

ARCHITECTURAL REVIEW BOARD

Nov. 14

APPLICANT	Stewart Katz, 2309 "K" Street Suite 200, Sacramento, CA		
OWNER	Nubar Corporation, 2309 "K" Street Suite 200, Sacramento, CA		
PLANS BY	Nubar Corporation, 2309 "K" Street Suite 200, Sacramento, CA		
FILING DATE	9-28-79	50 DAY ARB ACTION DATE	N/A
REPORT BY:	WW:dd		
NEGATIVE DEC.	N/A	EIR	N/A
ASSESSOR'S PCL. NO.	007-315-05		

PROPOSAL: To develop a 7-unit apartment

LOCATION: 2008 "P" Street

PROJECT INFORMATION:

Existing Zoning of Site: C-2
 Existing Land Use of Site: Vacant
 Surrounding Land Use:

North: Multiple-family & C-2
 South: Single-family & Commercial
 East: Commercial and C-2
 West: Commercial and Multiple family

Dimension of lot: 40' X 160'
 Parking required: 7
 Parking proposed: 7
 Height of structure: 2-story
 Square footage of structure: 3,500
 Materials: Plywood siding and compo shingle roof
 Colors: Beige with dark trim

The applicant proposes to develop a 7-unit apartment containing four, one-bedroom units; two, two-bedroom units; and one two-bedroom townhouse unit. The 2-story structure would be 25 feet in height and be developed on a 40' X 160' lot. The seven required parking spaces would be located to the rear of the structure with access from the alley.

The exterior materials of the building consist of rough sawn plywood siding with a composition shingle roof. The colors would be earth tone.

BACKGROUND INFORMATION:

On September 13, 1979 the Commission approved a Special Permit to develop a 7-unit apartment in the C-2, general commercial zone. This approval was subject to the following conditions:

1. Subject to design review of the project by the ARB.
2. A detailed landscape and irrigation plan shall be submitted to staff for review and approval.

APPLC. NO. 79-98

MEETING DATE ~~October 17, 1979~~

CPC ITEM NO. 7

11-7-79

2

STAFF EVALUATION:

The staff has no objection to the proposed design. The surrounding properties are characterized by a mixture of commercial uses, offices, older residences and new apartments. Adjacent and to the east is a 2-story concrete block with flat roof, office building. To the west is an old 2-story residential structure with wood siding and a pitch roof. The area therefore, has a mixture of roof designs, materials and setbacks.

The submitted site plan does not indicate the location of the trash bin. Trash bin areas are required to be screened with a solid wood fence and gate. The applicant has not submitted any color chips for the exterior. Earth tone colors similar to surrounding older structures should be used.

STAFF RECOMMENDATION:

Staff recommends approval of the 7-unit project subject to the following Conditions and based on Findings of Fact:

Conditions:

1. A trash bin screened with a solid wood fence with a gate shall be located in rear parking area.
2. Prior to building permit approval, applicant shall submit color samples to staff for review and approval.
3. A detailed landscape-irrigation plan shall be submitted to staff for review and approval.

Findings of Fact:

1. The design treatment of the building and parking area complies with the Design Standards and Criteria of the Old City Design Guidelines in that:
 - a. The design of the structure would be compatible in color and material with surrounding properties.
 - b. The design of the parking spaces and maneuvering area conform with the City Parking Regulations.
 - c. Adequate landscaping would be provided between paved areas and structure.
2. The subject project conforms to the Old City Design Review District Goal: "To encourage architecture which is integrated and compatible with the existing development in the neighborhood."

