



DEPARTMENT OF  
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-7158  
FAX 916-264-7046

**ZONING ADMINISTRATOR'S REVIEW**  
**MINOR DEVIATION TO SPECIAL PERMIT**

**FILE:** Z98-002

**PREVIOUS FILE NUMBERS:** File cannot be found

**PROJECT ADDRESS:** 580 University Avenue (D3, Area 1)

**APN:** 295-00030-004

**APPLICANT'S NAME & ADDRESS:** English Harper Reta Architects (Ron Reta); 707  
Commons Drive, Suite 250; Sacramento, CA 95825

**COMMENTS:**

On April 18, 1974, a two story 25,400 square foot office building on 0.583 acres in the Office Building-Review (O-B-R)(PUD) zone was finalized. The building was an early structure in the Campus Commons Planned Unit Development (PUD). The Campus Commons PUD was the first PUD established in the city and required special permits for all new structures. Any additions or modifications to the previously approved project requires a Modification of the Special Permit.

The applicant is requesting to update the facade on the existing building. The existing plywood siding and wood trims will be replaced with a new cement plaster. The plaster facade will be primarily on the second floor and in small areas under windows on the ground floor. The plaster facades will be articulated with horizontal extruded aluminum screeds to lend scale and pattern to the elevations. The second floor will also have a change in wall planes through removing some of the overhanging second floor false-frame build-outs and adding new decorative sun shading elements. Lastly, the ground floor slump stone block walls will be covered over with ceramic stone or stone tiles. The proposed plans were reviewed by Design Review staff who had no objections to the proposed changes. There will be no additions to the structure. Staff supports the modification of the Special Permit because the changes are only to the exterior and will not significantly alter the character of the surrounding mixed use

area.

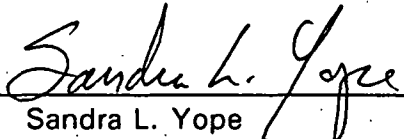
**ACTION:**

The Zoning Administrator approves the requested minor deviation to the project subject to the following conditions:

1. All exterior modifications shall conform to the plans submitted.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any other changes or additions shall require additional Planning review and approval.

