

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

APPLICANT	Michael I. Malinowski, 1114 21st Street, Sacramento, CA. 95814	
OWNER	Warren Lindeleaf, etal, 1103 33rd Street, Sacramento, CA. 95816	
PLANS BY	Michael I. Malinowski, 1114 21st Street, Sacramento, CA. 95814	
FILING DATE	9/9/85	REPORT BY: RL:gv
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO. 003-161-11

APPROVED

LOCATION: 418 Alhambra Boulevard

PROPOSAL: The applicant proposes conversion of a Priority Structure from residential to office use.

PROJECT INFORMATION:

Existing Zoning of Site: R-0

Existing Land Use of Site: Single-Family Residence

Surrounding Land Use and Zoning:

North: Single-Family; R-0
South: Single-Family; R-0
East: Single-Family; R-1
West: Single-Family; R-0

Property Dimensions: 40' x 80'

Property Area: 3,200 square feet

Square Footage of Building: 1,310 square feet

Height of Building: Single story

Exterior Building Colors: Grey, brown

Exterior Building Materials: Horizontal wood shingle, composition roofing

BACKGROUND INFORMATION: On April 17, 1985, the Board approved a request (PB85-005), to add the subject structure to the City's Official Register. Previously, on April 11, 1985, the Planning Commission approved a special permit (P85-102) for offices in the R-0 zone. A variance to waive one of the three off-street parking spaces required for the proposed counseling service was also granted by the Commission.

The proposed handicap ramp is in response to code requirements for conversion of the structure from residential to office use.

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. As originally submitted, the proposed handicap ramp would project into the required 15 foot rear yard setback area. To alleviate a need for a setback variance request the applicant revised the handicap ramp so as not to encroach into the rear yard setback.

APPLC. NO. PB85-030

MEETING DATE October 2, 1985

ITEM NO. 17

2. Staff is satisfied with the design of the ramp. It is compatible with the building and only partially visible from the public alley.
3. The parking spaces are in compliance with City Design Standards.
4. No modification of the front and alley elevations of the Priority Structure are proposed.
5. No signage has been submitted.
6. It is the intent of the owner to apply to the Planning Commission for a variance to waive the requirement for a 6 foot masonry wall along the rear and interior side yard property lines. The applicant has nevertheless submitted details for a masonry wall to be used if the variance request is denied. Although grey standard concrete block is proposed to be used, visual interest will be provided through the additional use of an integral color block on 4 courses and by counting the blocks in 2 of those courses.

The masonry wall is required to be 6 feet in height except in the front yard setback. Accordingly, the wall indicated on the site plan needs to be brought forward to the front yard setback.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project, subject to the following condition:

Signage shall be subject to review and approval by staff.

FINDINGS OF FACT:

1. The project as conditioned, will blend into the surrounding neighborhood.
2. The project as conditioned, will be in compliance with the Board's design criteria.

