DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Forrar Williams Architect, 2020 V Street, Sacramento, CA 95818
OWNER	F,P,W, & W Investments
PLANS BY	Forrar Williams
FILING DATE	2-7-83 50 DAY DRACTION DATE ____ REPORT BY RBH:mm
NEGATIVE DEC.	____ EIR ____ ASSESSOR'S PCL. NO. 007-243-26

LOCATION: 1418 20th Street

PROPOSAL: New Construction, 2-story office building

PROJECT INFORMATION:

1974 General Plan Designation: Commercial; Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Residential C-2
South: Commercial C-2
East: Residential C-2
West: WPRR, C-2

Parking Required:	14 spaces
Parking Provided:	15 spaces (6 on-site, 9 off-site)
Parking Ratio:	1/400
Property Dimensions:	105x80
Property Area:	8,400
Square Footage of Building:	5,420
Significant Features of Site:	Adjacent to Proposed Preservation Area #9 Adjacent to Priority Structure
Exterior Building Materials:	Wood/concrete block
Exterior Building Colors:	Natural Wood

BACKGROUND: The applicant proposes to construct a two-story office building. All exterior walls will be finished with wood shingles and trim with the exception of the south property line wall which will consist of concrete block. The overall bulk of the building is rectangular with two-story blocks surrounding a central courtyard. Parking will be provided off the alley under the second floor on the north side of the project and within the railroad right-of-way to the west of the site. The streetscape is one of mixed residential and commercial buildings.

STAFF EVALUATION: Even though the neighborhood is mixed with older two-story residential buildings and more recent one and two story commercial buildings, the streetscape continues to retain a turn of the century feel rather than one of new commercial development.

The proposal through the use of wood shingles and wood trim picks up the softer tone and feel of the older residential buildings. Unfortunately, this integrative use of material is overpowered by the strong rectilinear massing of the new structure. Even though most of the older residential buildings along the street are rectangular in bulk, each is topped by a hip or gable roof. The slopes and ridge height of each roof contributes to the rhythm of the streetscape. This project by the use of a horizontal parapet and flat roof deviates from the rhythm of the street and neighborhood.

All of the existing residential buildings and some of the commercial buildings allow their facades to be open to the street through the use of window and door openings facing the front sidewalk. Notwithstanding the central courtyard with its eastern face having door and window openings and the open ground level area leading to the alley parking, this project faces the street with primarily two blank shingle walls.

Staff feels that a major fault of this project is the lack of the building's ability to blend into the streetscape.

Other concerns are:

1. Required City Planning Commission approval of an off-site parking variance.
2. Landscaping and shading of railroad right-of-way parking area.
3. Placement of air conditioning unit on roof.
4. Placement of handicap parking space for access to all of ground floor.
5. Fenced in trash storage area.

Staff feels that the structure would be a good design for a PUD or other typical suburban development but is not in keeping with the overall character of the Central City and in particular with this neighborhood and block face.

STAFF RECOMMENDATIONS: Staff recommends that the Board continue this item until City Planning Commission action on the parking variance. The applicant should respond to staff concerns and any other concerns that the Board may have regarding the design of the project.

