height of Building:	Two stories
Significant Features of Site:	Located in Plaza Park Preservation Area
Exterior Building Colors/Materials:	Beige concrete walls, green marble panels, mill finished aluminum store front, multi-color fabric banners

BACKGROUND INFORMATION: The proposed restaurant use will occupy two existing commercial structures. The more southerly structure is a Priority Structure and is presently vacant. The other structure is occupied by a lady's foundation shop.

PROJECT INFORMATION: Staff has the following comments regarding the proposed project:

1. The applicant proposes to retain and paint the existing bas-relief figure's above the pilasters of the Priority Structure. Centered on the parapet between the pilasters will be a painted family crest.
2. Existing green marble panels are to be reset in the remodeled northerly storefront.

3. ~~The multi-colored fabric banners will provide visual interest at the entry. Colors were not provided to staff at the time of the report writing.~~

~~STAFF RECOMMENDATION:~~ Staff recommends approval of the proposed project subject to the following condition:

The fabric colors, relief colors, graphic details, and signage shall be subject to review and approval by staff.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend with the surrounding development.
2. The project, as conditioned, is in compliance with the Board's design criteria.
3. Approval is in compliance with the Secretary of Interior Standards for Rehabilitation.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

SUPERSEDED