

ARCHITECTURAL REVIEW BOARD

APPLICANT	Carson Development, 1126 - 2nd Street, Sacramento, CA 95814		
OWNER	B.C.H. Enterprises, 1126 2nd Street, Sacramento, CA 95814		
PLANS BY	Alan Oshima, 1723 J Street, Sacramento, CA 95814		
FILING DATE	6/14/82	50 DAY ARB ACTION DATE	----
		REPORT BY:	RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	006-245-09

LOCATION: 1717 - 2nd Street

PROPOSAL: Remodel Warehouse to Office Use

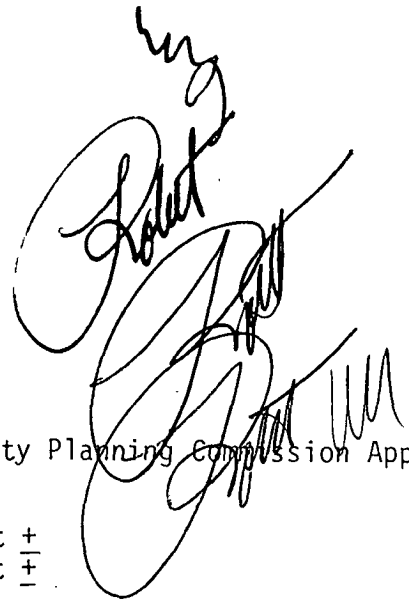
PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Plan Designation: Heavy Commercial

Existing Zoning of Site: C-4
Existing Land Use of Site: Warehouse

Surrounding Land Use and Zoning:
North: Storage C-4
South: Warehouse C-4
East: Warehouse C-4
West: Freeway T-C

Parking Required: 62 Spaces
Parking Provided: 62 Spaces (With City Planning Commission Approval)
Parking Ratio: 1:400
Property Dimensions: 321' x 159'+
Property Area: 51,330 Square Feet ±
Square Footage of Building: 19,000 Square Feet ±
Exterior Building Colors: Existing
Exterior Building Materials: Concrete and wood.



BACKGROUND INFORMATION: The applicant proposes to remodel the existing warehouse portion of this office/warehouse building into office space. The additional parking spaces required by this change of use will be provided if the City Planning Commission grants an off-site parking variance (P-82-147) on July 8, 1982. A Special permit for parking in a T-C zone (P-82-013) has been already approved by the City Planning Commission.

STAFF EVALUATION: The project as proposed would allow this portion of the structure to be changed so as to match the existing detailing found on the rest of the building. If the off-site parking variance is granted by the City Planning Commission then the Planning Department requirements will have been met regarding parking. Staff feels that the proposal is well thought out and will compliment the building.

APPLC. NO. 82-154

MEETING DATE July 7, 1982

DR/PB ITEM NO. 15

STAFF RECOMMENDATIONS: Staff recommends approval with the following condition:

1. The granting of an off-site parking variance by the City Planning Commission.

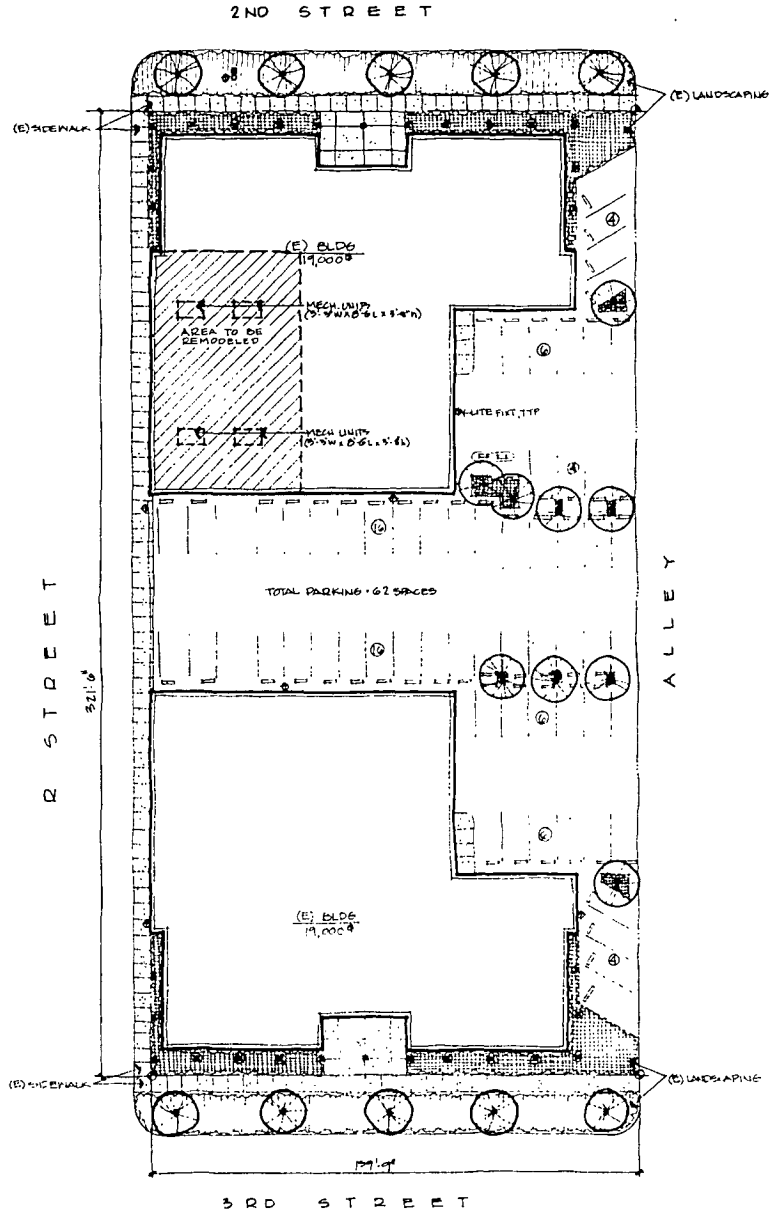
Approval is based on the following Finding of Facts:

1. The design will match and compliment the existing building.
2. Approval of an off-site parking variance by the City Planning Commission will allow the project to meet city zoning requirements.

82-154

7-7-82

#15



SITE PLAN
1"=20'0"



ALAN OSBORN ARCHITECT
1723 J STREET
SACRAMENTO, CA 95811
(916) 443-5911
ALAN OSBORN CS473

CONTRACT NO.

PROJECT NO.

