

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Randy Massie - 8401 Jackson Road., Sacramento, CA 95826	
OWNER	Weber and Oates - 8401 Jackson Road., Sacramento, CA 95826	
PLANS BY	Leo McGlade - 3417 Arden Way., Suite A., Sacramento, CA 95825	
FILING DATE	50 DAY DRACTION DATE	REPORT BY: RBH:mmm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO. 010-063-07

LOCATION: 1891 Alhambra Boulevard

PROPOSAL: A 1,140 square feet addition to existing building for restrooms and a file room. A chain link fence will also be added around 12 parking spaces to the east of the project.

PROJECT INFORMATION:

Existing Zoning of Site: M-1
Existing Land Use of Site: Office/Warehouse

Surrounding Land Use and Zoning:

North:
South: Residential; R-1
East: Office/Warehouse; M-1
West: Market; C-4

Parking Required: None
Parking Provided: Existing
Property Dimensions: 236' X 162'
Property Area: 38,232 square feet
Square Footage of Building: 1,140 square feet
Exterior Building Colors: Earthtones
Exterior Building Materials: Stucco

BACKGROUND: The applicant proposes to add a 20' x 57' one story addition onto a structure to be utilized by the State Board of Equalization. This addition will house toilet rooms, storage rooms and file rooms for the existing building.

STAFF EVALUATION: The addition as proposed will utilize the same exterior materials and design as the existing building, i.e., cement plaster and galvanized iron gravel stops. The applicant does not propose to continue the existing sunscreen. Staff feels that the addition is a simple project and has the following comment: The project is directly across the street from a residential area. The existing sunscreen, although not needed on the new portion of the building because of the lack of windows would be beneficial as a continuation of the existing building design. Staff would suggest that the sunscreen be added to the structure along the southern elevation in order to have continuity along that particular facade.

STAFF RECOMMENDATION: Staff recommends approval of the project with the following conditions:

1. The applicant will continue the existing sunscreen along the south elevation of the building.
2. The applicant will paint those portions of the existing building which are needed in order to blend the new structure into the existing structure. This may require repainting of the entire existing building.

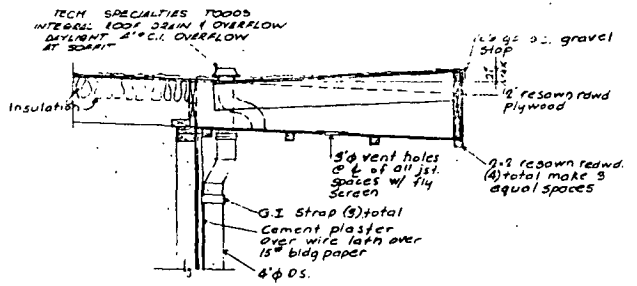
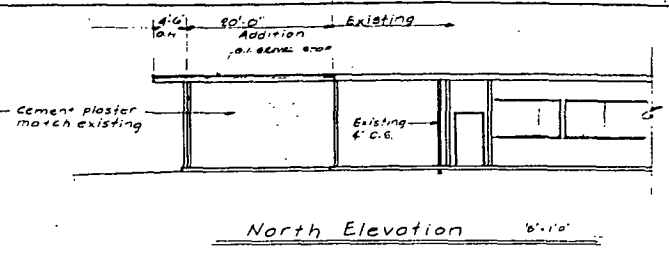
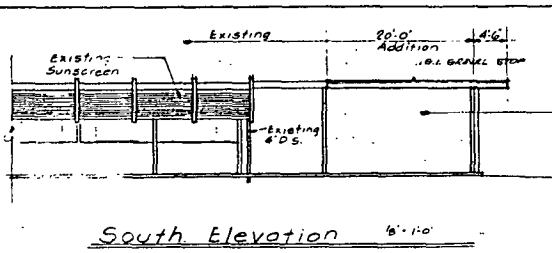
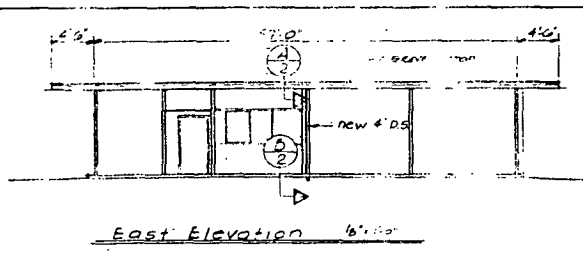
Approval is based on the following findings of fact:

1. The new addition is compatible and of the same architectural style as the existing building.
2. The condition of staff report will allow the continuation of an already existing architectural detail on the structure.

