

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

APPLICANT	M. H. Mohanna and Javed T. Siddiqui - 811 J Street, Sacramento, CA 95814		
OWNER	M. H. Mohanna and Javed T. Siddiqui - 811 J Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE			REPORT BY: CS:vf
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	006-101-02,04 and 05

LOCATION: 1009, 1009-1/2 and 1011 9th Street

PROPOSAL: Facade improvements to a Supportive Structure in the Plaza Park/Central Business District Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: C-3
Existing Land Use of Site: Print shop and vacant space on lower level. Vacant upstairs.

Surrounding Land Use and Zoning:

North: Commercial/Ruhstaller Building; C-3
South: Restaurant; C-3
East : Office; C-3
West : Restaurant and Retail; C-3

Parking Required: 0 spaces
Parking Provided: 0 spaces
Property Dimensions: L Shape
Property Area: 5,040 (all 3 lots)
Square Footage of Building: 3,600 sq. ft.
Height of Building: 2 stories
Significant Features of Site: In a Preservation Area
Exterior Building Colors: Light yellow, green, off-white. Awnings are burgundy and off-white.
Exterior Building Materials: Tile, glass, aluminum, stucco, fabric

BACKGROUND: The subject site is in the Plaza Park/Central Business District Preservation Area. The building is located on three lots which together forms an L shape, with one facade fronting on J Street and the other fronting on 9th Street. The applicant proposes improvements to the 9th Street facade which is located between an Essential Structure (Ruhstaller Building) to the north, and a Priority Structure (Fumy's Restaurant) to the south. Other surrounding land uses include restaurant and retail uses to the west and to the east.

As shown in the Exhibit A photographs, the two story structure has three separate entrances on the lower level. The northerly most door is for stairway access to the upper level which is presently vacant. However, an art gallery is planned to occupy this space in the future. The middle door is to a ground level vacant space to be occupied by a fast food Chinese restaurant called "The City Limit". The southerly most ground level door is to an existing printing business (M and M Printing).

The proposed project is shown in the drawing elevation, Exhibit B. The majority of the remodel is to the facade area of the new restaurant. In this area, the present frontage will be replaced with a new glass and anodized aluminum storefront to be compatible in materials and design to the existing print shop frontage which will remain (see Exhibit C). The applicant has indicated an approximate height of the window system to be 8', 6" and a length of approximately 13 ft., 10 and 1/2". The original proposal for the restaurant frontage shown in Exhibit B has been deleted because the Fire Department did not support it. The large glass windows that slide to the side to create an open air storefront create a potential safety hazard for fire escape purposes.

The door of the existing print shop is recessed back four feet from the front property line. The rest of the storefront gradually angles forward from the door until it meets the sidewalk as shown in Exhibit B (drawing is below the elevation). The applicant proposes to recess the restaurant storefront and stairway door back four feet with a wing wall between the two ground level use entrances. Solid anodized aluminum panels will be placed on each side of the wing wall to match the inner recessed wall of the print shop. The new recessed area will have a stucco soffit. A new horizontal stucco panel will be placed between the base of the tile located on the upper level, and the head of the window wall, where the stucco panel and soffit will come together.

New fabric awnings are proposed on both the upper and lower levels. The awnings for the lower level are shown in Exhibit D. The longer awning (22 ft. 6 in.) will replace the existing awning over the print shop and will have "M and M Printing" on the skirt of the awning with 10 inch high letters. The 14 ft. 9 in. awning will go over the Chinese restaurant and the skirt of the awning will have a sign reading "City Limit" in 10 inch high letters. These two awnings will be in off-white. Lower level awnings will be back lit. The awnings over the stairway is shown in Exhibit C along with the design of the four upper level awnings.

The back side of lower level awnings will have a vertical piece of fabric fitting close to the building wall. In order to hide the light fixtures inside the awning, a horizontal piece of fabric will lay flat above the awning skirt. The edges of this inner piece of fabric will not meet with the outside fabric in order to leave a space for light to escape downward toward the sidewalk. The upper level awnings will have fabric along the front only and the sides will be open. The word "gallery" will be on the upper level awning skirts in letters less than 10 inches high.

The applicant also proposes to paint the bright yellow inside stripe of the upper level off-white. The tile will be sanded first and then a primer coat will be applied before the final coat. The upper level site will also be washed down.

PROJECT EVALUATION: The proposed project will be an improvement over the existing facade. The remodel will create a more uniform look to the overall elevation. The design and new signage meet the requirements of the Urban Design Plan.