ARB # 79-98

~~October 17, 1979~~

Item # 7

11-7-79

2

BUILDING & PARK

CAPITOL

AVE

C-2

OB

R-5

R-5

R-5

FREMONT
PARK

C-4

2

R-3-R

R-4-A

SUBJECT

M-1

SITE

C-4

R-4-R

C-2

C-2

C-2R

R-4

C-4

R-4

C-2

C-2

INTERSTATE

80

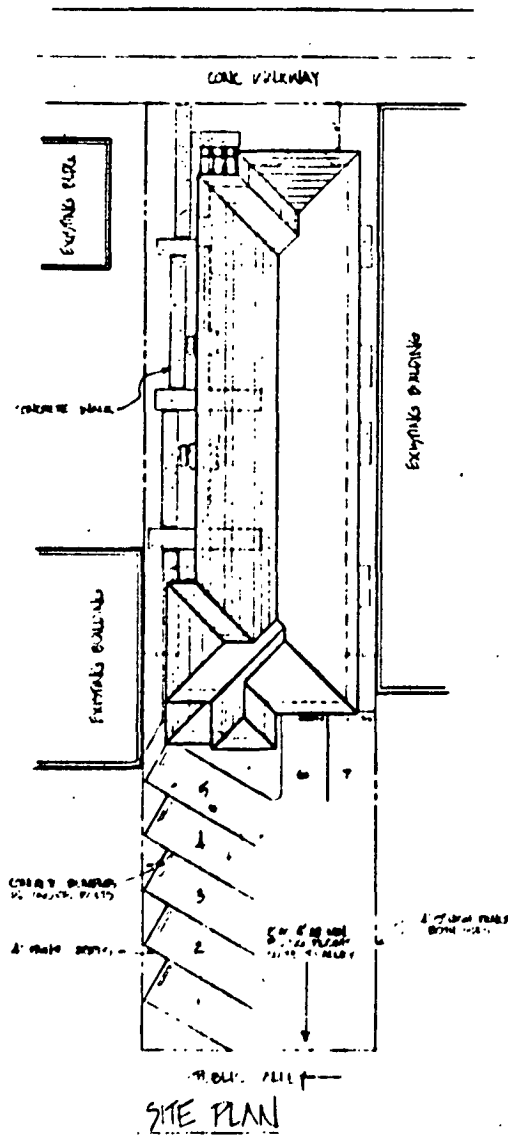
7
2

2008 P STREET

