

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Francis Koo & Associates, 601 University Ave., Suite 105, Sacramento, CA		
OWNER	Nay Wah Tom, 2522 'J' Street, Sacramento, CA 95814		
PLANS BY	Francis Koo & Associates, 601 University Ave., Suite 105, Sacto., CA 95825		
FILING DATE	10-24-83	REPORT BY:	RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-103-05

LOCATION: 2522 J Street

PROPOSAL: Applicant proposes to extend existing building at rear and remove existing carport for print shop use.

PROJECT INFORMATION:

Existing zoning of site:	C-2
Existing land use of site:	Commercial, print shop
Surrounding land use and zoning:	
North:	Commercial, C-2
South:	Parking, C-2
East:	Office, C-2
West:	Commercial; C-2
Parking provided:	4 spaces
Parking ratio:	1/500 s.f.
Property Dimensions:	40 x 160
Property area:	6,400 s.f.
Square footage of building:	1,996 s.f.; new. 2,270 s.f. existing
Exterior building colors:	Light cream
Exterior building materials:	Concrete block

BACKGROUND: The applicant proposes to add an addition to the rear of an existing structure which houses a print shop. The rear portion of the lot which will receive the new building previously had a storage shed on the site. The storage shed will be removed and the new structure will be constructed. No on-site parking had been provided for the existing building. The applicant will provide four on-site parking spaces to meet the requirements for the new structure. No additional parking will be required for the existing building.

STAFF EVALUATION: In reviewing the proposed addition, staff finds that the structure will be at the rear of an existing building and will not be viewed from the streetscape at J. The applicant is providing landscaping planters and an existing tree will provide shading requirements at the alley. Because the structure is not immediately in the public view, staff feels that the use of painted concrete block and the severe lines with minimal door and window openings is suitable due to the proposed use and location.

STAFF RECOMMENDATION: Staff recommends approval of the project with the following conditions:

Final landscaping, irrigation and shading plans to be returned to staff for review and approval.

Approval is based on the following Findings of Fact:

1. The project will add conditional space to the back of an existing structure and will not be viewed by the public except from the alley.
2. The project will receive landscaping at the rear which will soften the texture of the concrete block.

C C O
P O

VISINITY MAP OF
SURROUNDING LAND USES

LOCATION OF PROJECT