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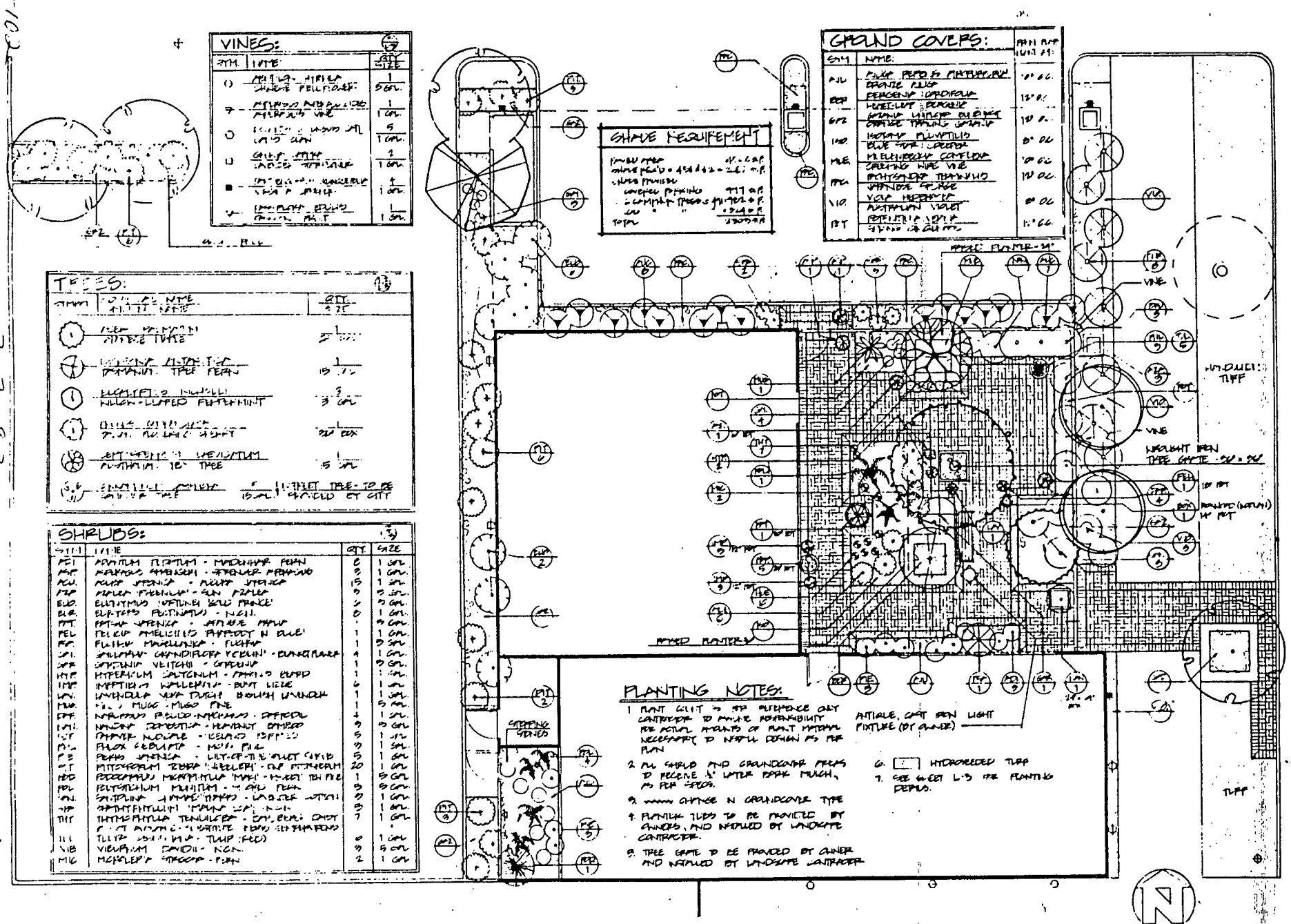