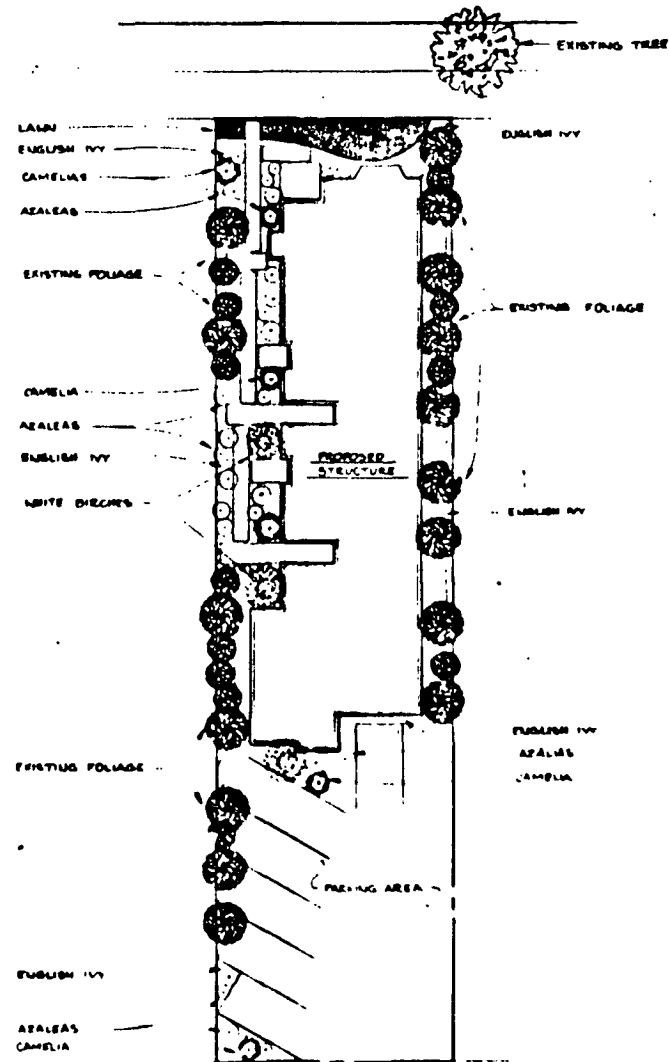
7-UNIT APARTMENT

P STREET

P STREET



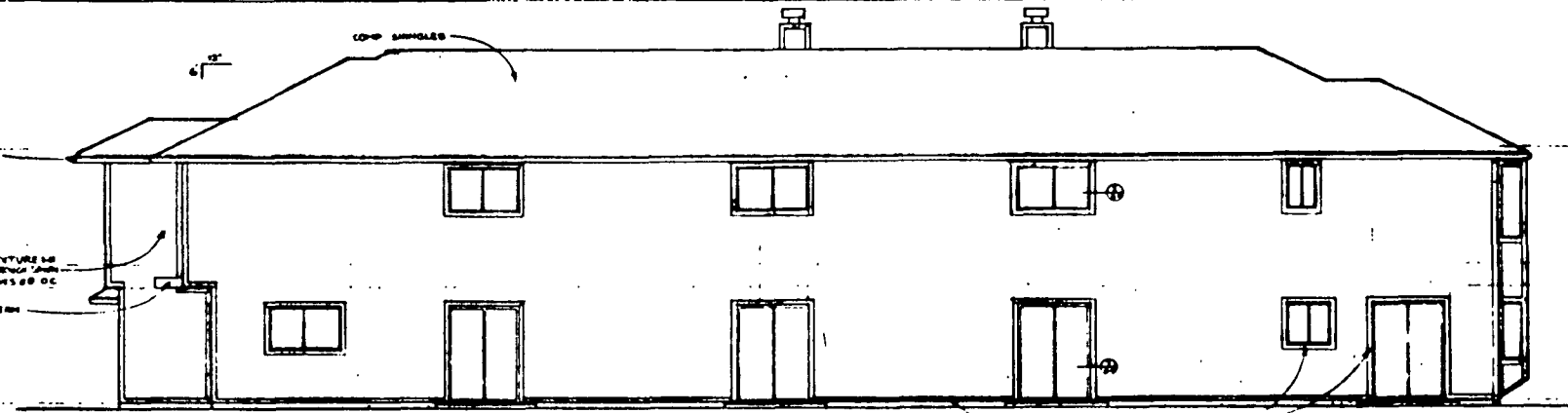
SITE PLAN



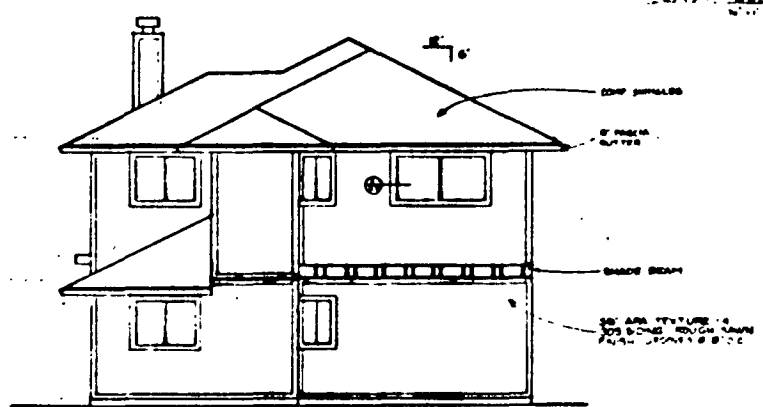
LANDSCAPE PLAN

NUBAR CORP	
7-UNIT APARTMENT	
2008 P STREET	
SE-1	DATE: 10/10/08
BY: [Signature]	SCALE: 1/8" = 1'-0"

