

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima, Architect, 1723 J St., Sacramento, Ca. 95814		
OWNER	Victor G and Janet A. Vesci, 1890 10th Avenue, Sacramento		
PLANS BY	Applicant		
FILING DATE	Aug. 29, 1983	50 DAY	DR ACTION DATE
			REPORT BY: RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	003-121-05

LOCATION: 1814 D Street

PROPOSAL: Applicant proposes to add a two-story office and storage addition to an existing warehouse.

PROJECT INFORMATION:

Existing zoning of site:	C-4
Existing land use of site:	Warehouse
Surrounding land use and zoning:	
North:	Commercial; C-4
South:	Commercial; C-4
East:	Commercial; C-4
West:	Residential; C-4
Parking Required:	8 spaces
Parking Provided:	2 spaces
Parking Ratio:	1/400 and 1/1000.
Property Dimensions:	40 x 160
Property Area:	6,400 s.f.
Square footage of building:	Office: 1,000 ± New Warehouse: 4,240± Existing: 2,400 ±
Exterior Building Colors:	Beige, gray and dark bronze
Exterior Building Materials:	Plaster, solar gray glass and anodized aluminum

BACKGROUND: The applicant proposes to construct a new office/warehouse facility on the front portion of a parcel which now holds an existing warehouse. The project is deficient in parking.

STAFF EVALUATION: The design of the project will upgrade the area. The proposed structure is in scale with the other commercial buildings in the area. Staff has concerns with the over-building of the site. The project as designed has no room for on-site parking. The parking issue must be the decision of the City Planning Commission.

The west elevation will face an existing residential use. As the zone is C-2 and most structures in the area are non-residential, staff does not feel that any wall treatment other than a non-reflective paint or concrete block be used. This will help cut down on the reflection of light and heat onto the residential structures and prevent further construction costs.

Staff recommends that the irrigation system be extended to the grass area between the sidewalk and the curb line. Staff has no recommendation for changes to the facade.

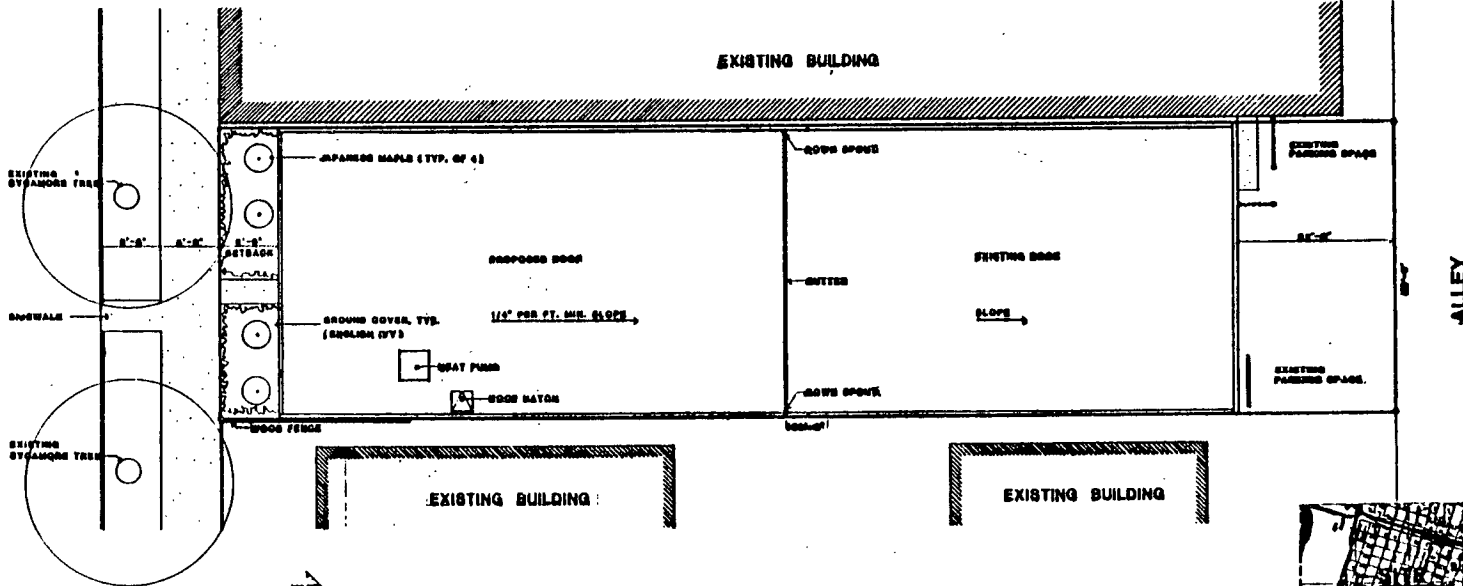
STAFF RECOMMENDATION: Staff recommends the Design Review Board approve the project in concept only and recommend continuation of this item until City Planning Commission review. The project will then be rescheduled for final review and approval by the Design Review Board.


