

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Henry Yee, 1521 I Street, Sacramento, Ca. 95814		
OWNER	Rogelio Rodriquez, 1617 Sacramento Avenue, Bryte, Ca. 95601		
PLANS BY	Henry Yee		
FILING DATE	11-22-82	50 DAY DRACTION DATE	-
			REPORT BY: RBH:mm
NEGATIVE DEC.	N/A	EIR	N/A
			ASSESSOR'S PCL. NO. 006-097-11

LOCATION: 1012 9th Street

PROPOSAL: Rehab Store front

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Community Multi-Use
Plan Designation:
Existing Zoning of Site: C-3
Existing Land Use of Site: Restaurant and Vacant store

Surrounding Land Use and Zoning:

North: Commercial C-3
South: Commercial C-3
East: Commercial C-3
West: Commercial C-3
Parking Required: 0 Spaces
Parking Provided: 0 Spaces
Exterior Building Colors: Earth tones, green and yellow
Exterior Building Materials: Stucco and window wall

BACKGROUND: The applicant proposes to expand an existing restaurant use into a vacant adjacent store area. At the same time, the glass facade will be brought forward to the front property line which coincides with the face of the building.

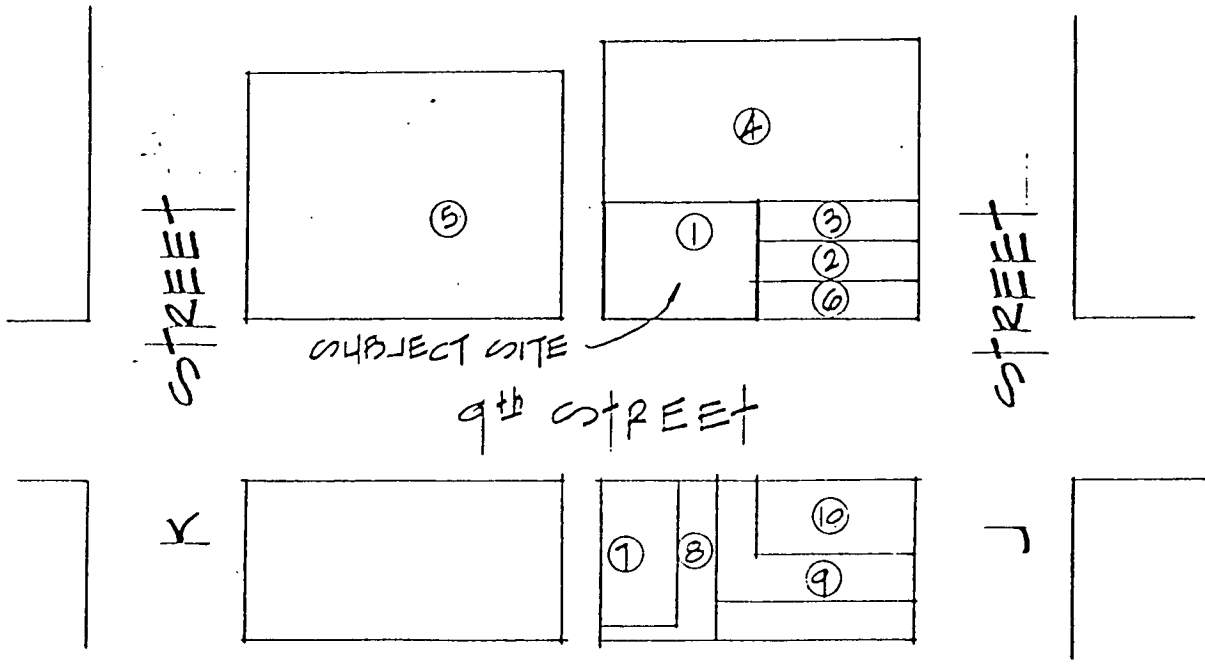
STAFF EVALUATION: Staff feels that the remodel will help upgrade an existing building which has been remodeled numerous times in the past. Although only the southern ground floor half of the facade will be remodeled, a new canopy will be placed along the entire length of the building. This new canopy will replace one which has no redeeming architectural quality. The relocation of the glass window wall will allow for an expansion of space within the building.

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

1. No permit for the canopy construction to be issued until a revocable permit is approved by the City.
2. The project to meet all building code requirements.

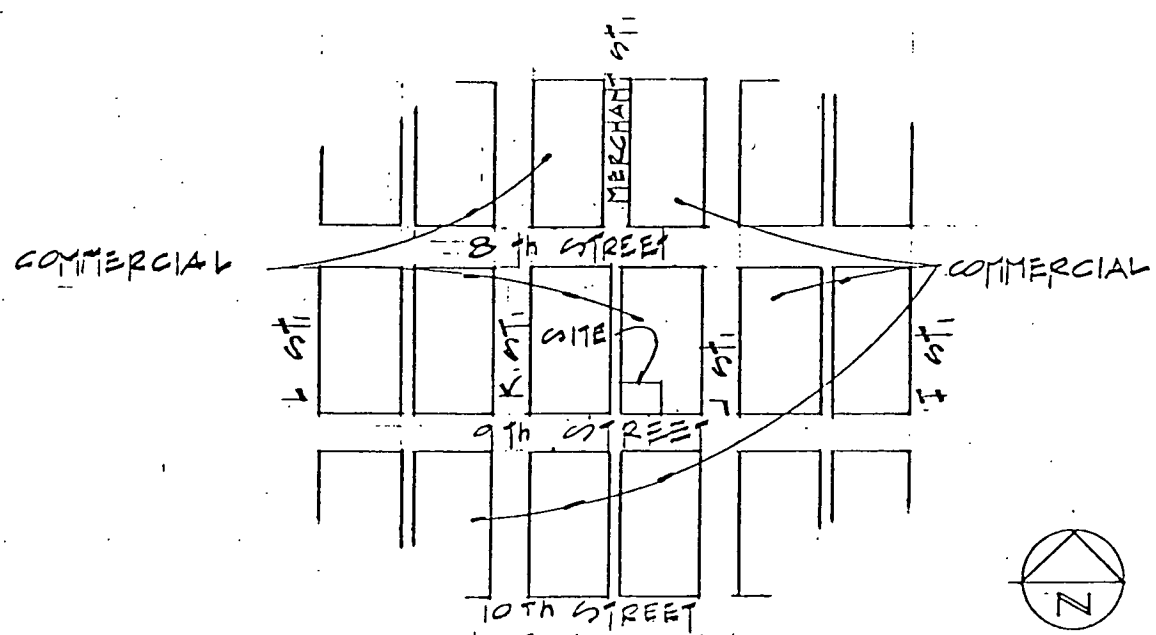
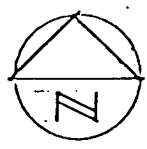
Findings of Fact: Approval is based on the following Findings of Fact:

1. The remodel project will be of benefit to the streetscape in that it will upgrade the visual appearance of the structure.
2. The project with the added conditions will meet all City code requirements.



PROPERTY OWNERSHIP MAP

1" = 100'



VICINITY MAP

1" = 400'

