

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stephen L. Turner, 2422 Arden Way, Suite A-30, Sacramento, Ca. 95825		
OWNER	Ying C. Jue/May, 1930 10th St., Sacramento, CA. 95814		
PLANS BY	_____		
FILING DATE	2-27-84	REPORT BY:	RL :mm
NEGATIVE DEC	EIR	ASSESSOR'S PCL NO.	009-072-10, 11, 12

LOCATION: 1930 10th Street (northwest corner of 10th & T)

PROPOSAL: Exterior remodel of an existing commercial building.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
 Existing Land Use of Site: Vacant commercial structure

Surrounding Land Use and Zoning:

North: Vacant; C-2
 South: Laundromat, two-family; R-1B, C-2
 East: Multiple-family apartment shop; R-3A
 West: Vacant

Parking Required: 7 spaces
 Parking Proposed: 10 spaces
 Property Dimensions: 80' x 110'
 Property Area: 8,800 sq. ft.
 Square Footage of Building: 2,700 sq. ft.
 Exterior Building Materials: Brick/cedar siding

BACKGROUND INFORMATION: An application (P84-090) has been filed for a lot line adjustment to merge the three parcels that comprise the subject site. The Planning Commission will hear the project at its April 12, 1984 regular meeting. The vacant commercial structure was last occupied by a grocery store that has relocated.

STAFF EVALUATION: The staff has the following comments and concerns.

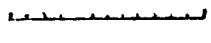
1. Elevation drawings were provided only for the east and south sides of the structure. Two design options were submitted. Materials are not identified on Option 1. Option 2 incorporates red brick and horizontal wood siding on the 10th and T Street elevations. A rust color awning is proposed for the 10th Street elevations. Arched trim tops the fenestration on the T Street frontage.

Staff suggests that the exterior wall should be either all stucco or all brick. Wood siding adds too many materials to this small structure. The arches above the T Street fenestration should be deleted in favor of horizontal lintels. Awnings, if used, should be applied uniformly on both street frontages. These changes would provide more consistency in design and simplicity to the overall building. The material used on the south and east elevations should also be used on the north and west elevations even though those elevations face parking areas. Both the north and west elevations will be open to public view and as such, will have a strong visual influence on the architectural character of the building.

2. Proposed parking include three parallel spaces and a standard handicapped parking space. Staff suggests redesign to provide 1 or 2 90° spaces at the northwest corner of the site, in lieu of the three parallel spaces. The necessary 14 foot width of the handicapped space can be achieved by reducing the number of 60° space along the building from 7 to 6 spaces.
3. Staff suggest planting along the north face of the building in that it is highly visible from the public right-of-way.
4. Five-foot planters are required on the 10th & T Street frontages of the parking area.
5. Exterior doors are permitted to swing up to one foot into the public sidewalks area. Thus, the existing entrance recess must be retained or the proposed new entrances must be redesign to conform to City standards.
6. The applicant will need driveway permits from Traffic Engineering.
7. The applicant may have difficulty satisfying the 50% tree shading requirement in parking areas.
8. Submitted plans are not stamped by a certified architect, licensed building designer or engineer.
9. A loft is proposed. If the loft projects above the roof parapet then the elevations must show this projection.

STAFF RECOMMENDATION: Due to the inadequacy of the building design and site planning and the lack of certified plans, staff recommends that the Board review and comment only. Staff recommends that the item be continued to the next meeting of April 4, 1984 in order for such deficiencies to be remedied by the applicant.