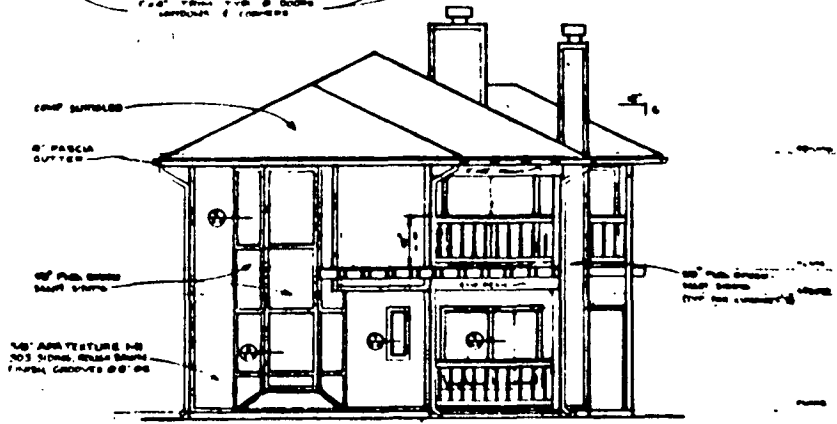
ITEM #72



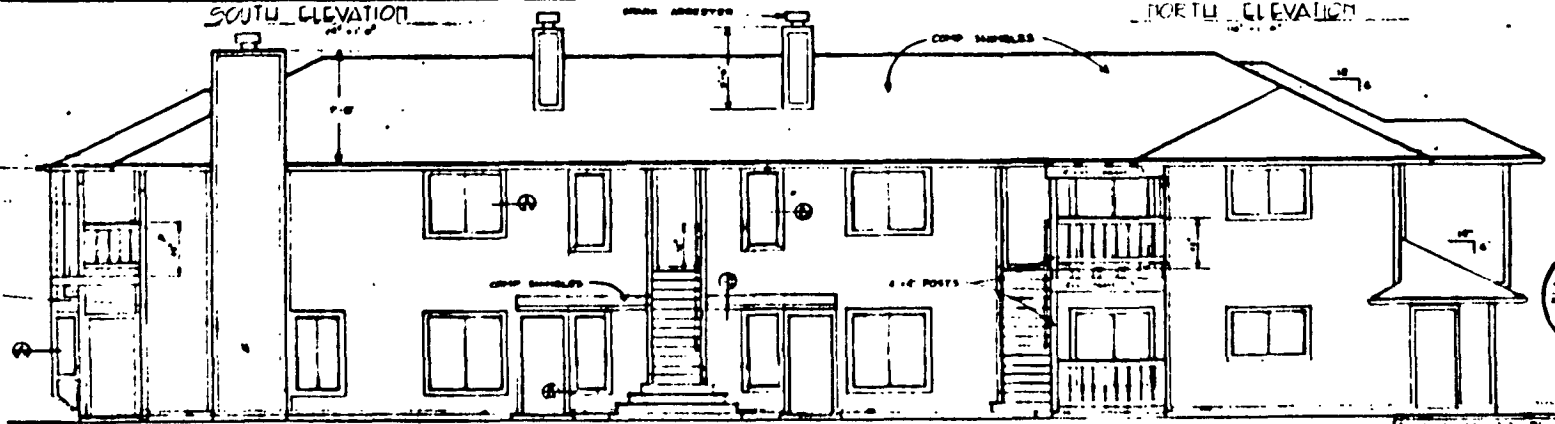
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