DE 83-165

9-21-83

A9

D STREET




SITE/ROOF PLAN
 1/8" = 1'-0"
 1/4" = 4'-0"





VICINITY MAP
 1/8" SCALE

SITE SUMMARY

SITE AREA:	688 S.F.
BUILDING FLOOR:	2018 S.F. (100%)
LANDSCAPE:	400 S.F. (58%)
SERVICE AREA:	270 S.F. (39%)

CHILLER:	0	SPACES	0
REQUIRED:	0	SPACES	0
PROVIDED:	0	STANDARD	0' x 16'
	1	COMPACT	7.5' x 16'



ALAN OGBURN ARCHITECT
1725 J STREET
BIRMINGHAM, CA 94614
(916) 462-8911

ALAN OGBURN CS673

COMMENTS

VICTORY BUILDING MAINTENANCE
REMODEL
1814 D STREET
SACRAMENTO, CALIFORNIA

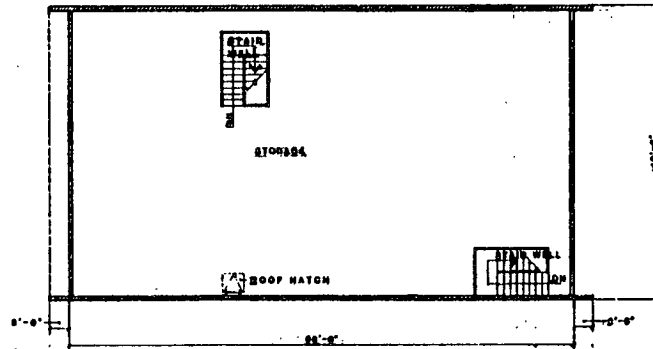
DATE: 8/28/83
DRAWN: GDB

1

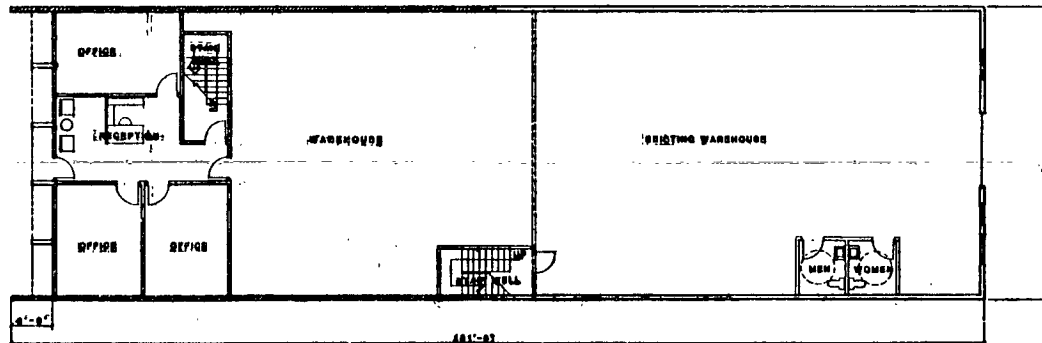
DR 83-105

9.21-83

49



SECOND FLOOR
178'-11"-0"



FIRST FLOOR
178'-11"-0"