It is important that the new anodized aluminum material used in the new window system and wing wall match the color of the anodized aluminum used at M and M Printing.

There is an existing metal frame mount for a previous sign which is located between the two center windows on the upper level. All remnants of this previous sign should be removed and any necessary repairs to the facade after its removal should be made. Also, the exterior wires over the stairway door should be removed. Repairs to the upper level windows should be made as necessary. The existing wood door to the stairway should be removed and replaced with a glass door to match the other entrances.

The ground material for the new recessed area should match the exposed aggregate ground material used in front of M and M Printing. The soffit above the print shop entrance should be covered with a thin coat of stucco for a uniform look.

The new stucco horizontal band at the head of the window wall and the stucco soffit should match the color of the awning in the same location. Therefore, the stucco areas should be burgundy at the stairway entrance and off-white above the print shop and restaurant. All awnings should be fire treated or non-flammable.

If the applicant later decides on additional signage, it must be cleared with staff to determine if it meets the Urban Design Guidelines.

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

1. The height of the window and door front system for the new restaurant shall be 8 ft. 7 in., to match the height of the window and door system of M and M Printing.
2. The lowest horizontal member that divides the windows of the restaurant shall be 2 ft., 7 in., from the edge of the base frame in order to match the print shop window system.
3. The color of the anodized aluminum used in the remodeled area shall match the anodized aluminum color (dark bronze) at M and M Printing.
4. Large anodized aluminum panels of the same design and color used on the recessed interior wall at M and M Printing, shall be used on the recessed wall areas of the remodeled area, including the wing wall.
5. The color of the stucco soffit and the stucco horizontal band above the window head wall shall match the color of the awning in the same location. This would be burgundy above the stairway door and off-white above the print shop and restaurant.
6. The new recessed areas shall be four feet deep to match the depth of the existing print shop.

7. The awning material shall be a fabric that is fire treated or non-flammable.
8. The remnant framework used for a previous sign on the upper level shall be removed and any repairs necessary to patch the facade shall be made.
9. The upper level windows shall be repaired and painted as necessary. The paint color should be off-white to match the upper level border and awnings below.
10. Exterior wiring should be removed.
11. The stairway door should match the other two glass and anodized aluminum doors.
12. The ground material of the newly recessed area shall be exposed aggregate to match the ground material used in the recessed area of the print shop.
13. The frame of all awnings shall match the color of the awning fabric.
14. A flat horizontal piece of fabric should be placed inside the awning above the awning skirt to hide interior light fixtures. It should be the same material and color as the outside awning fabric. A space should be provided between the horizontal interior fabric edge and the outside fabric to allow light to escape downward.

Approval is based on the following findings of fact:

1. The project, as conditioned, is an acceptable facade remodel and is compatible with surrounding buildings.
2. The project, as conditioned, will enhance the 9th Street streetscape.
3. The project, as conditioned, is in conformance with the Board's Design Criteria.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

EXHIBIT A



∟ Facade to
be remodeled
1009, 1009½ and 1011
Ninth St.
(east side)



Adjacent Land Use
To North
Ruhstaller Bldg

PB87-055

Dec. 9, 1987



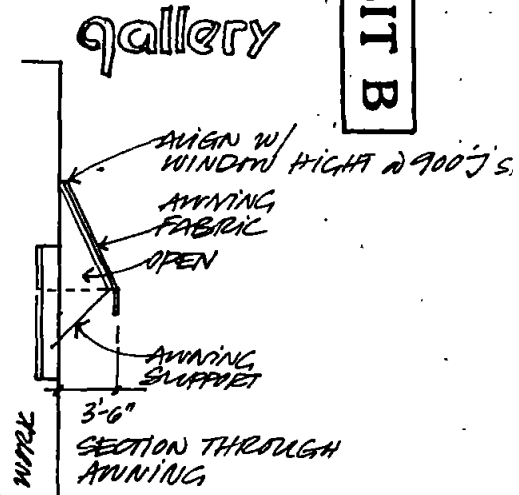
Adjacent Land Use
To South
Fumy's Restaurant