REMODEL OF:
JOHN F. OTTO INC.
SERVICE CENTER
2nd & R STREETS
SACRAMENTO, CALIFORNIA

REVISIONS
DATE 8/3/82
JOB NO. 812

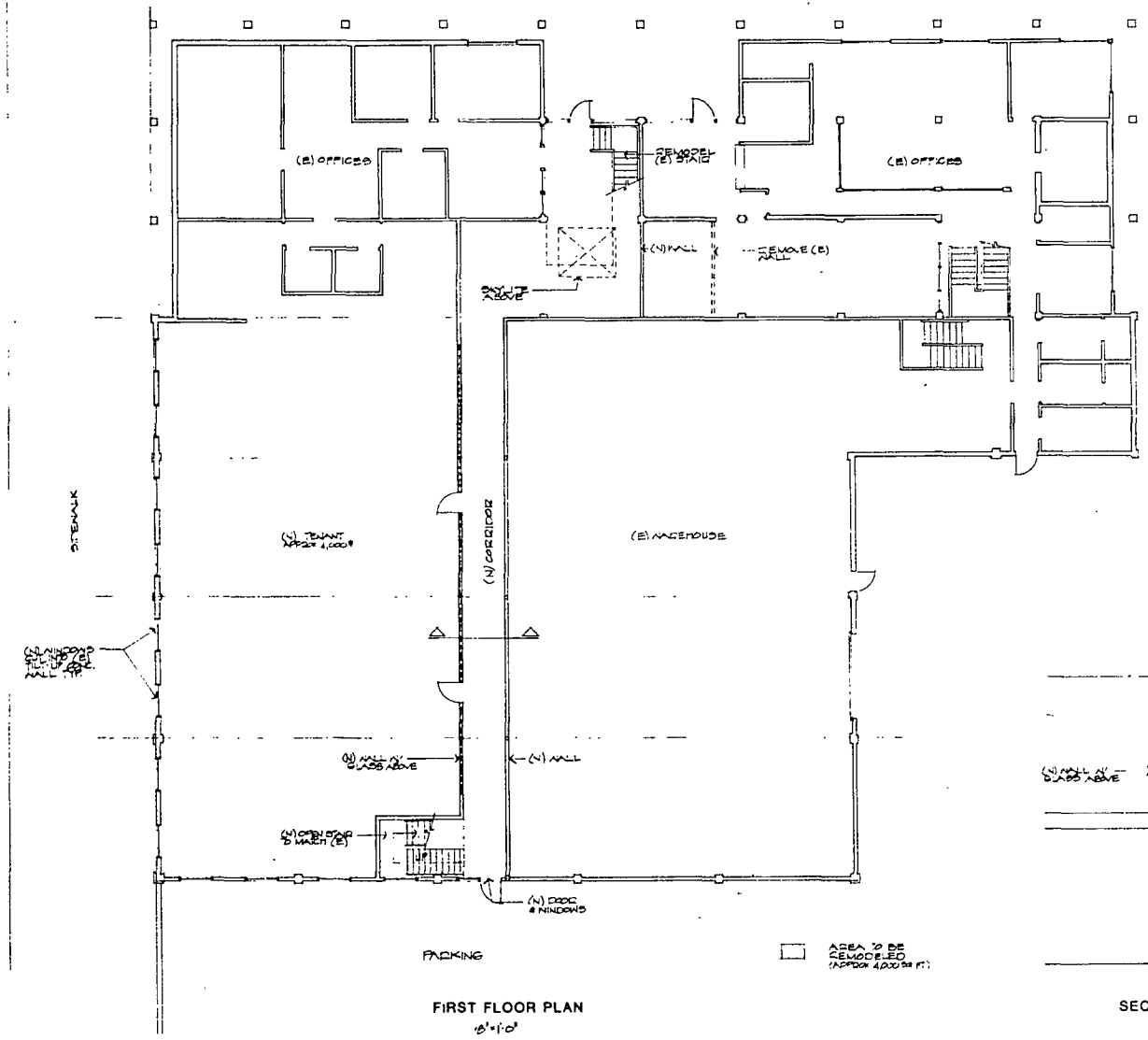
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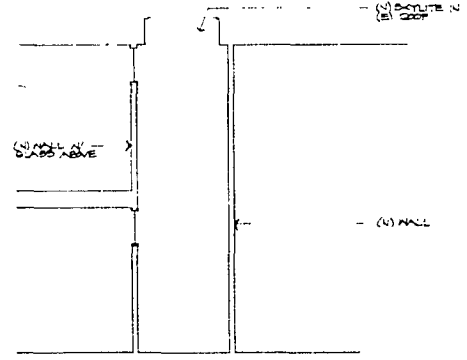
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7-7-82