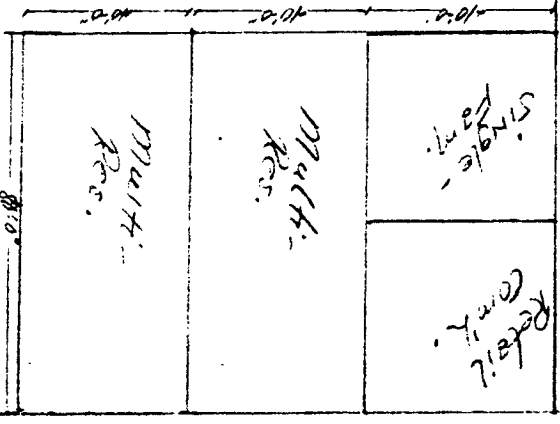
#6



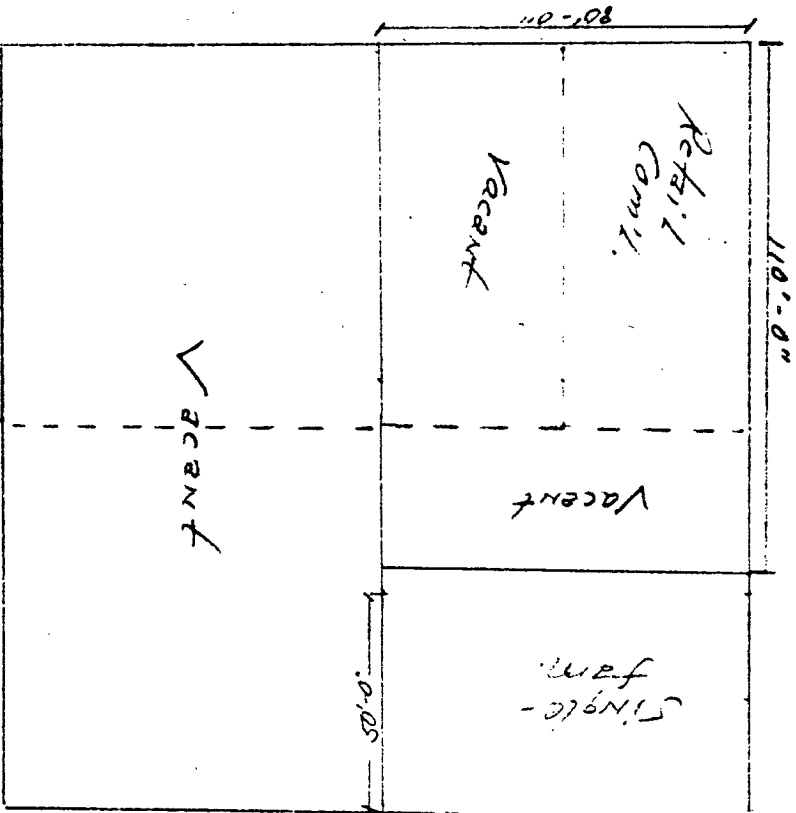
1" = 40'

SCALE

LOCATION MAP (fishy uses)

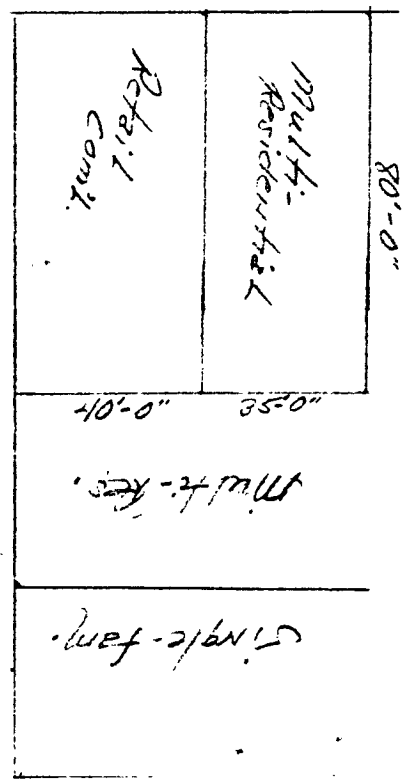


St.