Item 15

PB87-055

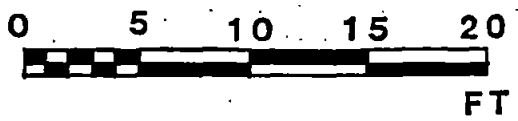
Dec. 9, 1987

EXHIBIT B

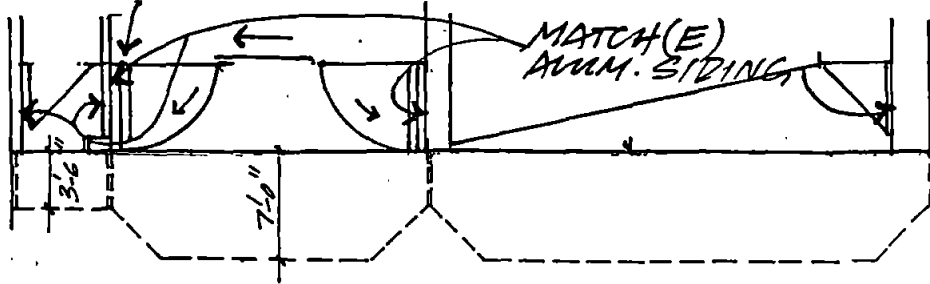


WASH TILE WORK

m&m printing
 city limit
 SIGNAGE



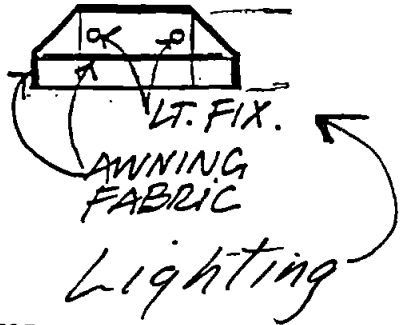
(N) SLIDING GLASS PANELS & DOOR



COLOR #1: AWNING WEBLON CP2739
 COLOR #2: WEBLON CP2707

PB87-055
 8701.43 SACRAMENTO, CA.
 1009-1011 9TH STREET
 MR. JAVED SADDQUI
 APPL. NO. DP7-225
 DATE: 7.20.87, REVISED 8.31.87
 APPROVED:

HANSEN ASSOCIATES
 ARCHITECTS AND PLANNERS
 BOX 888 TUBURON CA 94726 (415) 435-5787



Deleted A
 swinging
 + sliding door
 and window
 system deleted, see Exhibit C

NOT FOR CONSTRUCTION

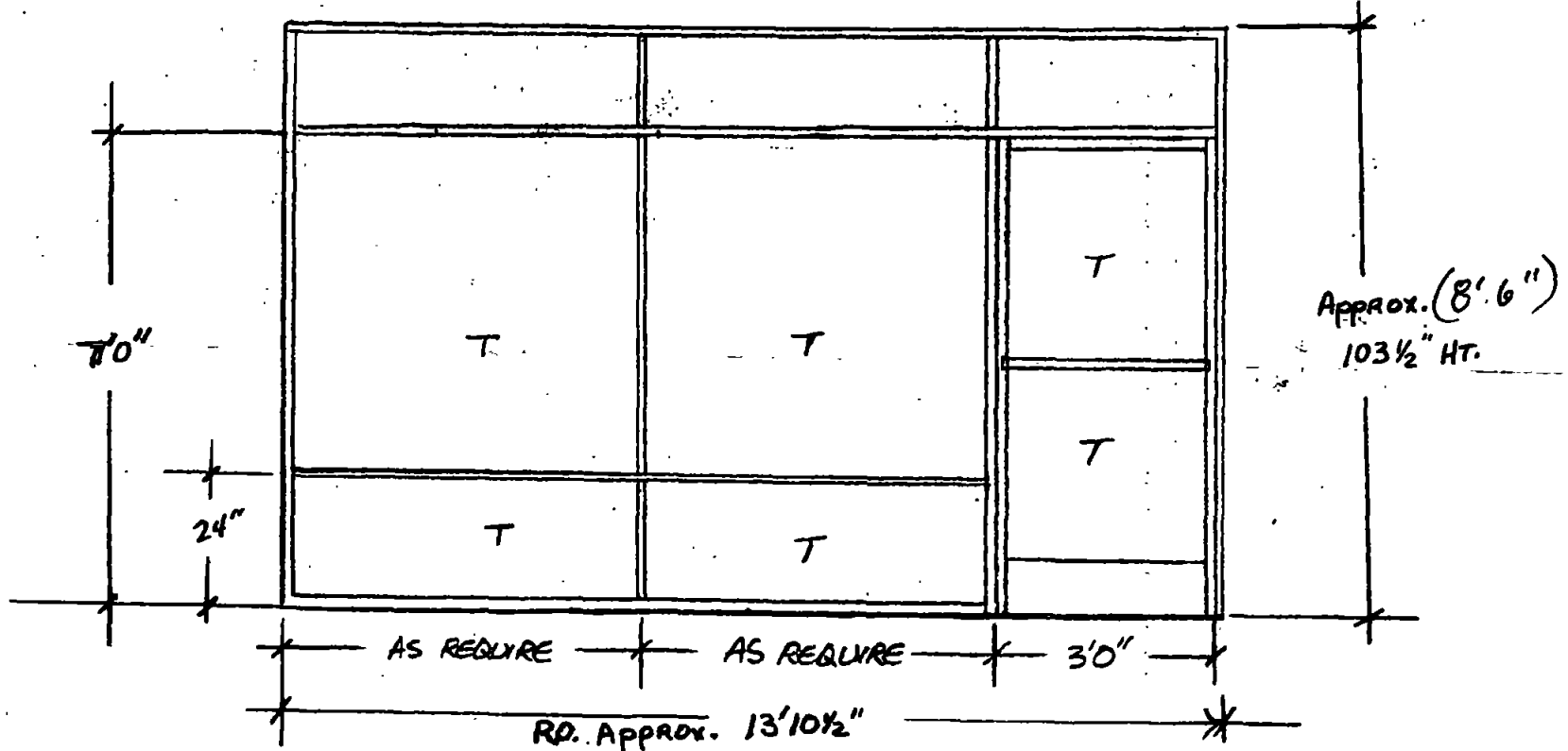
Item 15

QUOTE #2 - TO MATCH ADJACENT PAINT SHOP STOREFRONT