#15



FIRST FLOOR PLAN



SECTION AT NEW CORRIDOR

ALAN OSHIMA ARCHITECT
 1723 J STREET
 SACRAMENTO CA 95814
 (916) 483 5011
 ALAN OSHIMA CS473

CONSULTANTS

REMODEL OF:
JOHN F. OTTO, INC.
 SERVICE CENTER
 2nd & R STREETS
 SACRAMENTO, CALIFORNIA

REVISIONS

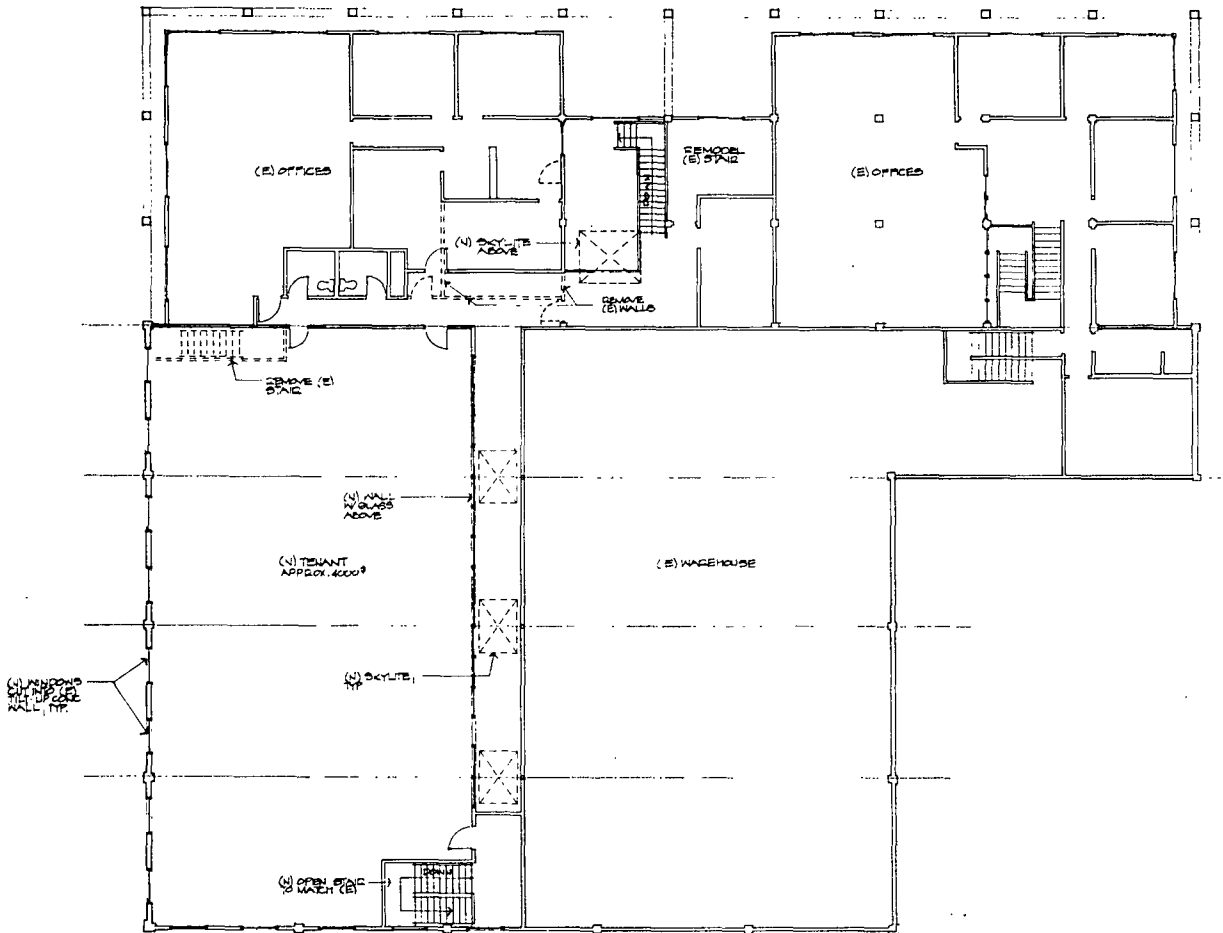
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 OF 4

