

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dick Zeiner, 450 Exeter Street, Sacramento, CA 95825		
OWNER	Frank Fat, Inc., c/o Ken Fat, 2905 Royce Way, Sacramento, CA 95825		
PLANS BY	Dick Zeiner, 450 Exeter Street, Sacramento, CA 95825		
FILING DATE	6-13-83	50 DAY DRACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-155-02

LOCATION: 806 'L' Street

PROPOSAL: Remodel restaurant facade and entrance canopy (Frank Fat's)

PROJECT INFORMATION:

Existing Zoning of Site: C-3
 Existing Land Use of Site: Restaurant

Surrounding Land Use and Zoning:

North: Offices, restaurant; C-3
 South: State offices; C-3
 East: Auto parking garages and servicing; C-3
 West: Savings & Loan; C-3

Building Height: Two stories
 Square Footage: 3,200 sq. ft. ground floor and additional
 400± sq. ft. dining area on second floor
 Seating Capacity: 140
 Parking: None
 Colors/Materials: Grey and pink tint cement plaster; green
 jade marble; polished brass, purple (front door)

BACKGROUND INFORMATION: The applicant proposes a remodel of an existing Chinese restaurant, involving changes to the building facade and entrance canopy. Lighted signage will be contained within the canopy. Concrete planting urns will be located on each side of the entrance and within the public sidewalk area.

STAFF EVALUATION: Staff has the following comments and concerns:

1. It is the opinion of the staff that the proposed changes to the facade and redesign of the canopy will visually enhance the building and blockface. The new canopy is in contrast to the bulkiness of the existing canvas canopy and will be in scale with the canopy of the neighboring savings and loan.
2. The round 33-inch diameter concrete planters contribute significantly to a tasteful and rather uncomplicated Oriental facade design. Unfortunately, however, the placement of these planters is by necessity directly opposite existing tree wells, causing the effective width of what is a 15-foot wide City sidewalk to be further constricted from 10 feet to seven feet.
3. Due to the canopy overhanging the public sidewalk and the placement of the planters on the sidewalk, the applicant has applied for encroachment permits. The City Engineer will determine the acceptability of his requests.

4. Staff has no objection to the proposed identification signage which will provide for the back lighting in red of letters cut out of the polished brass canopy.
5. The cornice design results in a nine-inch encroachment across the face of the adjacent structures. Staff has no problem with the aesthetics of this element. Though the applicant is presently negotiating an agreement with the adjacent property owner, compliance with any applicable building code will be necessary.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project, subject to the following conditions and based on Findings of Fact that follow.

Conditions

- a. The applicant shall obtain encroachment permits for the canopy and the concrete planters;
- b. The encroachment of the cornice into the face of the adjacent structures shall be cleared through the Building Division.

Findings of Fact

- a. The project will visually enhance the blockface;
- b. The proposal, as conditioned, will be in conformance to City codes and design guidelines.

CEMENT PLASTER
FINISHED
TO LOOK LIKE
CAST
CONCRETE

gray
gray

VERDI JADE
MARBLE

1939

POLISHED BRASS
1/2

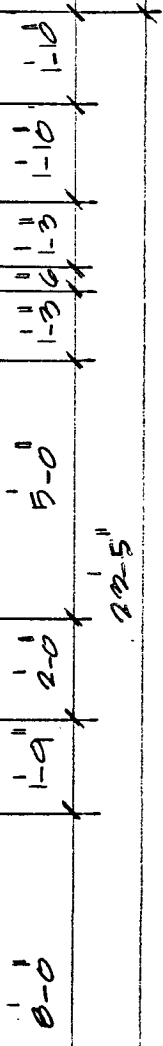
CLEAR GLASS W/
ETCHED DESIGN &
NEON LIGHT