PB87-055

EXHIBIT C

PROPOSED STOREFRONT



Dec 9, 1987

Item 15

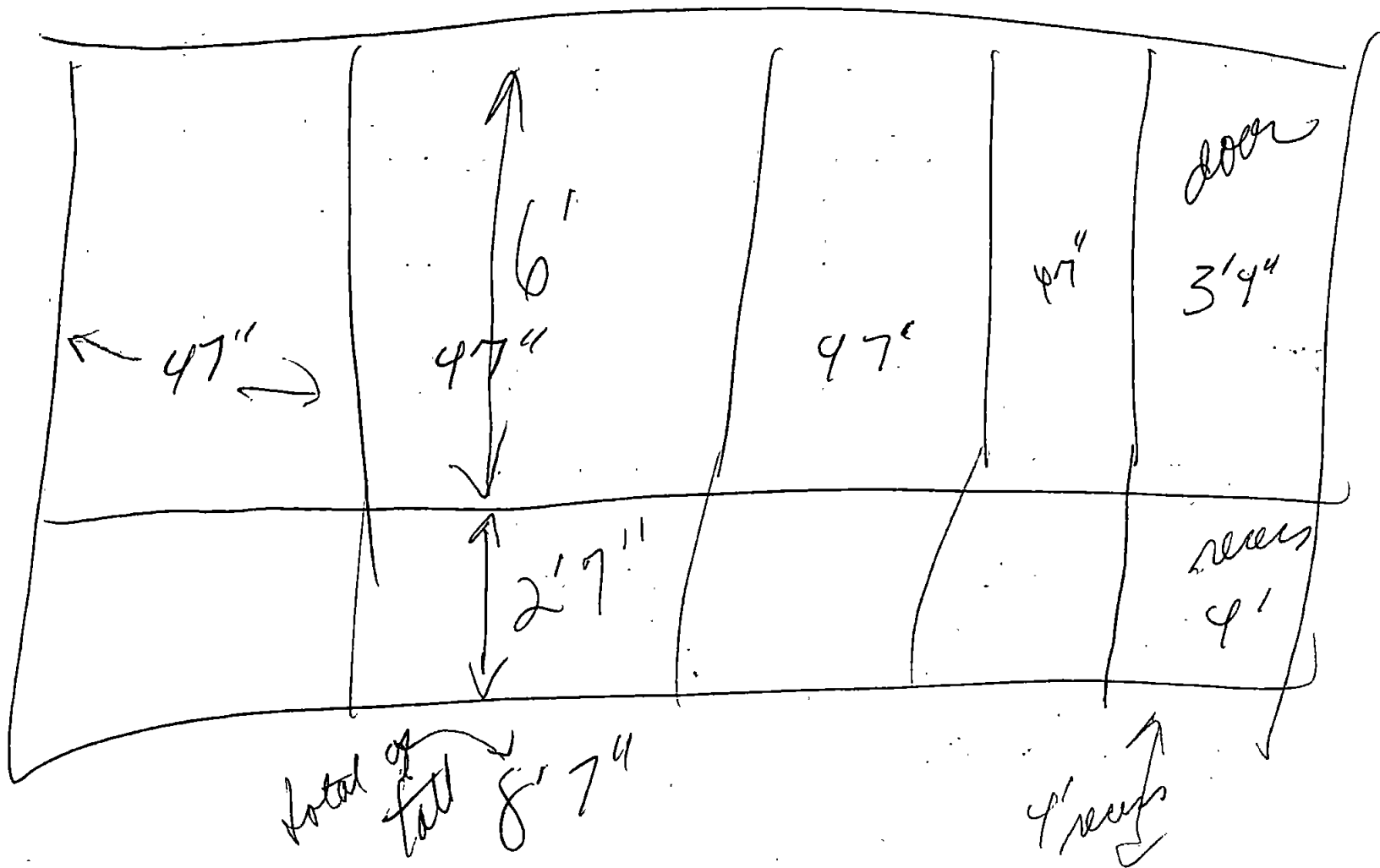
- FINISH : DARK BRONZE ANODIZED
- MATERIAL : 1 3/4" x 4"
- GLASS : 1/4" CLEAR TEMPERED WHERE REQUIRED
- MOUNTING : OFFSET
- INSTALLATION : SURFACE MOUNTED