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SECOND FLOOR PLAN



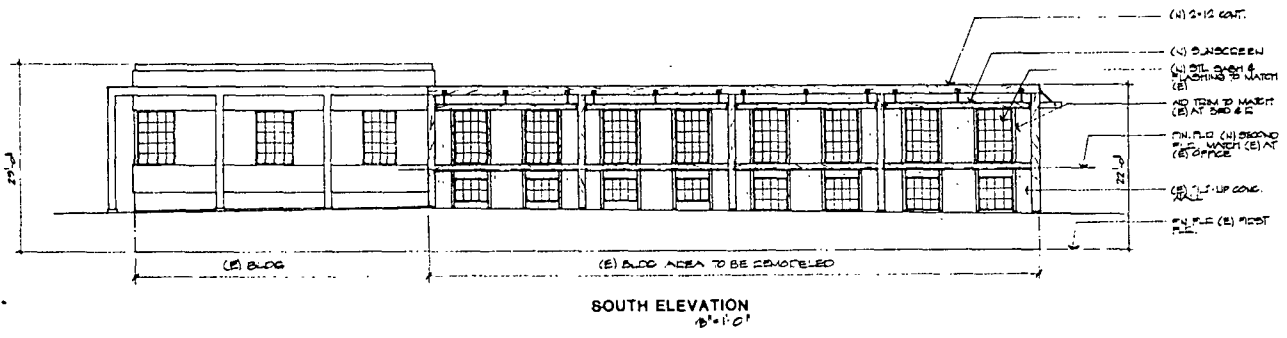
AREA TO BE
HATCHED
(APPROX. 4,000 SQ. FT.)

ALAN COHIMA ARCHITECT 1723 J STREET SACRAMENTO, CA 95814 (916) 443-2111	
ALAN COHIMA C6173	
CONSULTANTS	
MODEL OF: JOHN F. OTTO INC. SERVICE CENTER 2ND & R STREETS SACRAMENTO, CALIFORNIA	
REVISIONS	
DATE	JOB #
6/3/82	812
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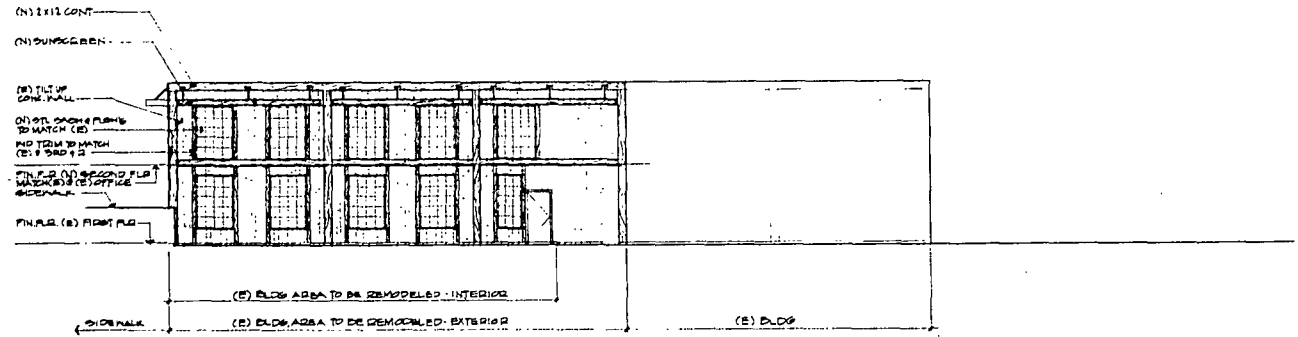
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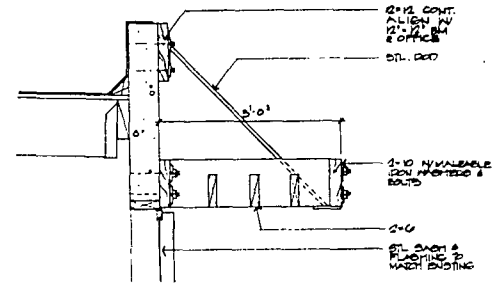
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SOUTH ELEVATION
10'-1'-0"



EAST ELEVATION
10'-1'-0"



SUNSCREEN
1'-1'-0"

ALAN CONRUM ARCHITECT
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REMODEL OF:
JOHN F. OTTO INC.
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