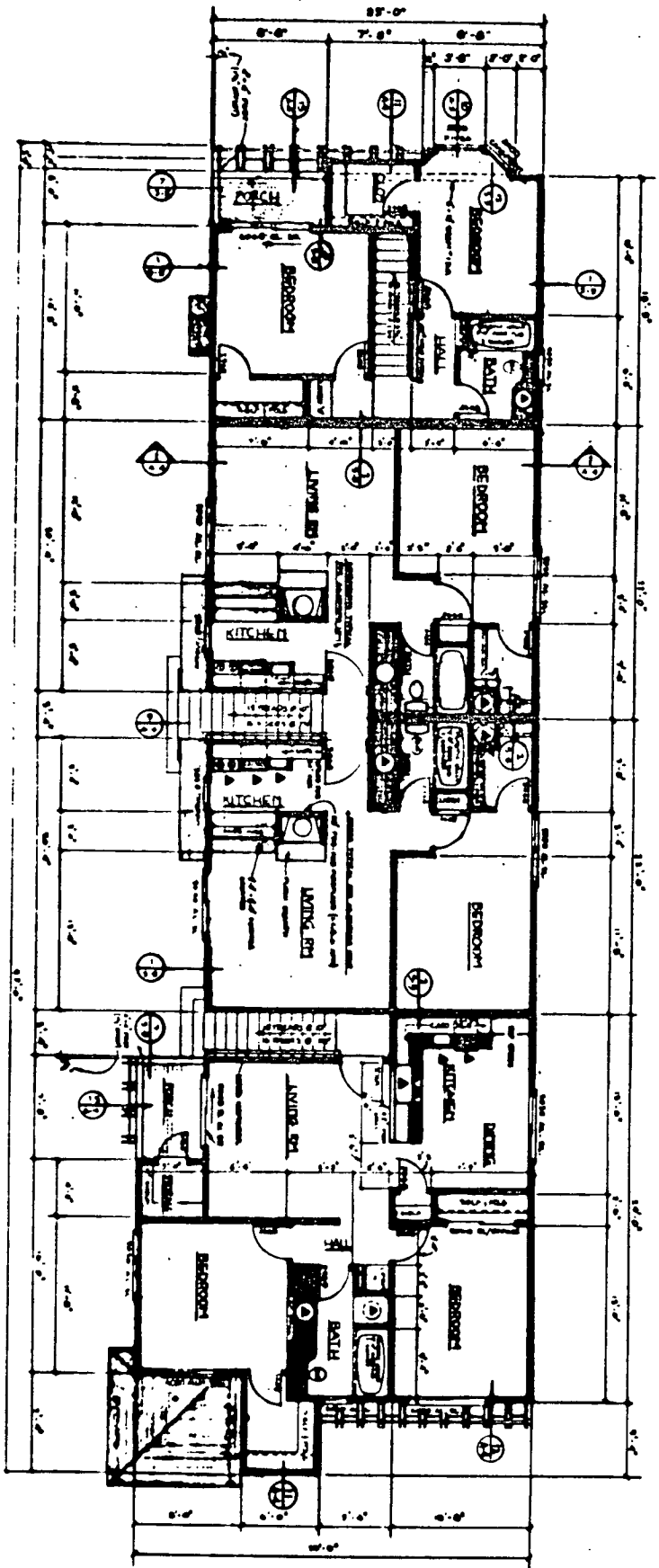


WEST ELEVATION

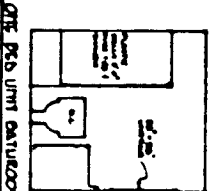
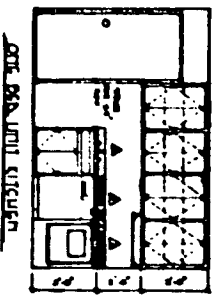
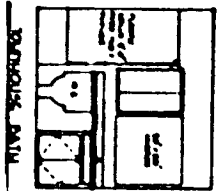


FLORIAN CORP.
7 UNIT
APARTMENT
A.I.