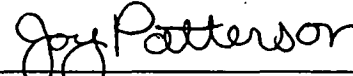
**APPROVED ON: APRIL 10, 1998**

**PREPARED BY:**

  
\_\_\_\_\_

Sandra L. Yope  
Associate Planner

**APPROVED BY:**

  
\_\_\_\_\_

Joy Patterson  
Zoning Administrator

**cc: File (Original)  
Applicant  
Z Log Book**

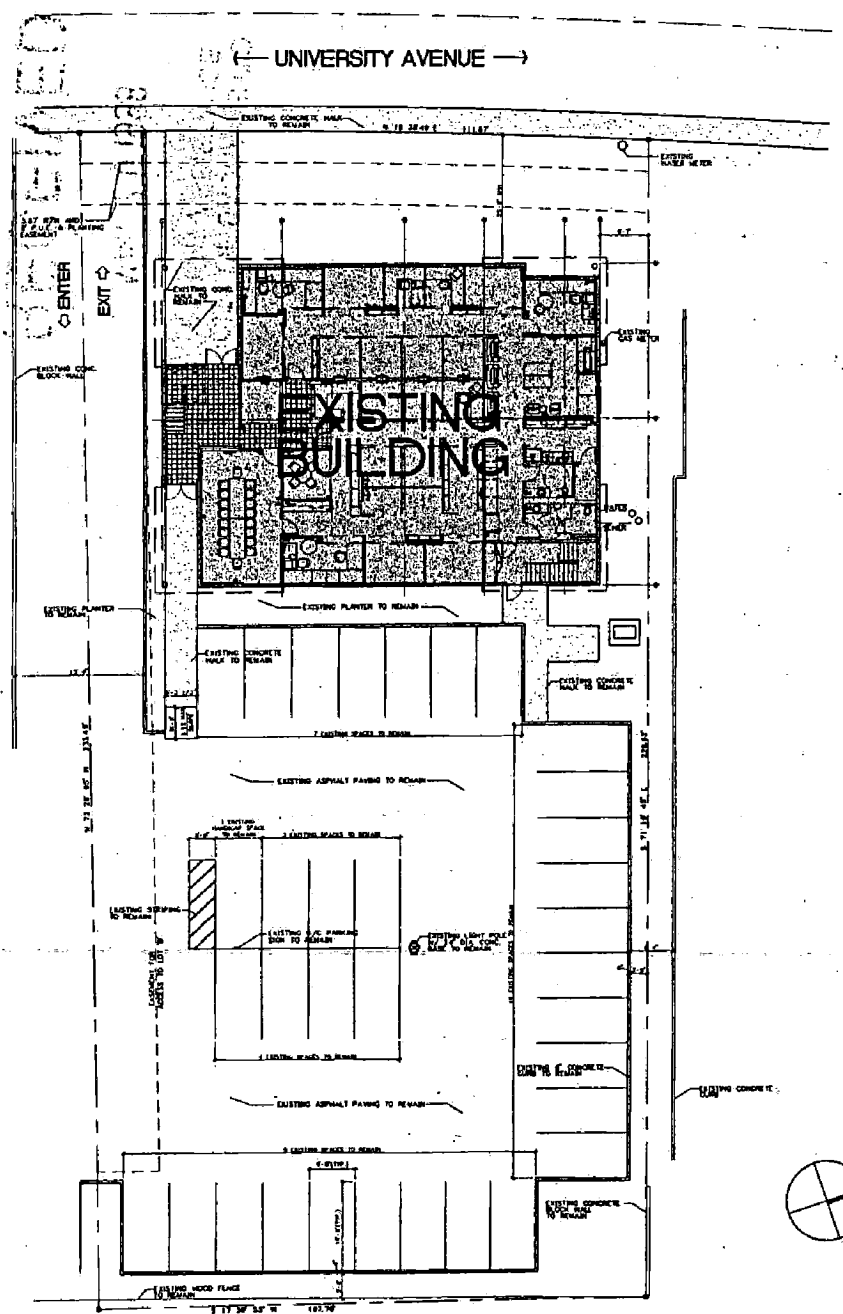


107 KROONER LANE  
SACRAMENTO, CA 95834 (916) 486-1251  
THIS DRAWING IS NOT FINAL AND TO BE USED FOR  
CONSTRUCTION UNLESS IT IS SIGNED BY THE  
ARCHITECT AND THE OWNER.

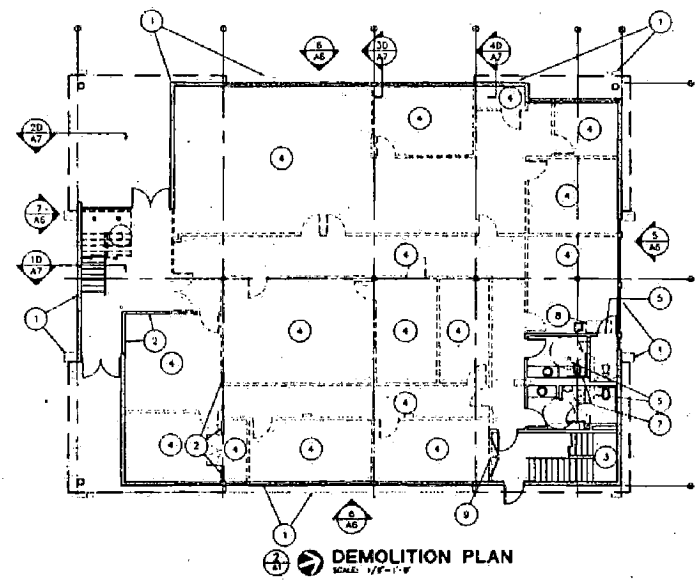
ARCHITECT  
OWNER: UNIVERSITY OF CALIFORNIA  
DESIGNED BY: ENGLISH HARPER RETA  
DRAWN BY: R. S. HARRIS  
CHECKED BY: R. S. HARRIS