CEMENT PLASTER

pink

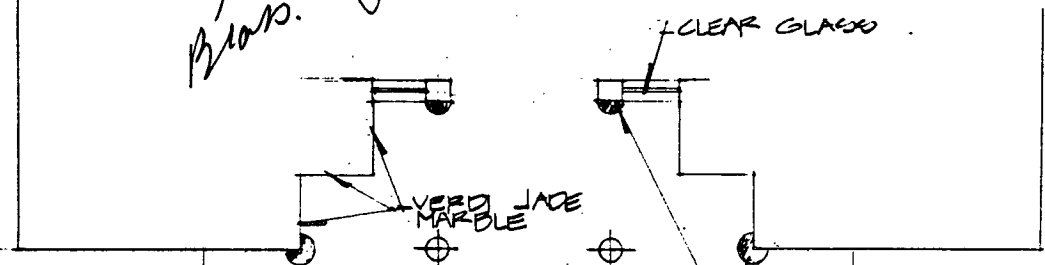
POLISHED
BRASS

3" & CONCRETE
PLANTER
gray

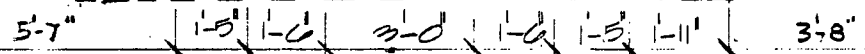
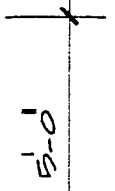


ELEVATION

Brass
Jade w
Brass
Maro



PLAN



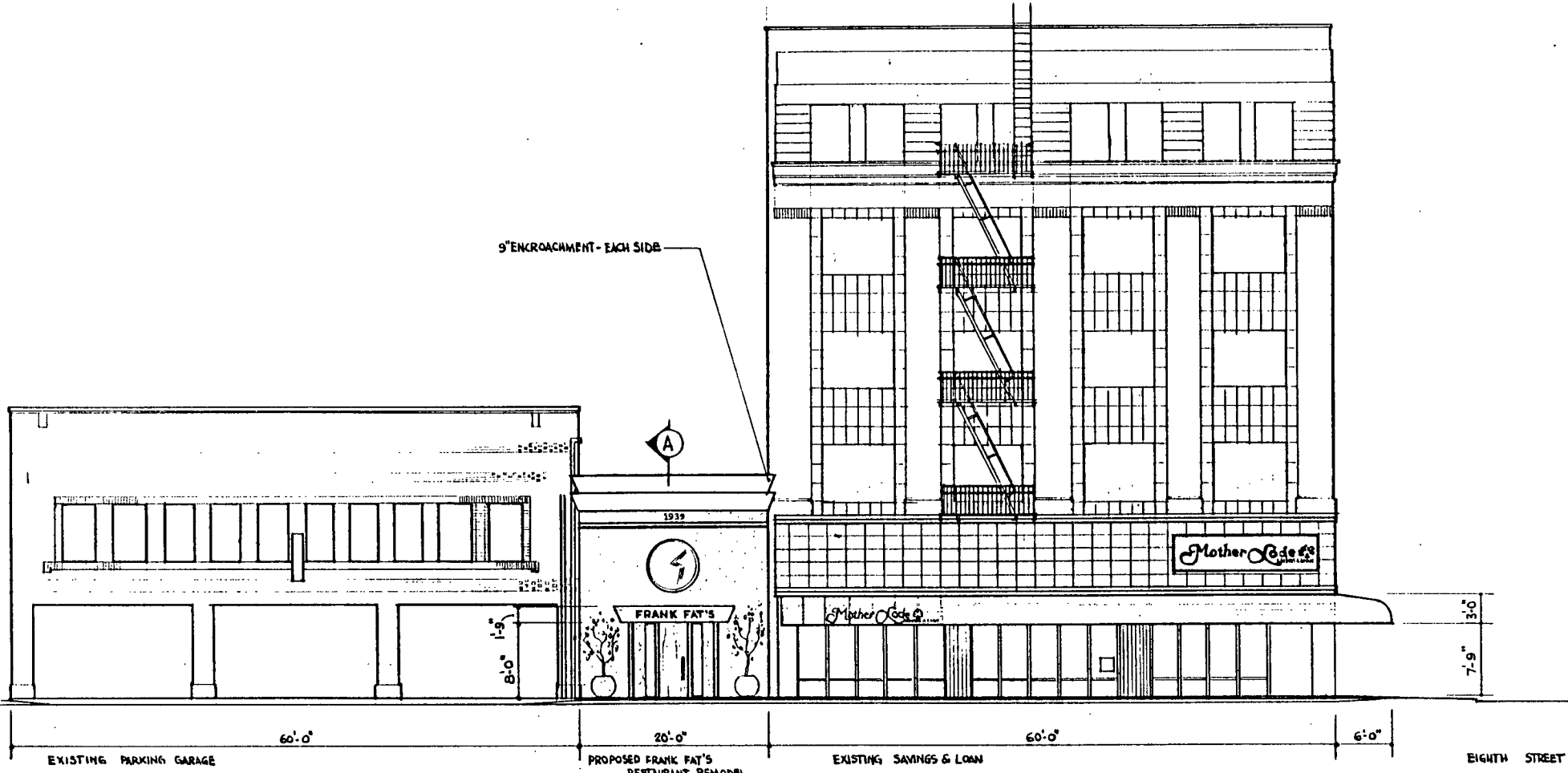
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ITEM 8