FLOOR PLANS

LEGEND

- EXISTING BUILDING
- NEW MASONRY WALL
- NEW STUD WALL



ALAN ORSMA ARCHITECT
172 J STREET
SACRAMENTO, CA 95814
(916) 443-8911

ALAN ORSMA CM173

CONSULTANT

VICTORY BUILDING MAINTENANCE
REMODEL
1814 D STREET
SACRAMENTO, CALIFORNIA

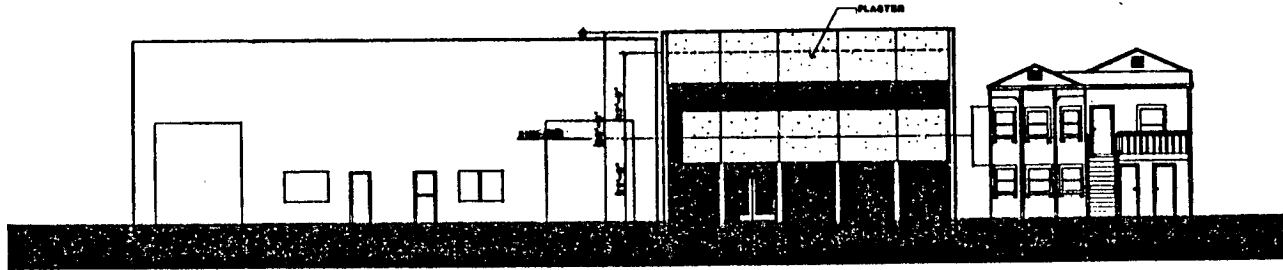
REVISION
DATE 8/28/88 JOB NO 8828

SHEET
2
OF 3

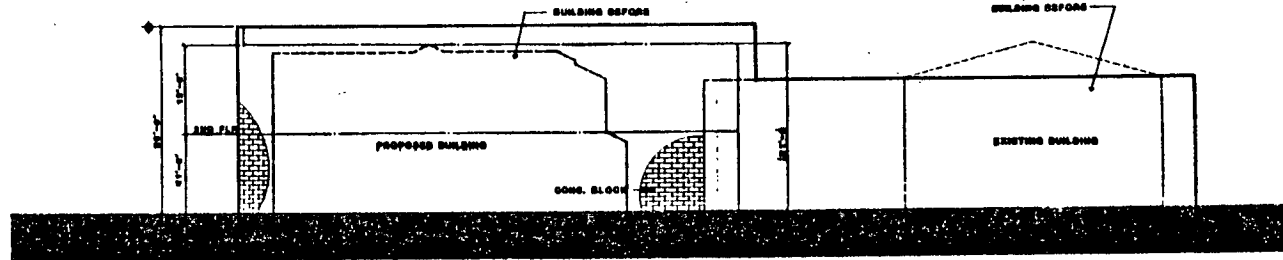
DR 83.165

9-21-83

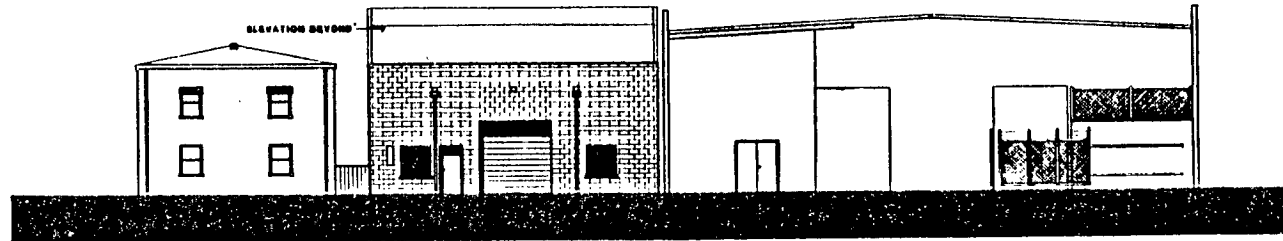
49



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



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



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

EXTERIOR ELEVATIONS

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



ALAN COHEN ARCHITECTS
1723 J STREET
SACRAMENTO, CA 95811
(916) 443-8911

ALAN COHEN CMTD

CONTENTS

VICTORY BUILDING MAINTENANCE
REMODEL
1814 D STREET
SACRAMENTO, CALIFORNIA

REVISIONS

DATE
11/22/83

NO.
0002

3