DATE: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_

EXHIBIT A



**SITE PLAN**  
SCALE: 1" = 10'-0"



**DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

**DEMOLITION KEY NOTES**

- 1 EXTERIOR WALLS - SEE EXTERIOR ELEVATIONS AND EXTERIOR WALL SECTIONS FOR EXTENT OF DEMOLITION
- 2 EXISTING INTERIOR WALL TO REMAIN - REMOVE GYPSUM BOARD ON T.I. SIDE OF WALL
- 3 EXISTING TO REMAIN - PAINT ALL WALLS
- 4 REMOVE EXISTING WALLS, CEILINGS, FLOOR COVERINGS, DOORS & FRAMES, TRIM, BASE...
- 5 REMOVE EXISTING WALLS AS SHOWN DASHED. REMOVE FLOOR COVERING, TOILETS
- 6 REMOVE AND STORE URINAL FOR RELOCATION
- 7 REVISE COUNTER AS SHOWN - COUNTERTOPS TO BE RE-LAMINATED WITH NEW PLASTIC LAMINATE
- 8 REMOVE EXISTING CABINETS & TOP
- 9 RELOCATE (E) TELEPHONE EQUIP. & BOARD INTO NEW CLOSET - SEE DRAWING A2

| DATE | BY | DESCRIPTION |
|------|----|-------------|
|      |    |             |
|      |    |             |
|      |    |             |

**ENRRA  
TENANT IMPROVEMENTS**

580 UNIVERSITY AVENUE  
SACRAMENTO, CALIFORNIA

**SITE PLAN AND  
GROUND FLOOR  
DEMOLITION PLAN**

| PROJECT NO.                  | PLANNING NO. |
|------------------------------|--------------|
| 88001                        |              |
| CADDED<br>(UNIVERSITY/ENRRA) |              |
| DATE                         |              |
| DATE                         |              |

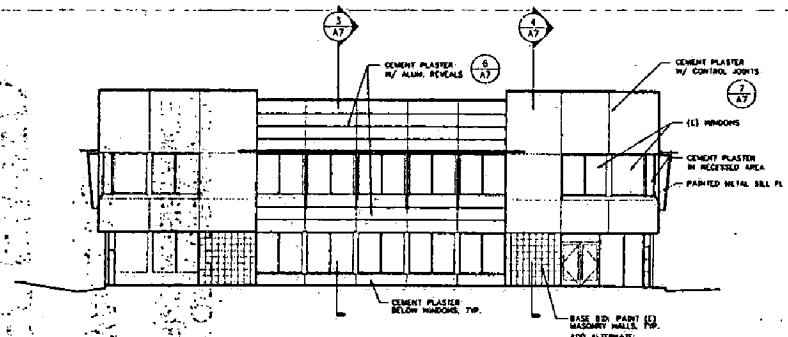
**A1**

NOT CONSIDERED DRAWING  
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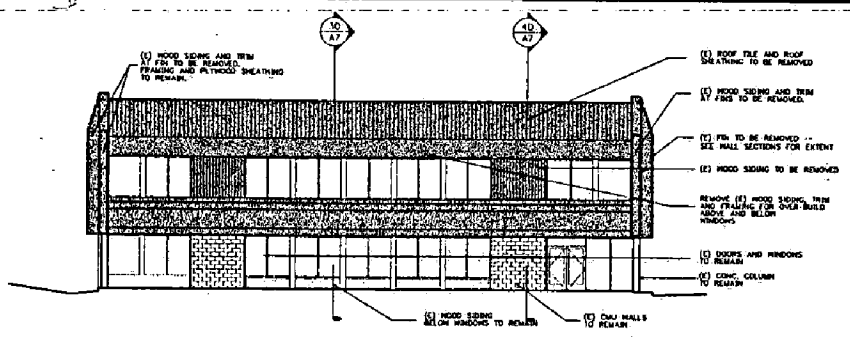
ARCHITECTS  
 EDWARD R. BISHOP  
 MICHAEL L. WASSER  
 RONALD A. RETA

