

**DESIGN REVIEW & PRESERVATION BOARD**  
**1231 "T" Street - SACRAMENTO, CALIFORNIA 95814**

APPLICANT	William F. Poulton, 1723 7th Avenue, Sacramento, CA 95816		
OWNER	Applicant		
PLANS BY	Seifs Wagner, 1309 25th Street, Sacramento, CA 95816		
FILING DATE	7-3-86	REPORT BY:	RH:tc
NEGATIVE DEC.	August 1986	EIR	na
ASSESSOR'S PCL. NO.	006-175-13		

APPROVED STAFF RECOMMENDATIONS

LOCATION: 1731 Capital Avenue

PROPOSAL: To demolish a Retrievable Structure in the Capital Avenue Preservation Area and to construct a black top parking area with perimeter landscaping

PROJECT INFORMATION:

Existing Zoning of Site: C-2  
Existing Land Use of Site: Multiple family

Surrounding Land Use and Zoning:

North:	Multiple family;	C-2
South:	Law office (conversion);	C-2
East:	Barber/beauty supply;	C-2
West:	Office (conversion);	C-2

Parking Required:	0
Parking Proposed to be Provided:	10
Property Dimensions:	80' x 80'
Property Area:	6,400 sq. ft.
Height of Building:	2 1/2 stories
Significant Features of Site:	Adjacent to a Priority Structure

BACKGROUND INFORMATION: In 1976 the Architectural Review Board reviewed the relocation of a fire damaged Priority Structure from 18th and R Street, to 1723 Capitol Avenue. At that time the zoning at the buildings new location was C-3. The C-3 zone did not require parking for office use. The building was rehabilitated at its new location and converted to office use (ARB 76-112, December 22, 1986).

In May of 1982 the applicant applied to the Planning Commission for a lot line adjustment which would merge the 1725 Capitol address with the 1731 address giving a parcel size of 80' x 80; (P82-111).

On May 19, 1982, the Architectural Review Board reviewed an application for an addition to a Listed Structure. This application was to go across the north side of the newly created 80' x 80' lot. The project was approved but the applicant has never acted on the application. The application has now expired. The applicant was informed at the time should he wish to precede with new construction that the demolition of the Retrievable Structure at 1731 Capitol would need to reviewed and approved by the Preservation Board. No application was presented to the Board (ARB82-014).

The applicant has now applied to the Design Review/Preservation Board for approval of a demolition permit on the building at 1731 Capitol Avenue, a Retrievable Structure in the

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Capital Avenue Preservation Area. The definition of a Retrievable Structure is a building which has been altered to the extent that it is no longer eligible to be either a Listed Structure or a Supportive Structure. The term retrievable is used so that should the applicant desire to rehabilitate the building the State Historical Building Code would be used in evaluating the rehabilitation drawings. On the other hand, should the applicant wish to demolish the building, the Preservation Board would not suspend the issuance of a demolition permit. In May of 1982 the applicant advertised in a local newspaper stating that the 1731 Capitol Avenue building was available free to anyone who would relocate it to another site. Although numerous people reviewed the building there was no interest shown in the structure due to its deterioration and alterations.

In addition to the consideration of the request for a demolition permit, the Board will be reviewing the layout and design of the proposed parking area in the Capitol Avenue Preservation Area. The applicant will need to expand the width of the landscaped areas on the 18th Street side of the parking structure in order to meet the five foot landscaping setback required by the zoning ordinance. Staff has roughly computed the square footage of the black top parking area and the square footage of the proposed shading to be provided and finds that additional shading trees will need to be provided in order to meet the 50 percent shading requirement. The applicant should also be aware that when future development is brought to the City for review and approval, the maximum square footage allowed will depend on the number of onsite parking spaces which are left at the south end of the parking lot and those parking spaces at the northern end of the parking lot if placed under an upper story overhang.

No matter what the proposed future development of the site may be, the applicant will now need to meet current zoning code requirements. The zoning code requires a six foot high solid wall of masonry brick or similar material along all property lines between a nonresidential development and residential zone or use. The applicant may wish to apply for a variance in order to allow for wood fencing in some portions of the property line area.

One class I bicycle storage unit will be required for the proposed parking.

PROPOSED DEMOLITION PERMIT: The subject building has been classified by the Board and the City Council as a Retrievable Structure. An application for demolition of a Retrievable Structure will not be denied by a Preservation Board policy. The Board may suspend demolition to allow for the structure to be advertised for relocation should that appear to be a reasonable alternative. The subject structure has been advertised in the past and not found to be desirable for relocation by those persons inspecting the building. Staff recommends that the Board approve the issuance of the demolition permit on the subject structure.

REVIEW OF PARKING FACILITIES: The proposed parking facility will currently service the existing office use in the Priority Building to the west, at 1725 Capitol Avenue. The 1725 Capitol Avenue Building was established for office use when the site was zoned C-3. C-3 zoning did not require parking. New parking is not a zoning ordinance requirement, but is proposed to be provided to upgrade the existing office structure. At a future date, the applicant proposes to add an addition at the north end of the parcel and this new onsite parking would provide the parking requirements for this new addition. Staff has the following concerns about the proposed parking lot:

1. The landscaped areas between the parking lot and 18th Street do not meet City Code Width Requirements of five feet. The applicant is proposing that a portion of the

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landscaped area be placed on the outside of the property line between the property line and the sidewalk. Not only would this require a revocable permit from the City but it would not meet City Ordinance Requirements. All five feet of parking landscaping must be placed within the property line.