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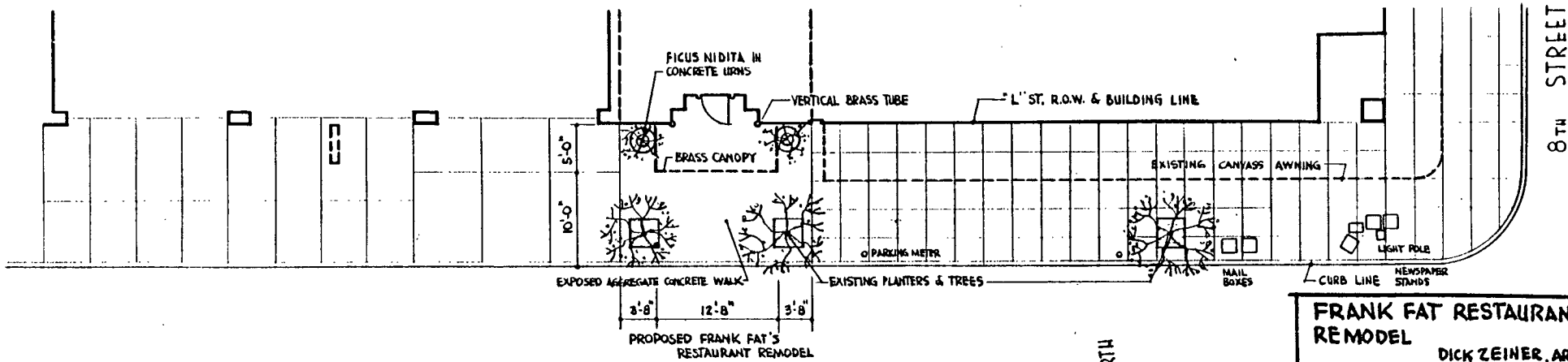
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"L" STREET SOUTH SIDE (NORTH ELEVATION OF BUILDINGS)

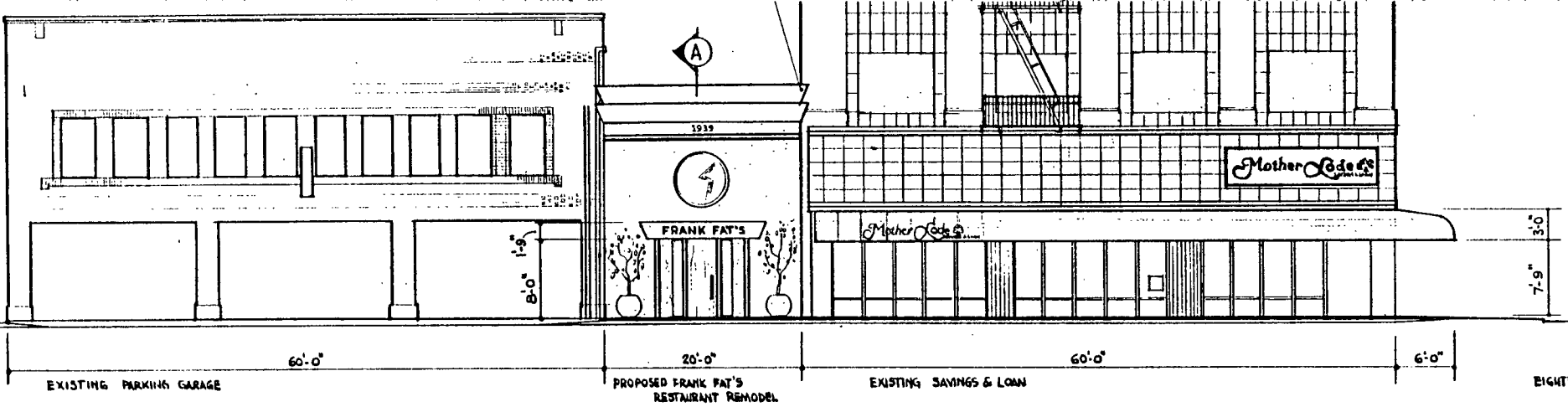
1/8" = 1'-0"

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FRANK FAT RESTAURANT REMODEL
 DICK ZEINER, ARCH.