EXHIBIT B

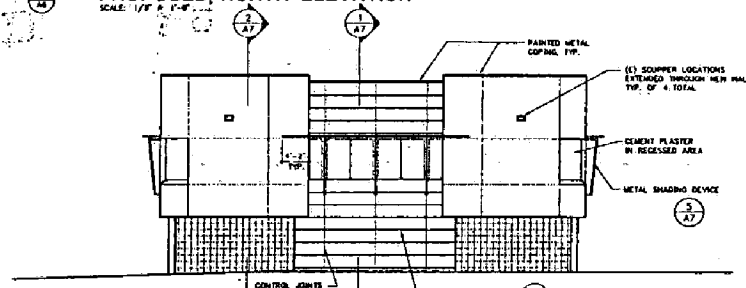
C-15488  
 C-15489  
 C-15490  
 CONTRACTOR



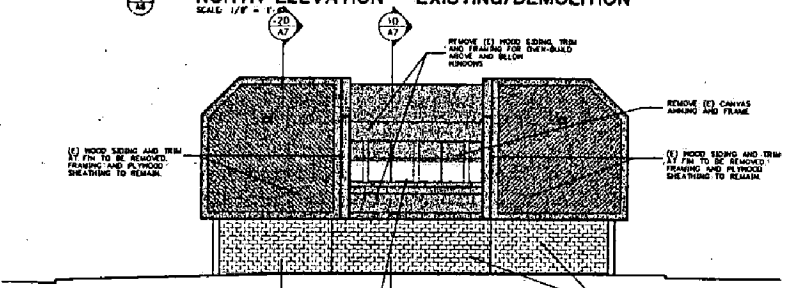
PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



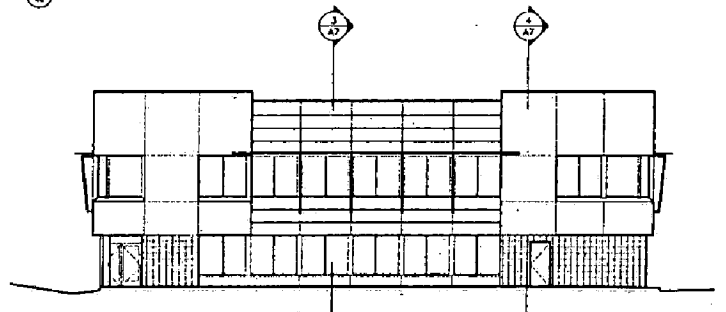
NORTH ELEVATION - EXISTING/DEMOLITION  
 SCALE: 1/8" = 1'-0"



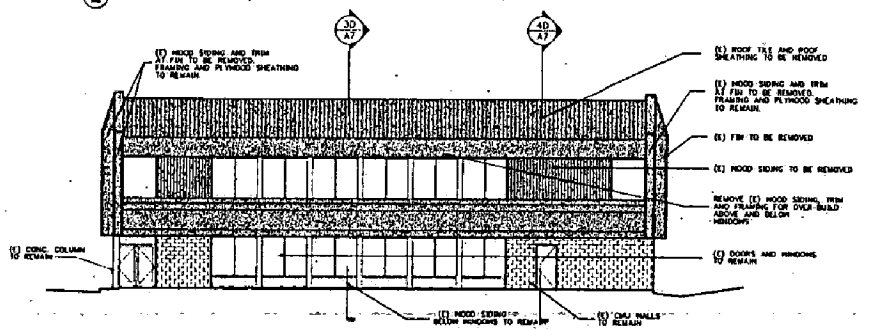
PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