Item #7
2



SECOND FLOOR PLAN



SECOND FLOOR INTERIOR SITUATIONS

- APPLIANCE KEY**
- ▲ 12" electric range
 - ▲ 12" electric stove/oven
 - ▲ 12" sink
 - ▲ 12" electric range
 - ▲ 12" electric range/oven

FLOOR FINISH SCHEDULE

ROOM	FLOOR FINISH	WALLS	CEILING
ENTRANCE	1/2" tile	1/2" tile	1/2" tile
LIVING AREA	1/2" tile	1/2" tile	1/2" tile
KITCHEN	1/2" tile	1/2" tile	1/2" tile
BATHROOM	1/2" tile	1/2" tile	1/2" tile
STAIRS	1/2" tile	1/2" tile	1/2" tile
CL. (CLOSET)	1/2" tile	1/2" tile	1/2" tile



THIS PLAN IS BEING SUBMITTED FOR CORRECT PLACEMENT IN THE BOOK.

INDEX

1 UNIT

ADDITION

A-3

ITR #7

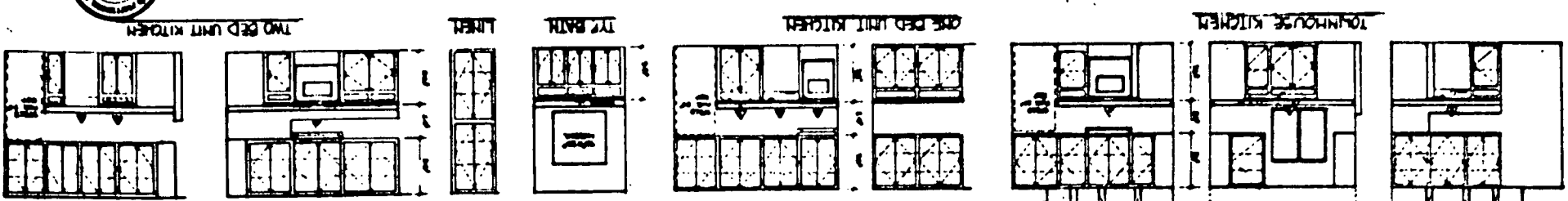
PLAN # 2

THIS PLAN TO BE VIEWED
ON THE SET WITH
FOR CORRECT PLACEMENT
A-2

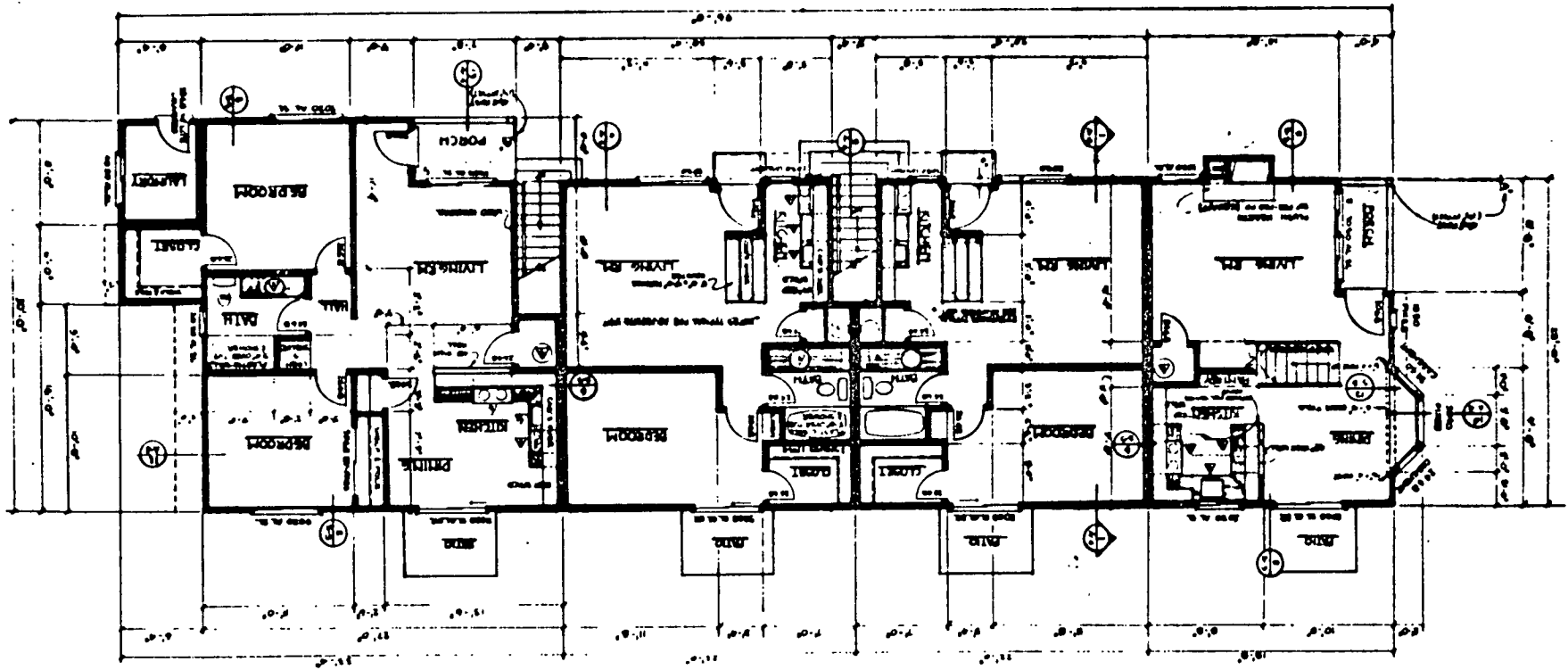


GENERAL NOTES:

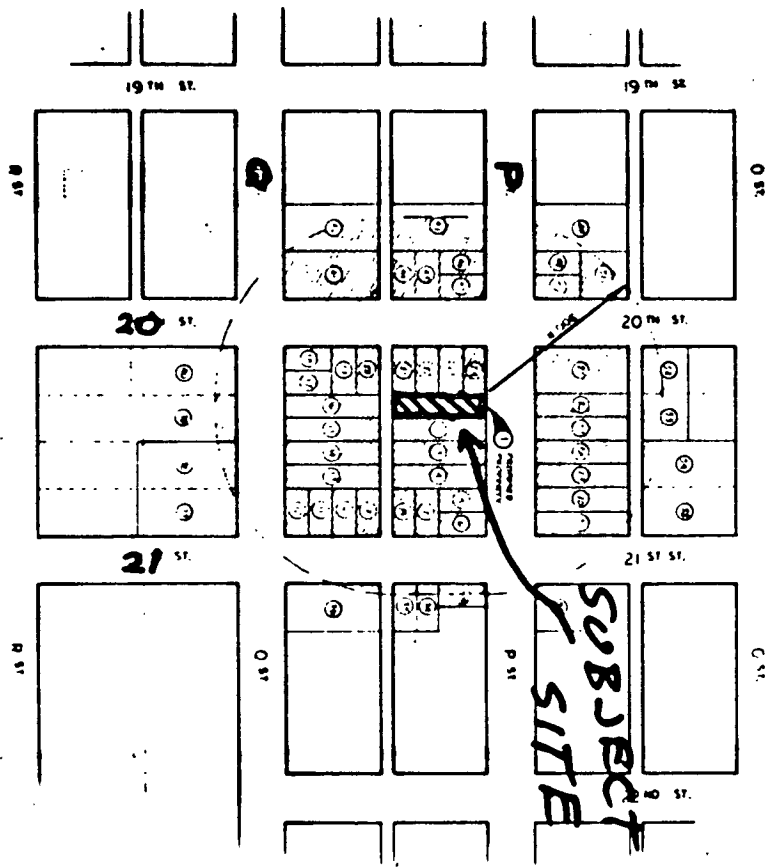
- 1) ALL FINISHES (EXCEPT AS NOTED) SHALL BE FULLY FINISHED.
- 2) ALL ROOMS & CORRIDORS SHALL BE FULLY FINISHED.
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FIRST FLOOR PLAN



Item #7



2008 'P' STREET

200.6 'P' STREET