75

107h

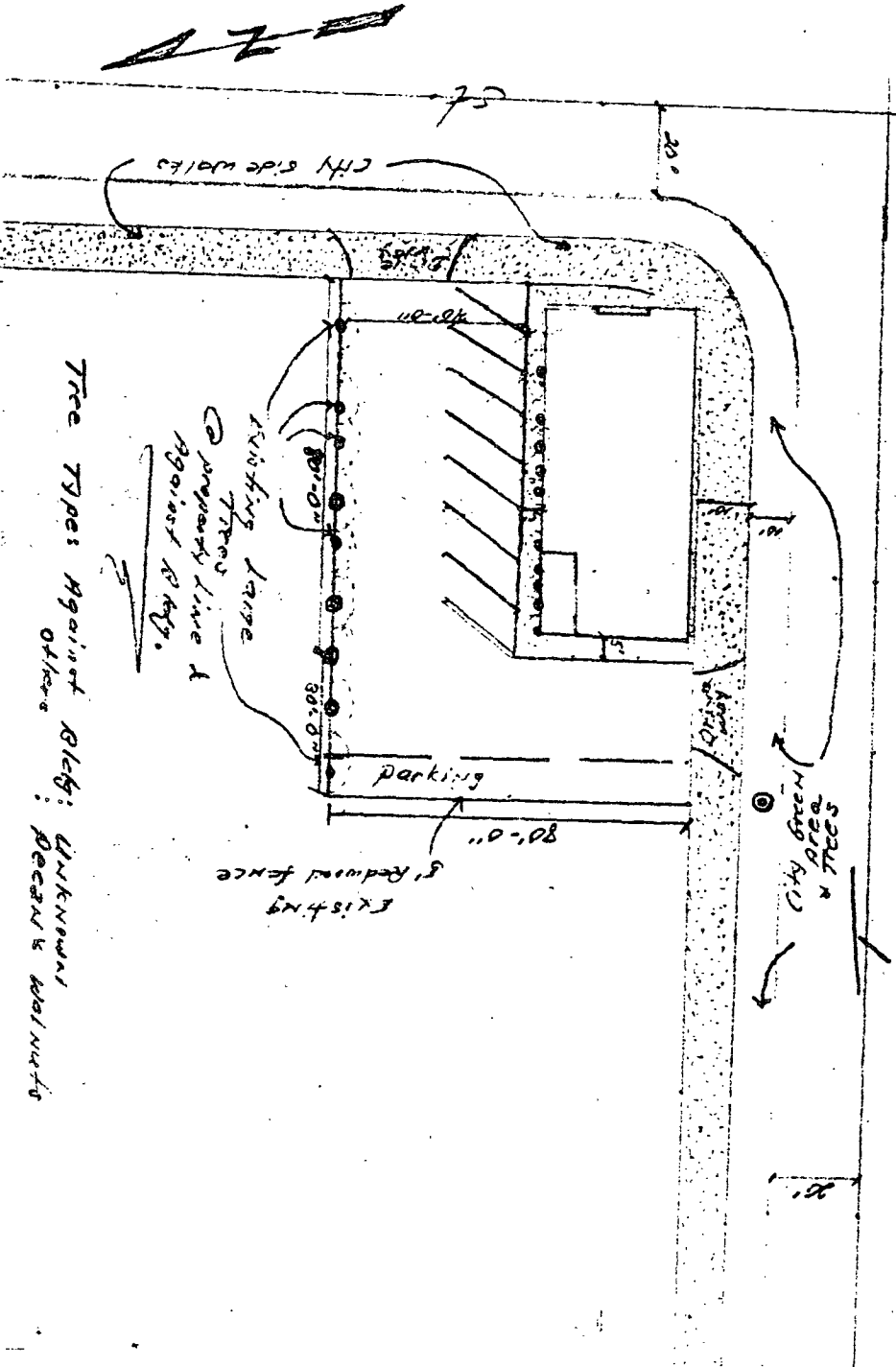


94

SCALE
LANDSCAPE PLAN
AND
SITE PLAN

JKP

1044

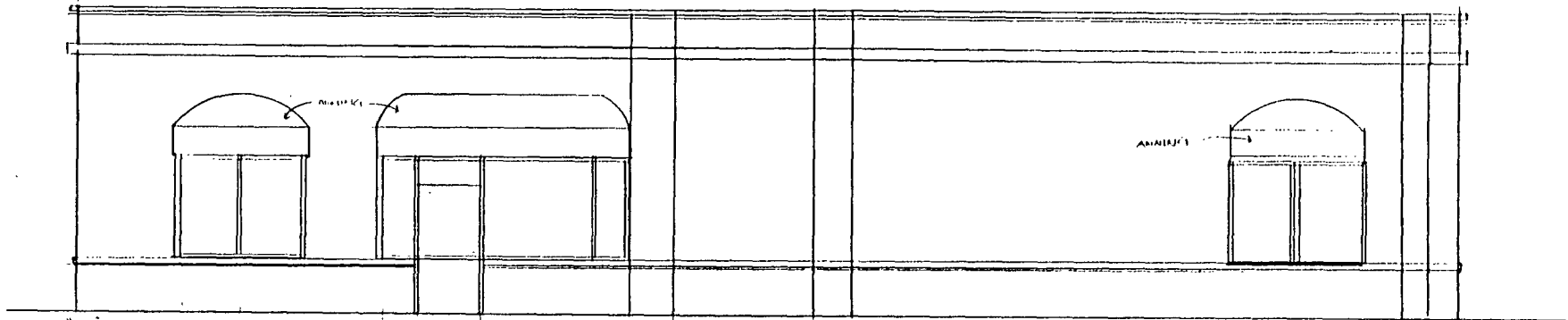


Tree Types Against City: Unknown! Decid & Abolnuts

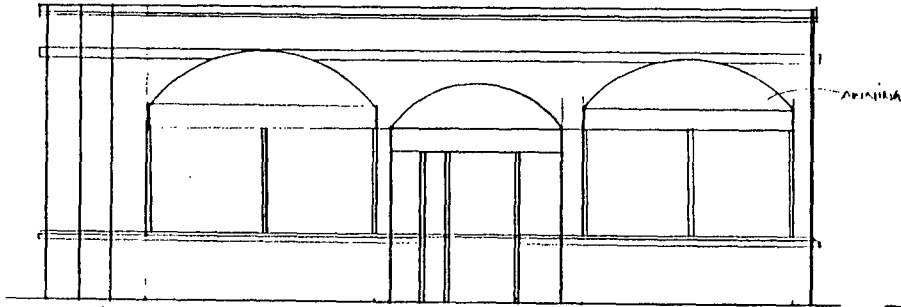
Existing Large
Trees Line 1
Against City.

Existing
5' Redwood fence
parking
80'-0"

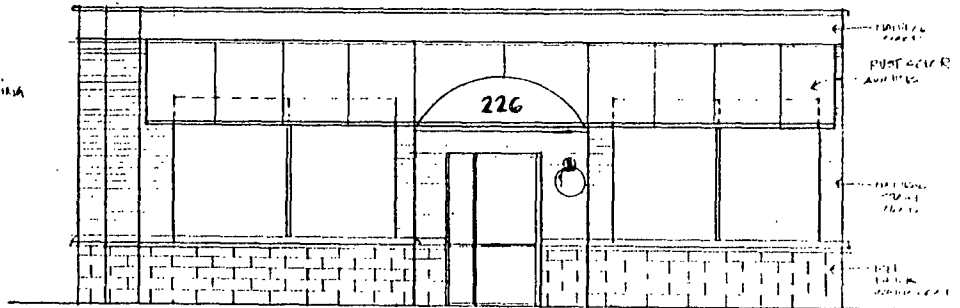