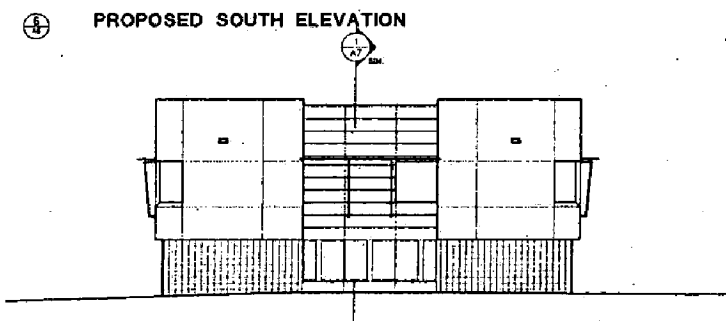
WEST ELEVATION - EXISTING/DEMOLITION  
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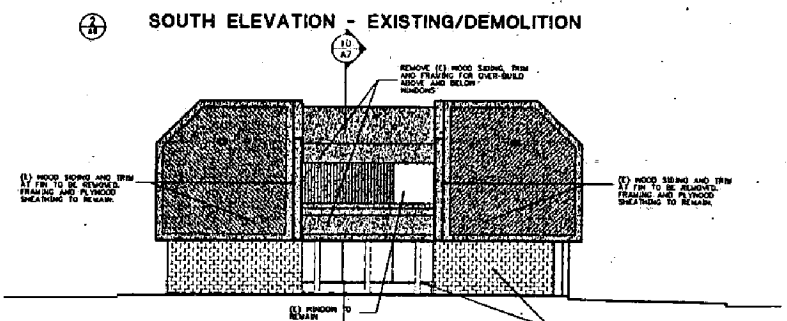
PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - EXISTING/DEMOLITION  
 SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



EAST ELEVATION - EXISTING/DEMOLITION  
 SCALE: 1/8" = 1'-0"

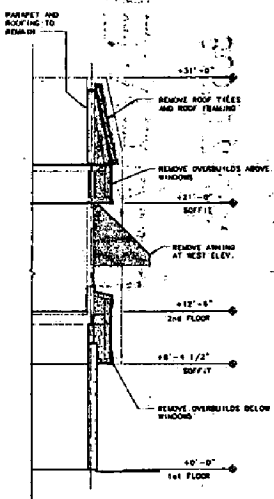
TITLE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

EHRA  
 TENANT IMPROVEMENTS  
 580 UNIVERSITY AVENUE  
 SACRAMENTO, CALIFORNIA

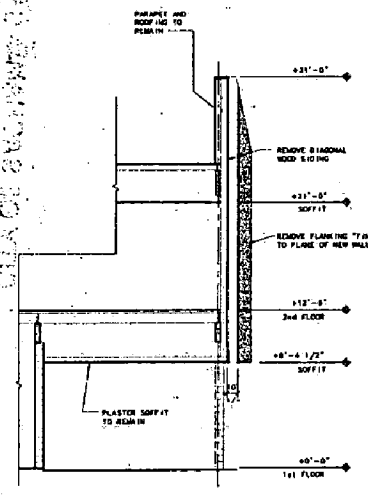
EXTERIOR ELEVATIONS

PROJECT NO. 8001  
 DRAWING NO. 15488/15489/15490  
 DATE 01/01/01  
 A6

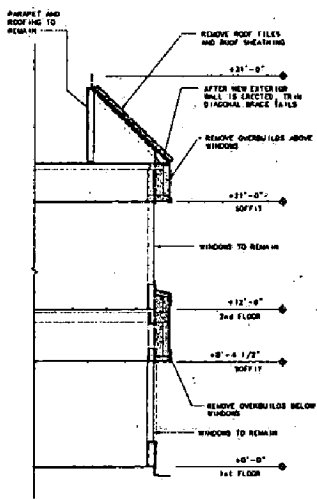
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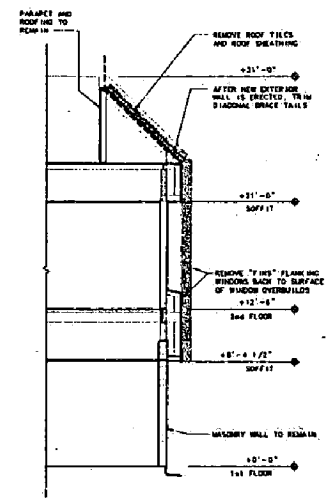
10 WALL SECTION  
SCALE: 1/4" = 1'-0"