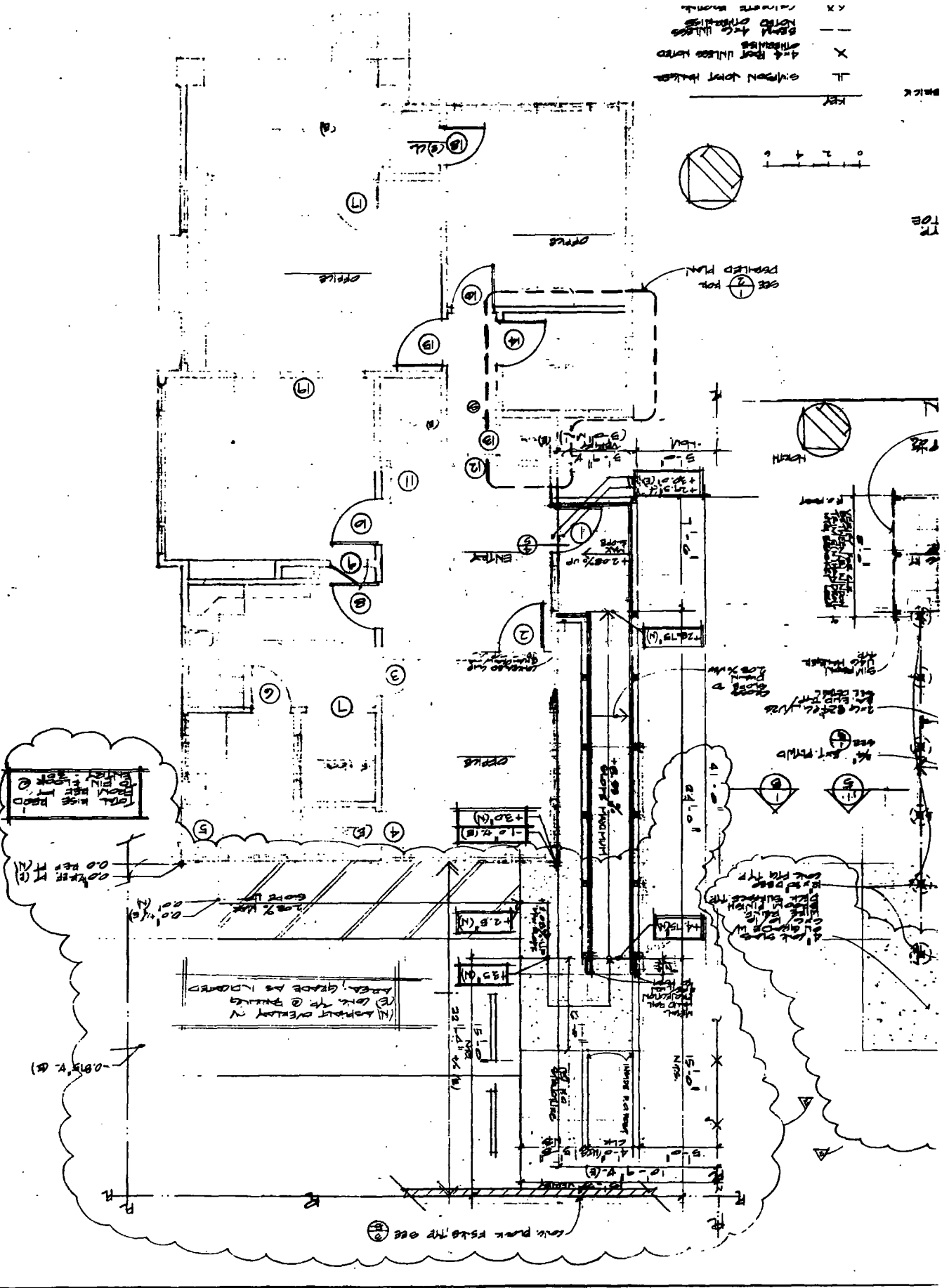


Architectural Firm Name
Address
City, State, Zip

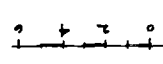
Client Name
Address
City, State, Zip

Project Name
Address
City, State, Zip

NO.	DATE	REVISIONS
1	10/2/85	AS
2	10/2/85	AS



———— BRICK
 ———— SIMON PORT HAZEL
 X ———— 4" x 4" PORT UNLESS NOTED OTHERWISE
 - - - - - PORT UNLESS NOTED OTHERWISE
 - - - - - INSURE WORK



