

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

|               |   |                                      |                   |
|---------------|---|--------------------------------------|-------------------|
| APPLICANT     | Julius W. Mirza, Mau & Mirza Architects, 2555 Third St., Sacramento 95818 |                                      |                   |
| OWNER         | Sacramento Bag Manufacturing Company                                      |                                      |                   |
| PLANS BY      | Mau & Mirza   |                                      |                   |
| FILING DATE   | 2-21-83   | 50 DAY DRACTION DATE                 | REPORT BY: RBH:mm |
| NEGATIVE DEC. | EIR   | ASSESSOR'S PCL. NO. 006-255-06,07,10 |                   |

LOCATION: 530 Q Street

PROPOSAL: To construct a new warehouse building

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
 1980 Central City Community  
 Plan Designation: Heavy Commercial  
 Existing Zoning of Site: C-4  
 Existing Land Use of Site: Warehouse  
 Surrounding Land Use and Zoning:  
 North: Warehouse C-4  
 South: RR/Warehouse  
 East: Commercial/RR  
 West: Commercial/RR

Parking Required: 16 Spaces  
 Parking Provided: 30 Spaces  
 Property Dimensions: Varies  
 Square Footage of Building: 15,520  
 Exterior Building Colors: Light Tan  
 Exterior Building Materials: Metal

BACKGROUND: The applicant has an existing corrugated sheetmetal building on site which is now used as a warehouse. They wish to remove this structure and replace it with a new metal building. The existing blacktop parking area to the west will remain. A railroad right-of-way lies to the south. Part of the right-of-way is blacktop. This area is not under control of the applicant.

STAFF EVALUATION: The proposal is to replace a rundown existing metal building with a new metal structure. Although the Board has no policy on prefab metal buildings in the Central City, concerns have been voiced in the past when other metal buildings were proposed. In the past, brick fronts were required and the buildings were placed so that the front elevation only was visible to the street. This project is different in that three sides of the structure will be in clear view from three street faces. Cosmetic materials over the metal siding would be out of the question as most of the building would be covered with a second exterior surface thereby increasing the cost of construction. The area is planned for heavy commercial but is in close proximity to residential and other downtown uses.