2. A rough calculation of the black top parking area after the correction has been made for the onsite landscaping and the proposed square footage of shading, indicates that further tree plantings will be needed in order to meet the zoning ordinance shading requirements.

Staff recommends that the applicant revise the parking lot layout to meet zoning ordinance requirements and return to the Board for review and approval of the revised plan.

STAFF RECOMMENDATION: Staff recommends that the Board approve the demolition of the Retrievable Structure. Should the Board agree, the following action would be appropriate:

1. Ratify the Negative Declaration.
2. Approve demolition without conditions.

Staff recommends that the Board continue the review of the parking lot area and instruct the applicant to revise the drawing to meet those deficiencies pointed out in the staff report.

Approval of the demolition permit is based on the following findings of fact:

1. The classification of the subject structure is a Retrievable Building.
2. Retrievable by definition may be approved for demolition should the applicant not wish to rehabilitate the structure for further use.
3. The subject structure has been advertised in the past to be a free building to anyone who would move it off the site. The building has been inspected by perspective house movers but was not found to be of a quality and condition sufficient to warrant the cost of relocation.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

The report was received on 11/11/54, and it is noted that the information was obtained from a confidential source who has provided reliable information in the past.

The source has provided information regarding the activities of the subject in the area of [redacted] and it is noted that the information is of a confidential nature.

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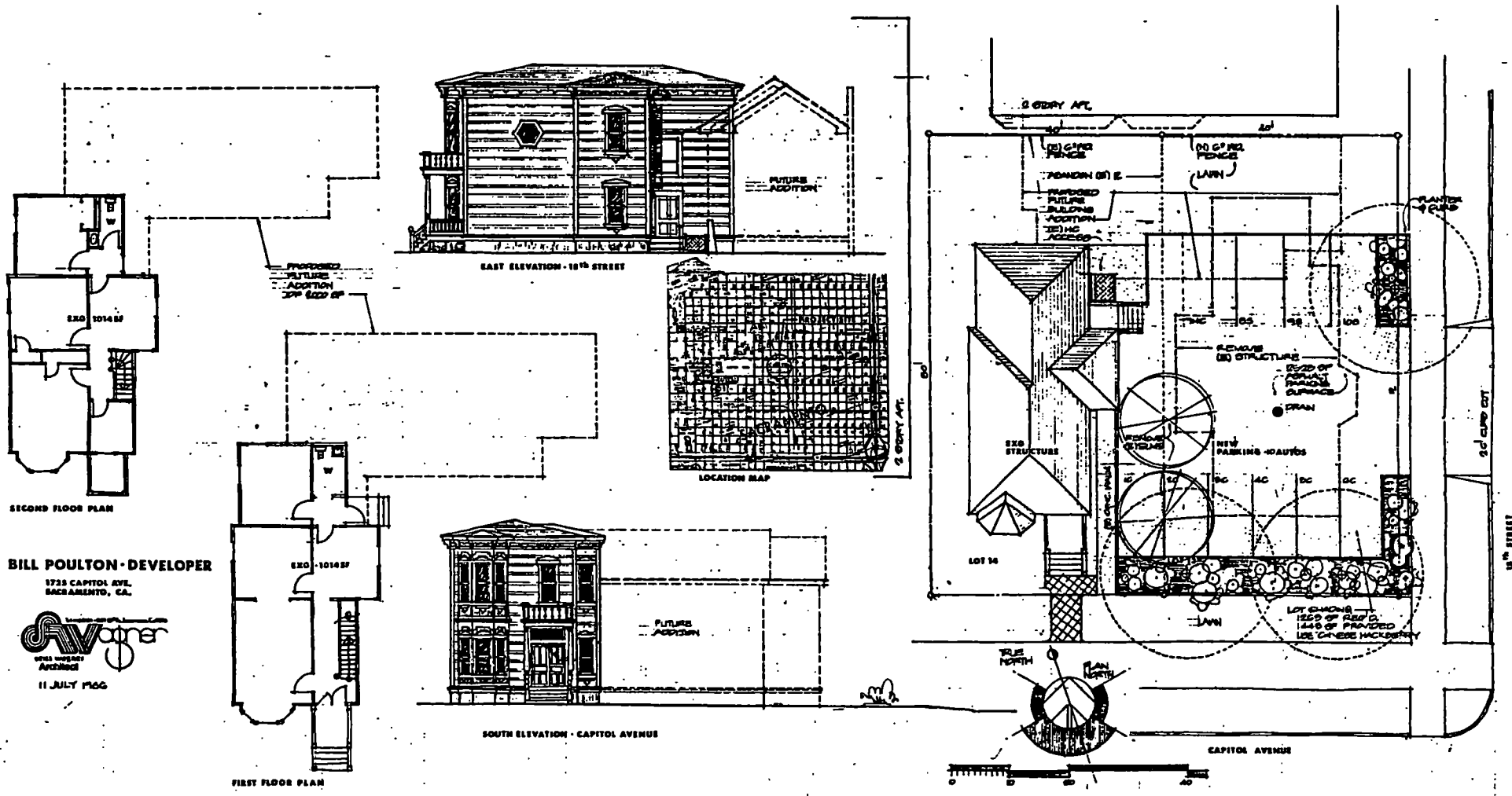
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Plan 10



BILL POULTON - DEVELOPER

1725 CAPITOL AVE. SACRAMENTO, CA.



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