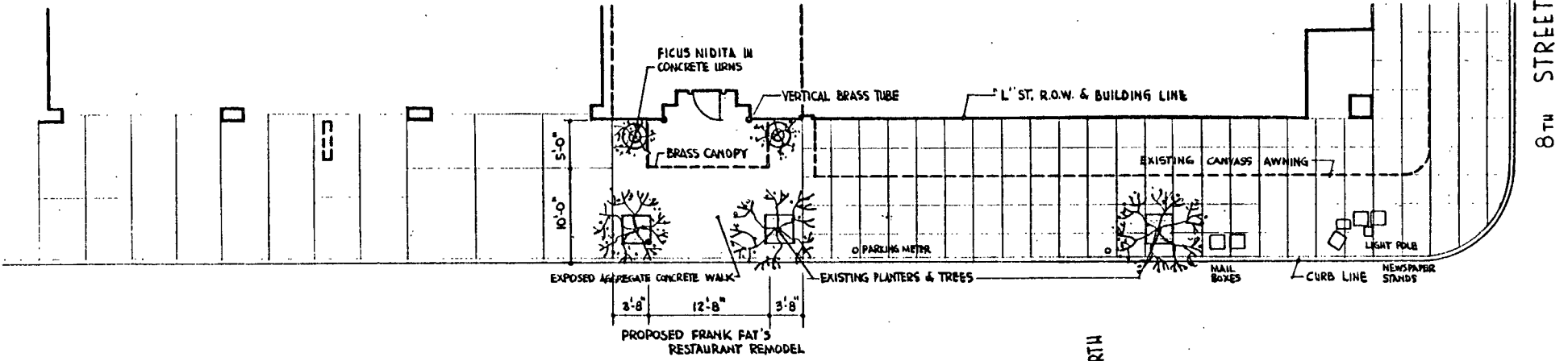
NR 85-138



"L" STREET SOUTH SIDE (NORTH ELEVATION OF BUILDINGS)

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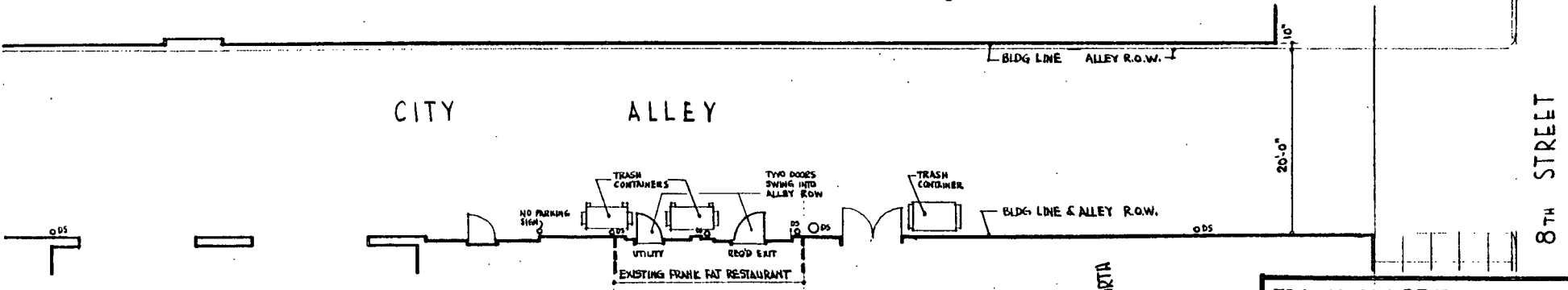
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"L" STREET PLAN SOUTH SIDE

1/8" = 1'-0"