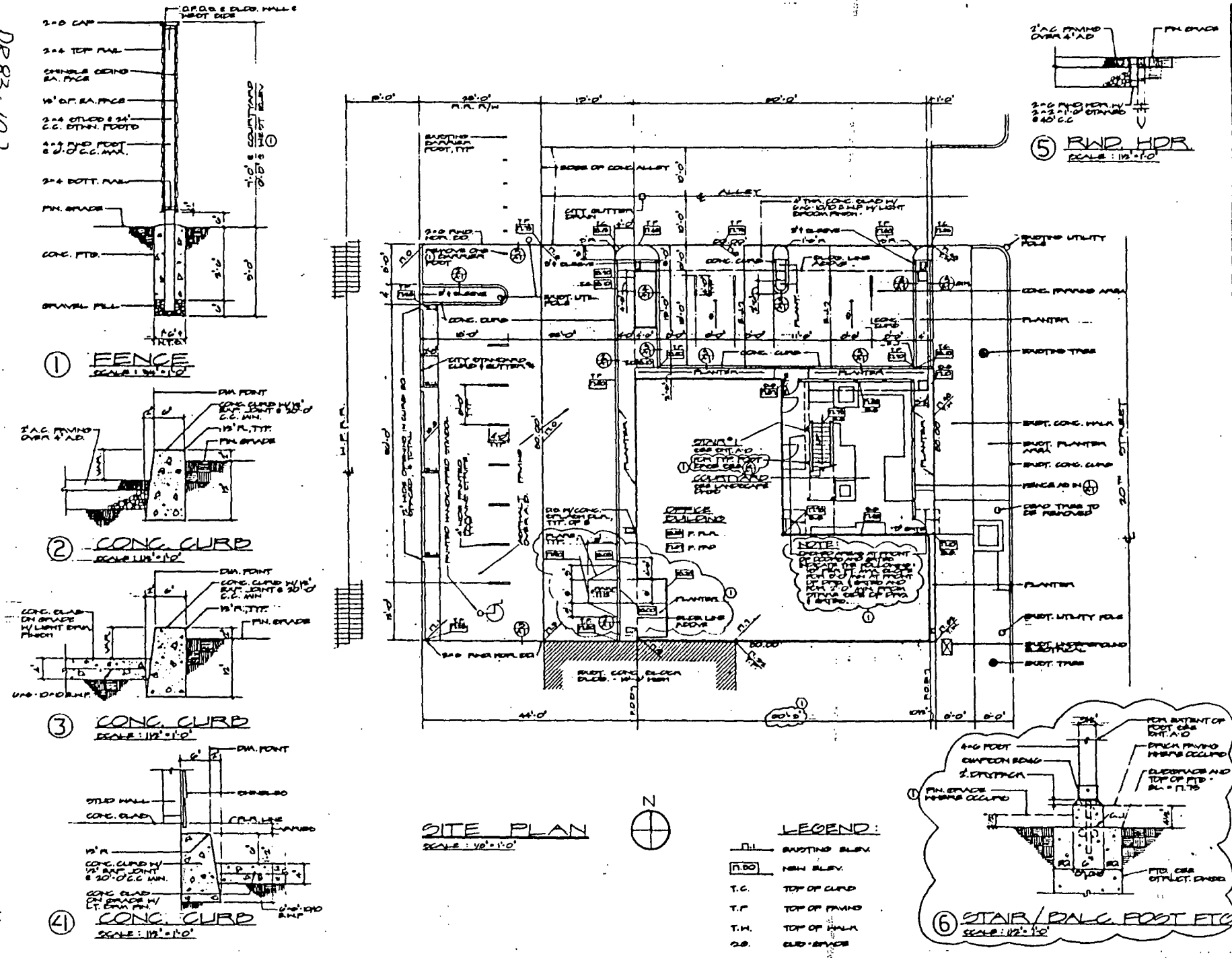

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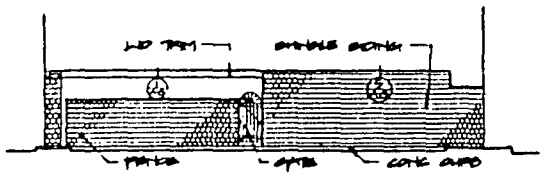

