

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Comstock Johnson, architects, 3417 'B' Arden Way, Sacramento, CA		
OWNER	James L. Kouretas, 725-30th Street, Suite 101, Sacramento, CA 95816		
PLANS BY			
FILING DATE	1/23/84	REPORT BY:	RL:bw
NEGATIVE DEC.	EIR	ASSESSOR'S PCL NO.	003-111-17

LOCATION: Northeast corner of 30th and 'C' Streets

PROPOSAL: Three-story office building with first floor and surface parking.

PROJECT INFORMATION:

Existing Zoning of Site: C-4
Existing Land Use of Site: Surface parking

Surrounding Land Use and Zoning:

North: Roofing company office and warehouse; M-1
South: Single Family, Multiple Family, Vacant; C-4
East: Single Family; C-4
West: Freeway (Bus. 80); TC
Parking Required: 37 spaces
Parking Proposed: 37 spaces
Parking Ratio: 1 per 400 sq. ft. gross floor area
Property Dimensions: 80' x 160'
Property Area: 1,280 square feet
Square Footage of Building: 14,990±
Exterior Building Color: Red-brown brick; dark gray glass

BACKGROUND INFORMATION: The subject site presently is under lease as customer and employee parking for the Yancey Roofing Company, which is located north of the alley.

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

1. In general, staff is supportive of the architectural style of the proposed structure. Although the structure is not in character with the single story dwellings nearby, staff does not consider this a problem given the predominance of non-residential uses in the immediate vicinity. Also, the C-4 zoning of the area reduces the likelihood that these residential uses will continue in the long term.

Although the use of brick and the incorporation of soldier courses as horizontal bands provide an attractive wall texture and pattern, staff believes that there is need of additional movement therein. Projecting the soldier course from the wall plane would create additional visual relief and emphasize the ending of the parapet line. Staff suggests this change as a condition of approval.

2. The abutting property to the east is occupied by a single family residence. A detached garage is also located off of the alley. The garage abuts the shared property line and a seven-foot wooden fence runs along the property line from the garage to the back corner of the house. The applicant proposes a matching four-foot fence along the side of the house to the front property line. The City fencing regulations require a six-foot masonry wall from the garage to the front property line. Such requirement may be waived by the Planning Commission. Strictly in terms of aesthetics, the Design Review/Preservation staff would support such a waiver. However, staff would suggest the height of the new fence adjacent to the house should be worked out to meet the requirements of the home owner.
3. The planter proposed along 30th Street as it abuts the alley parking is non-conforming. Although more than the minimum five-foot requirement is proposed, a portion of that width is within the public right-of-way. This condition can only be permitted by variance approval by the Planning Commission. Staff suggests that instead of a variance that the necessary planter width be achieved by making two of the eight alley parking spaces compact spaces.
4. The applicant will need a revocable permit for encroachment into the public right-of-way for its proposed planting up to the back of the sidewalk.
5. Driveway permits must be filed for through Traffic Engineering.

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

1. The soldier courses shall be projected from the brick face of all exterior walls.
2. The applicant shall construct a six-foot decorative masonry wall along the easterly property line to the satisfaction of staff. The wall shall not interfere with the existing Box Elder tree. Or, the applicant may, in lieu of such wall, simply fence the front 60 feet of the side yard with a wooden fence matching the existing seven-foot solid wood fence. This is provided that the Commission waives the masonry wall requirement and the height of the new fence meets the requirements of the house owner.
3. The width of the planter siding the first alley parking space shall be increased in width by one foot, or the applicant must secure a variance approval from the Planning Commission to allow a portion of the five-foot minimum width to project into the public right-of-way.
4. The applicant shall submit detailed landscape and irrigation plans and a shading plan for staff review and approval prior to issuance of building permits.

The approval is based on the following Findings of Fact:

- a. The project, as conditioned, will blend into the immediate neighborhood;
- b. The project, as conditioned, will be in compliance with City design criteria.