HEM 8



ALLEY PLAN BETWEEN 9th & 8th STREETS & "L" ST. & CAPITAL MALL

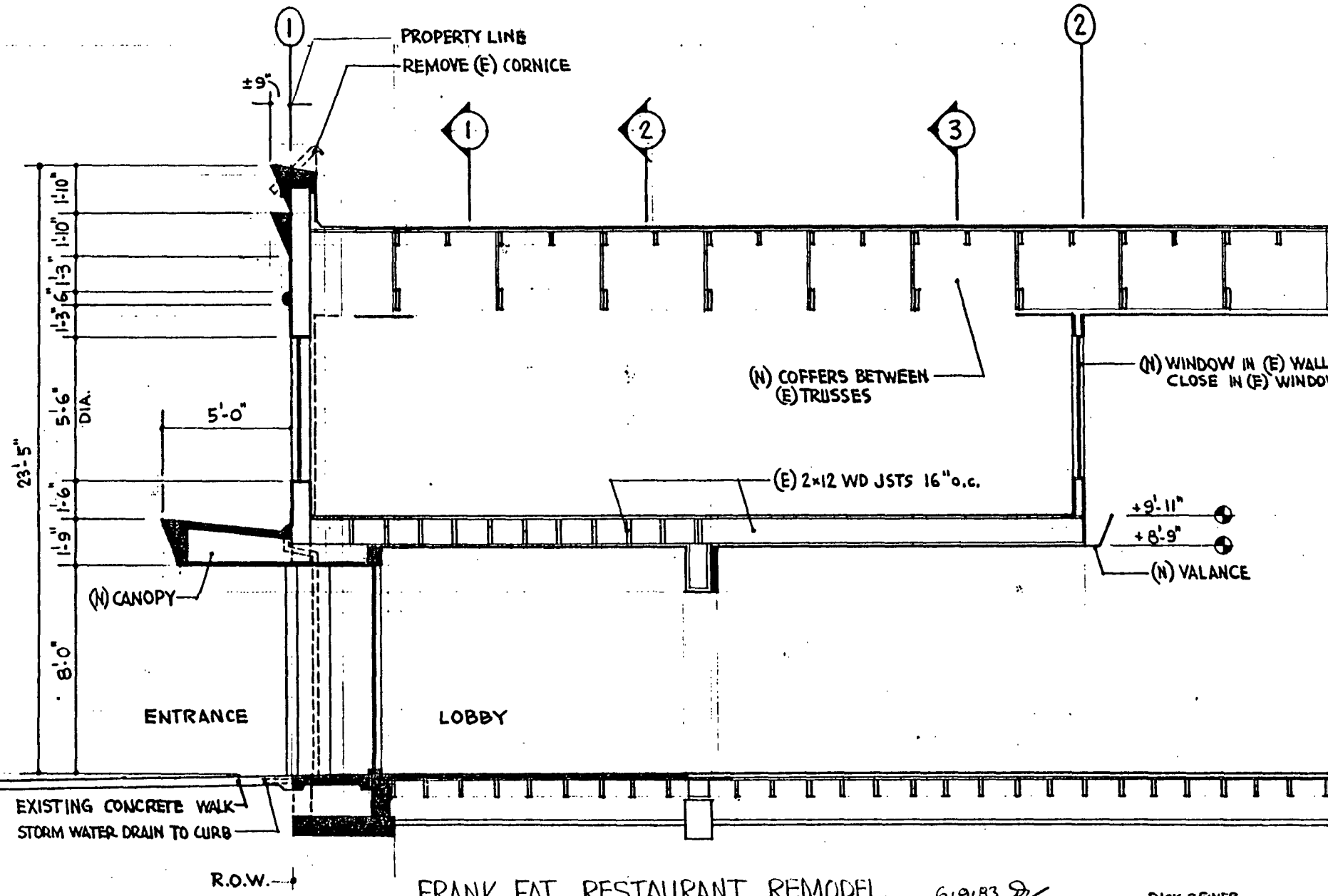
1/8" = 1'-0"

FRANK FAT RESTAURANT REMODEL
 DICK ZEINER, ARCHITECT

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FRANK FAT RESTAURANT REMODEL

6.9.83 *DZ*

DICK ZEINER
architect

(A)

LONGITUDINAL SECTION

NORTH PORTION

ENTRY

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