LEAD TIME - 1 WK.

1009 9th STREET FOR M.H.M.
811 J STREET
SACRAMENTO CA

8' 8"

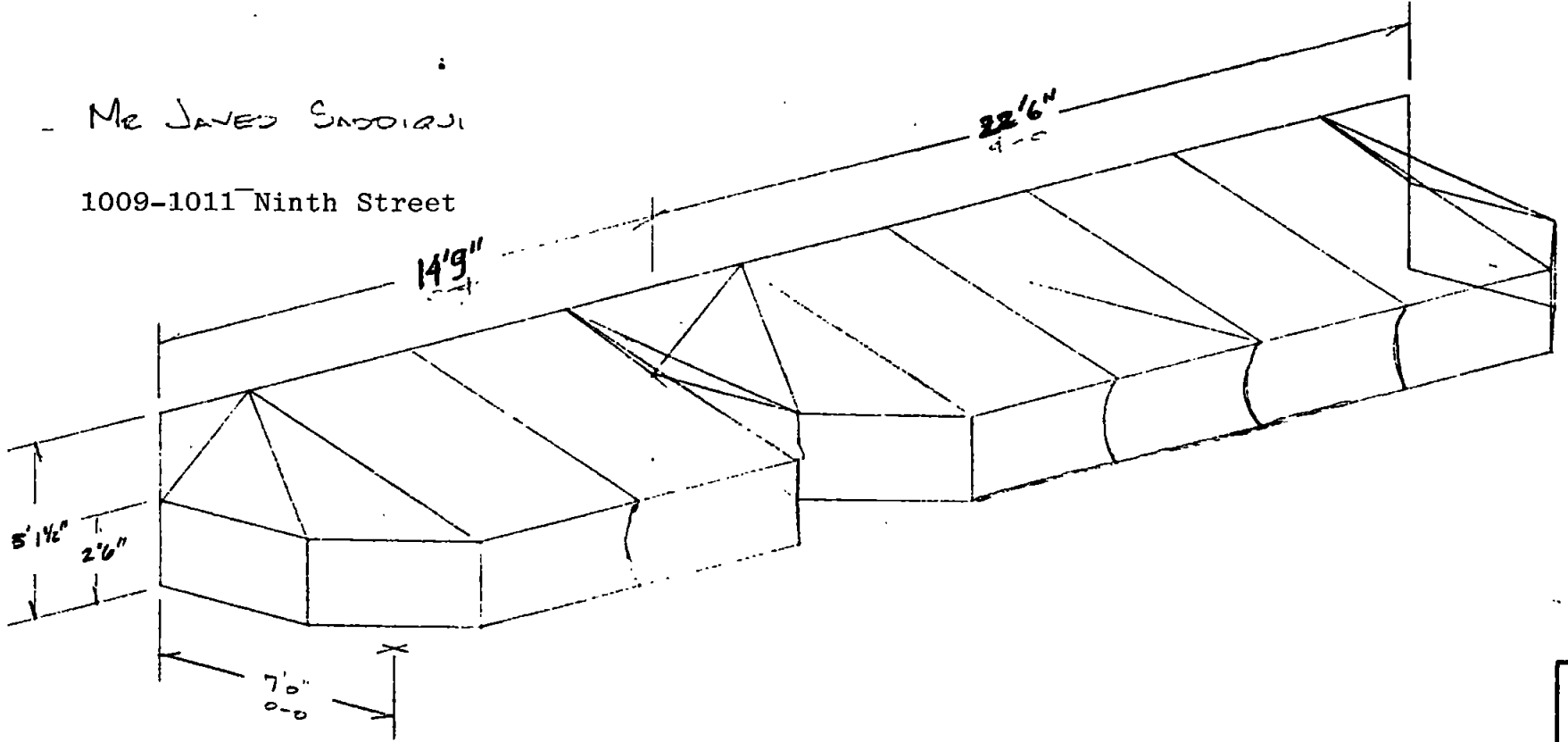
Window
system
M+M



PB87-055

Mr JAMES SINDOIA

1009-1011 Ninth Street



Dec 9, 1987

CAPITOL TARPULLIN CO
1009-1011 9th Street

This is an original unphotostated drawing created by CAPITOL TARPULLIN CO. It is to be used for the project only and in connection with a project. It is not to be used for any other purpose without the written consent of CAPITOL TARPULLIN COMPANY.

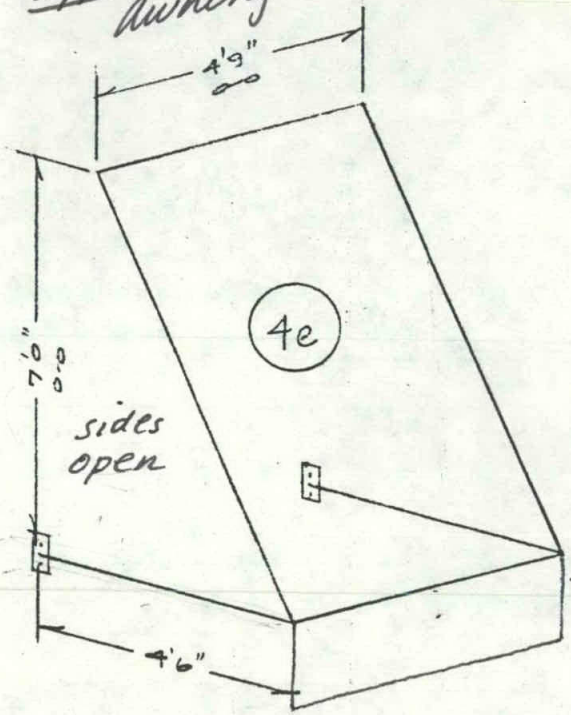
EXHIBIT D

Item 15

PB87-055

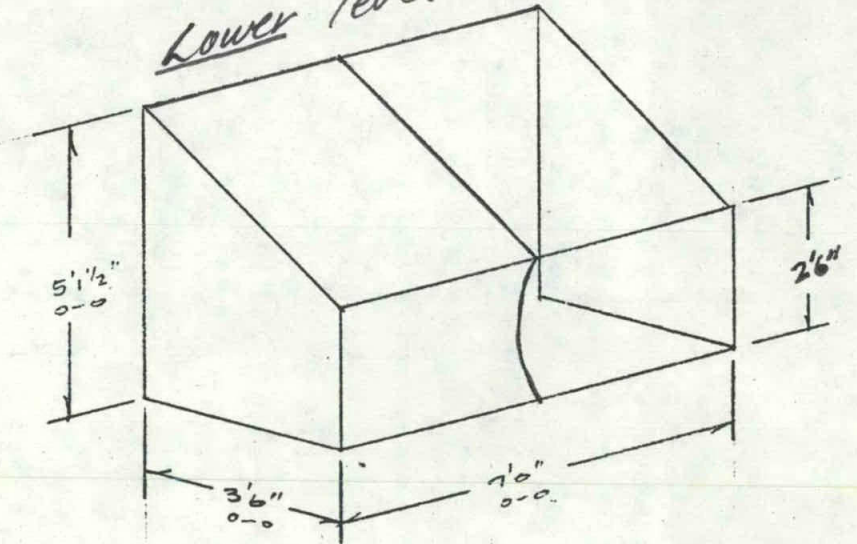
Dec. 9, 1987

Upper Level
awnings



1009-1011 Ninth Street

Lower level stairway awning



12" LOOSE
VALANCE

ENTRANCE AWNING

SCALE: 3/8" = 1'0"

2ND FLOOR AWNINGS

SCALE: 3/4" = 1'0"

Item 15

EXHIBIT E