11 WALL SECTION  
SCALE: 1/4" = 1'-0"

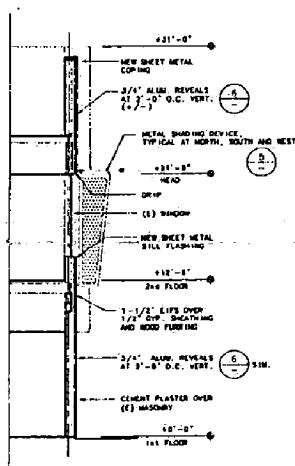


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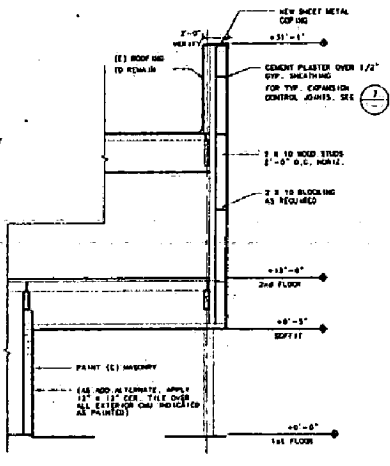


13 WALL SECTION  
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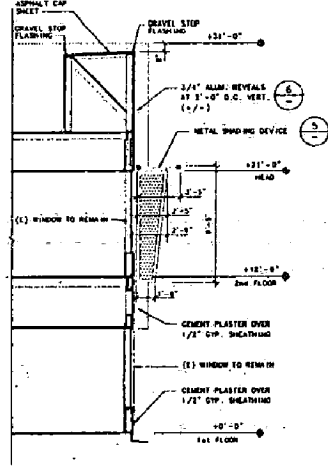
EXTERIOR DEMOLITION WALL SECTIONS



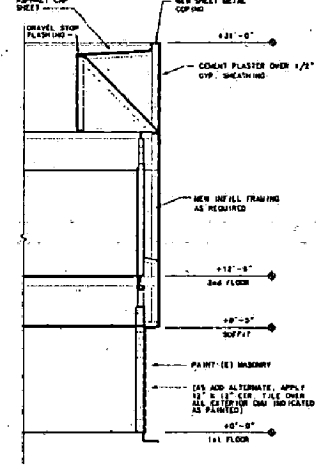
14 WALL SECTION  
SCALE: 1/4" = 1'-0"



