

ARCHITECTURAL REVIEW BOARD

APPLICANT	E. M. Kado Association AIA 1819 16th Street		
OWNER	G. E. Drum and Association 2414 16th Street		
PLANS BY	E. M. Kado Association AIA		
FILING DATE	2-1-79	50 DAY ARB ACTION DATE	N/A
REPORT BY:	WW:		
NEGATIVE DEC.	N/A	EIR	N/A
ASSESSOR'S PCL. NO.	009-261-12		

PROPOSAL: To rehabilitate a fire damaged structure and convert to office use.

LOCATION: Southwest corner of 16th and "X" Streets

PROJECT INFORMATION:

Existing zoning of site:	C-2
Existing land use of site:	Fire damaged commercial bldg. & printing shop
Square feet of Bldg:	5,178 square feet
No. of stories:	one
Parking required:	10
Parking proposed:	10
Materials:	Redwood, stucco and brick
Colors:	Rust and beige

The applicant proposes to rehabilitate a fire damaged building and convert to office use. The entire building complex is the old "Corfee Cleaner" plant.

STAFF EVALUATION: The staff has no objection to the proposed building rehabilitation.

STAFF RECOMMENDATION: The staff recommends approval of the project subject to conditions and based on findings of fact:

Conditions:

1. A detailed landscape plan shall be submitted to staff for review and approval.
2. Signs shall be compatible with the structure and be reviewed and approved by the staff.

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:

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- 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 is provided in the parking area and between the 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.