TOP

TOTAL BASE READ
 ROOM HERE
 FINISH FLOOR
 FINISH FLOOR

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

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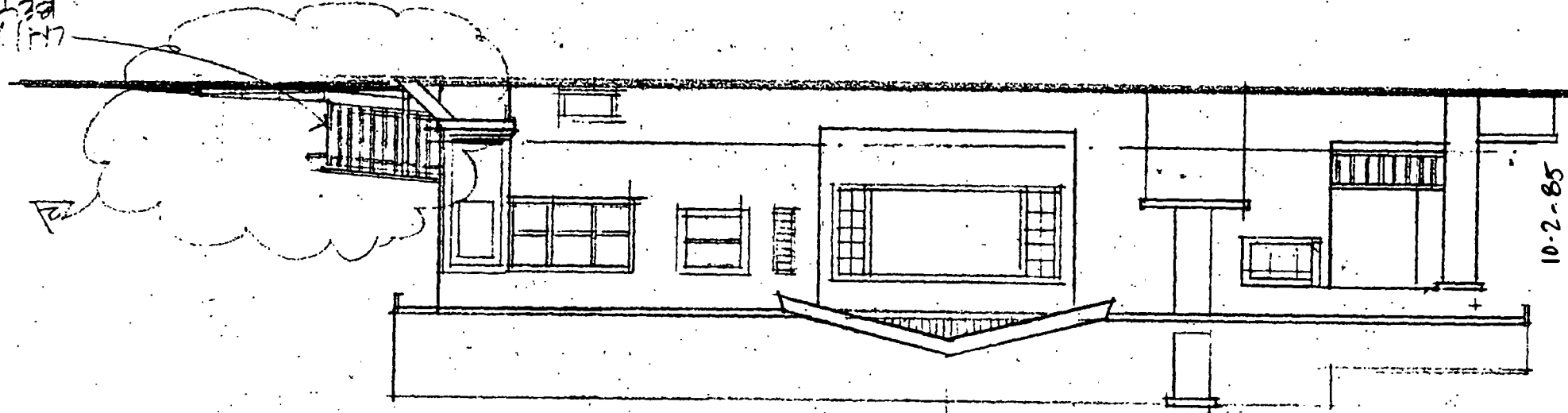
(A) CONCRETE OVERLAY IN
 (B) OUT TO @ STAIRS
 AREA, GRADE AS INDICATED

SEE PLAN FOR THE SEE

NORTH ELEVATION
1/8" = 1' - 0"

(NO CHANGES TO FOUNDATION)

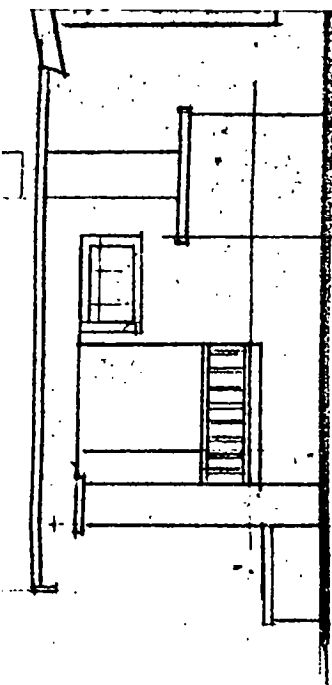
(M) RAMP BEHIND



10-2-85

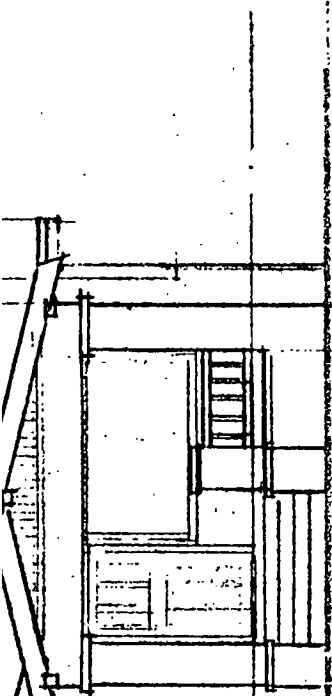
ADD STAIR (NO. NORTH SIDE)
APR 1985 (NO. NORTH SIDE)

EXTERIOR NOTES
1. ROOF REPAIR BY OTHER



(NO CHANGES)

NORTH ELEVATION
1/8" = 1' - 0"



(NO CHANGES)

EAST ELEVATION
1/8" = 1' - 0"