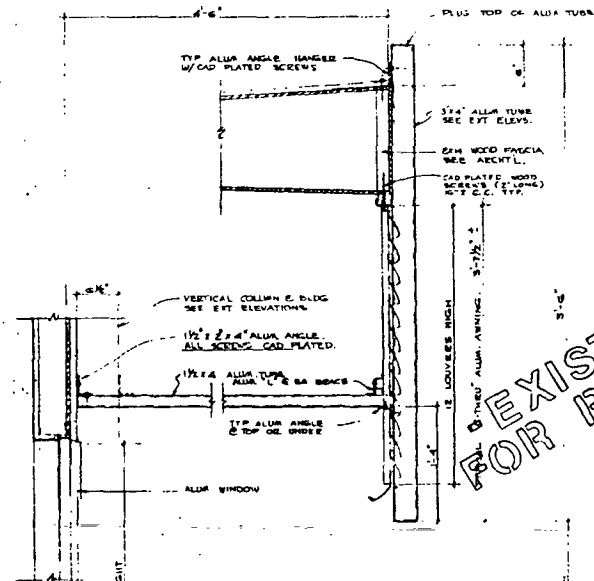
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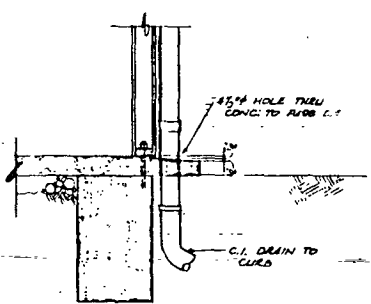
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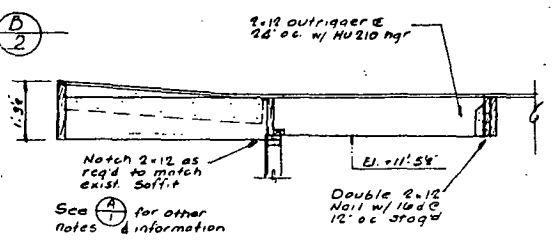
SECTION A SCALE 1/2"=1'-0" 2



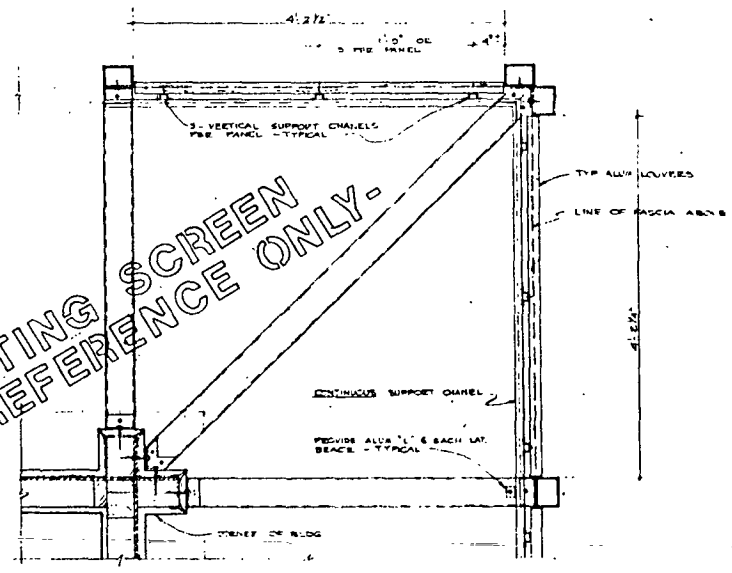
TYPICAL ALUM SUN SCREEN SCALE 1/2"=1'-0"



SECTION B SCALE 1/2"=1'-0" 2



Section C SCALE 3/8"=1'-0"



PLAN OF LATERAL BRACING & CORNER OF BLDG SCALE 1/2"=1'-0"

EXISTING SCREEN FOR REFERENCE ONLY

- LOUVER PANEL DIMENSIONS:
- EAST ELEVATION: TWO PANELS - 8'-2" LONG ONE PANEL - 4'-2"
 - WEST ELEVATION: EIGHT PANELS - 8'-2" LONG TWO PANELS - 4'-2" LONG
 - SOUTH ELEVATION: THIRTEEN PANELS - 2'-7 1/2" ONE PANEL - 4'-1 1/2"
- ALL ABOVE PANELS ARE 12" LOUVER HIGH

BOARD OF EQUALIZATION		SACRAMENTO
ALHAMBRA & 5 TH STREET		
DATE	APPROVED BY	
BY		
LEO McCLADE		SHEET
32-7 Alhambra Wall Street Co		2
Elevations Sections		PL-449