SCALL &
GREEN
CITY TREES



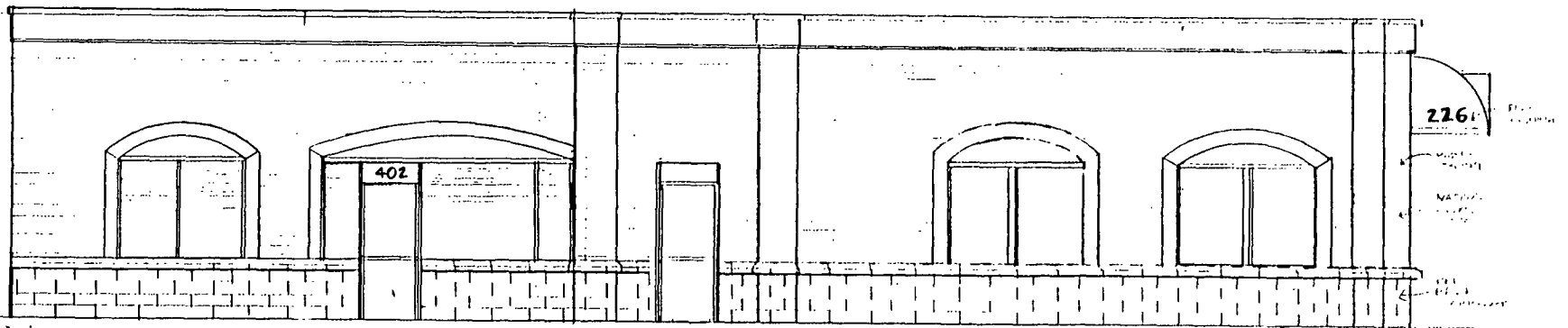
ELEVATION OPTION 1



10th STREET ELEVATION OPTION 1



10th STREET ELEVATION OPTION 2



T STREET ELEVATION OPTION 2

9 #

T STREET BUILDING
SACRAMENTO, CA.

ELEVATION
2004

SCALE 1/4"=1'-0"

2/25/04

#6

T. STREET BUILDING
SAN FRANCISCO, CA.

2700 - WAVE 1111

SCALE 1/8" = 1'-0"

2/13/24