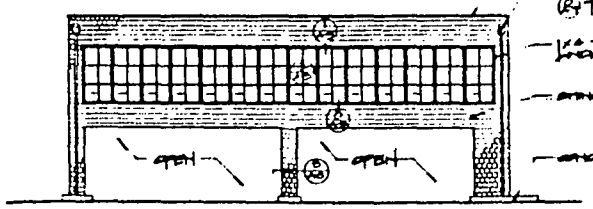

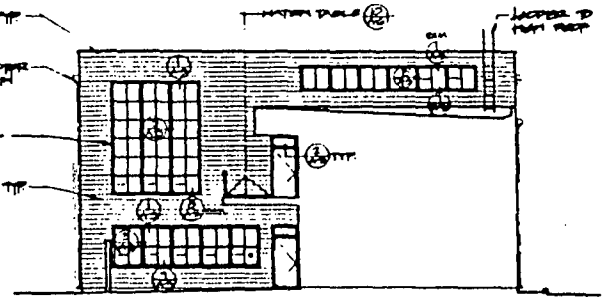

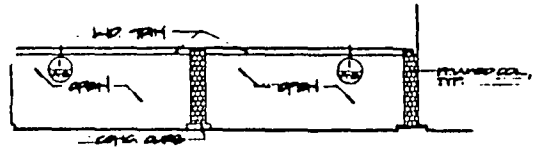

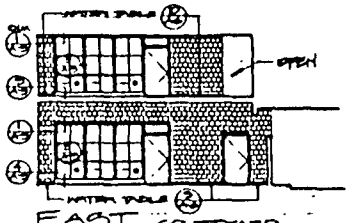

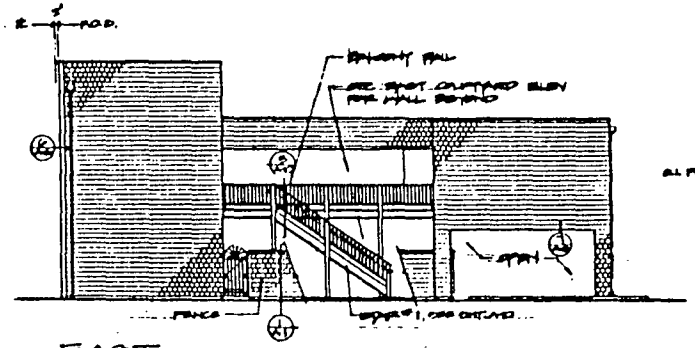

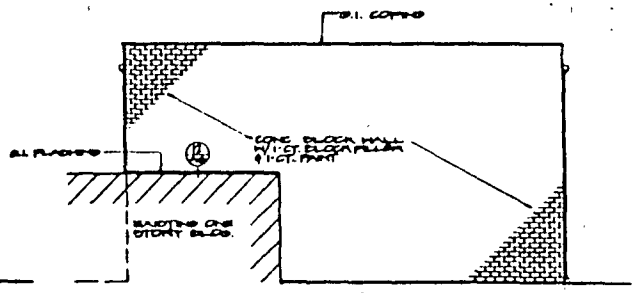

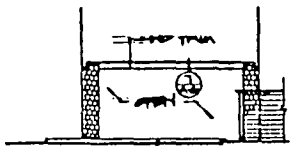

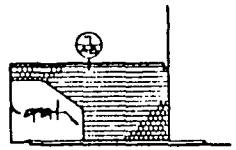

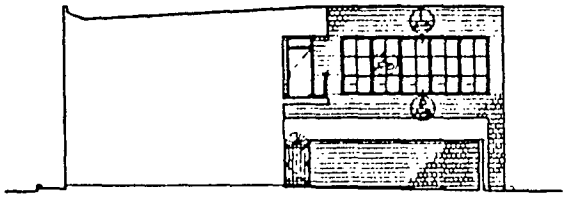

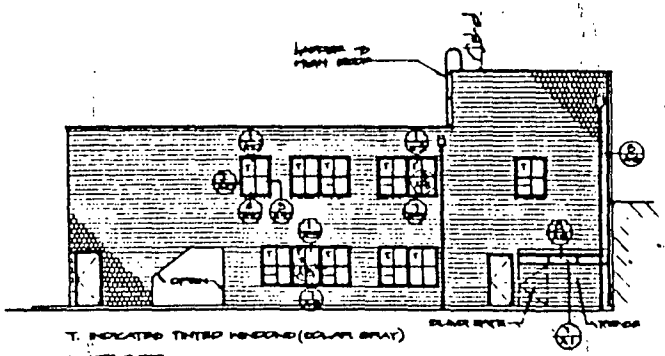

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OFFICE BUILDING

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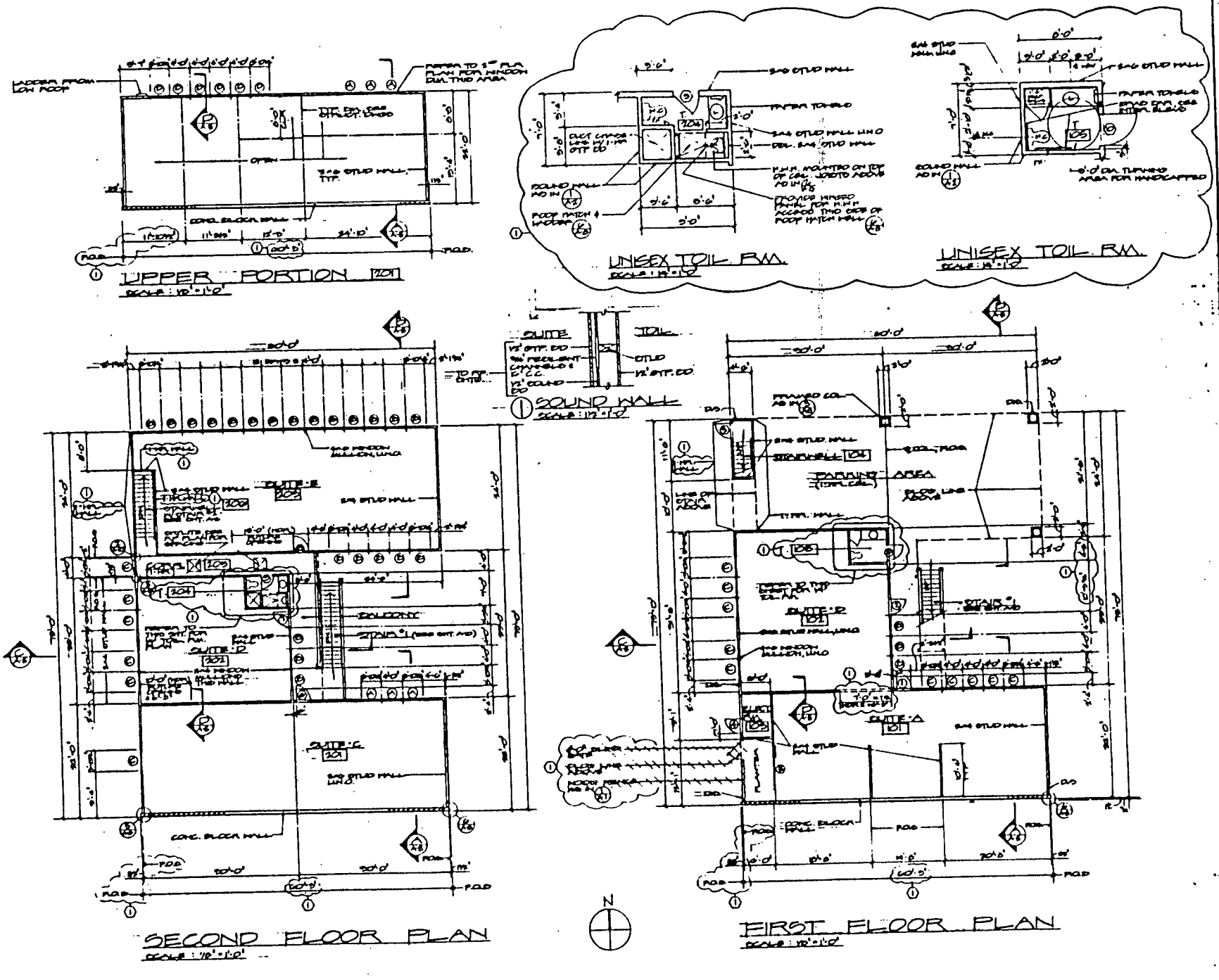

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