15 WALL SECTION  
SCALE: 1/4" = 1'-0"

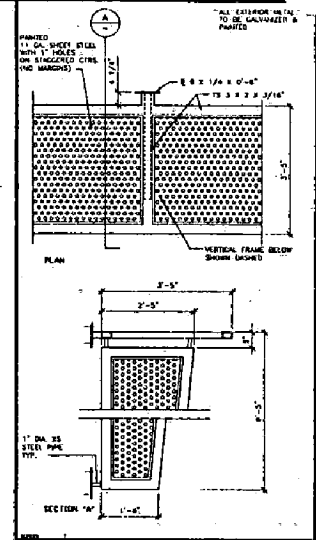


16 WALL SECTION  
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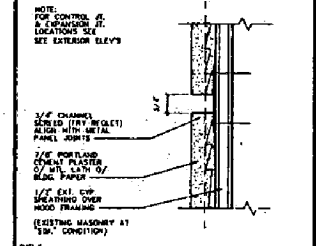


17 WALL SECTION  
SCALE: 1/4" = 1'-0"

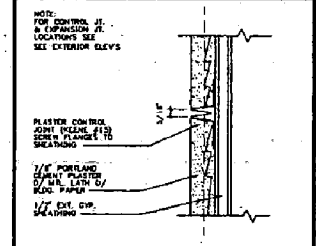
EXTERIOR WALL SECTIONS



METAL SHADING DEVICE 3'-0" x 5'-0" 5



ALUM REVEAL 6'-0" x 0" 6



PLASTER CONTROL JOINT 8'-0" x 0" 7

ENGLISH HARPER RETA ARCHITECTS

300 UNIVERSITY AVENUE SACRAMENTO, CA 95833 (916) 332-1271

PROJECT NO. DRAWING NO. DATE

OWNER CONTRACTOR

EXHIBIT C

EHRA TENANT IMPROVEMENTS

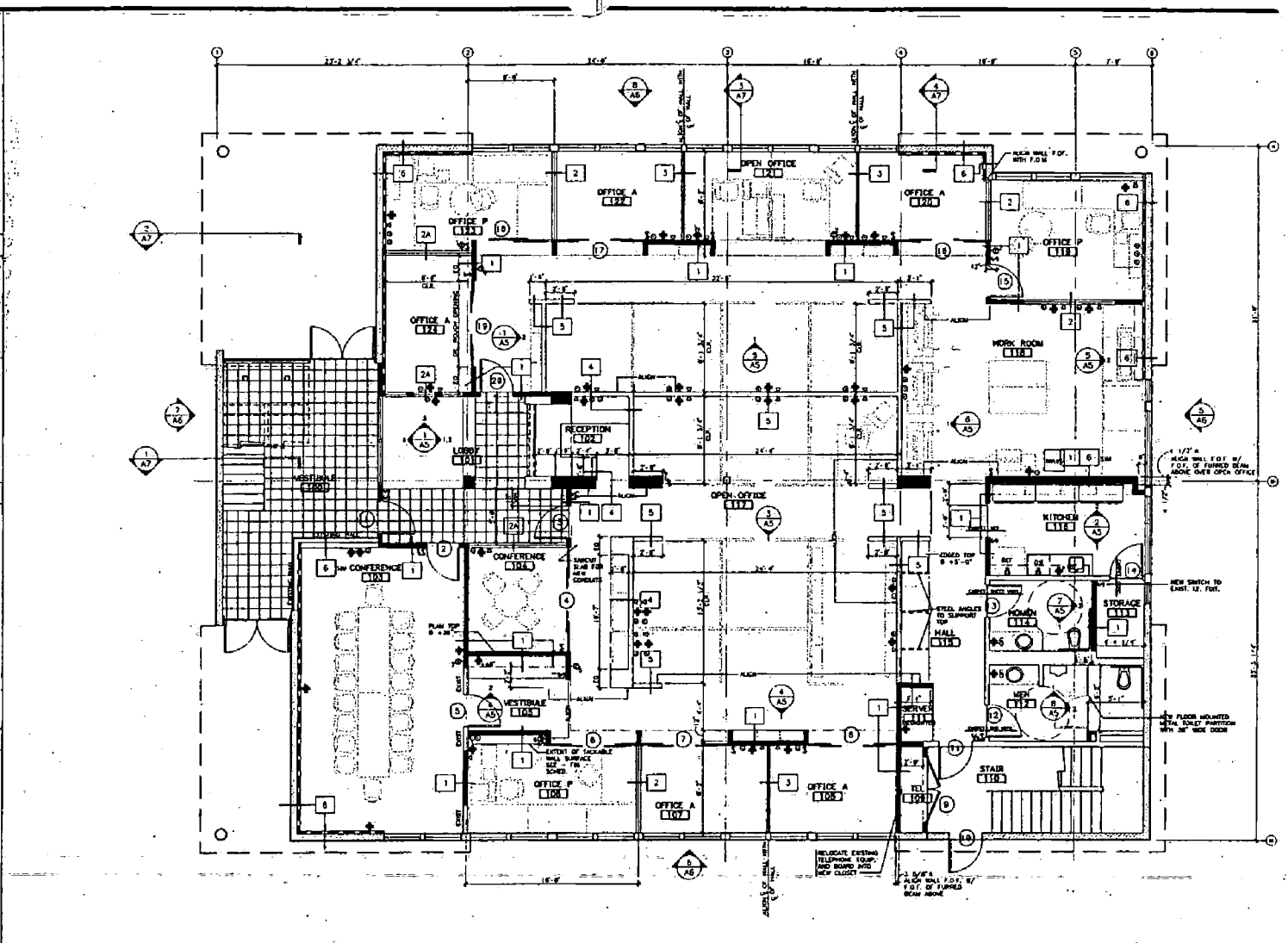
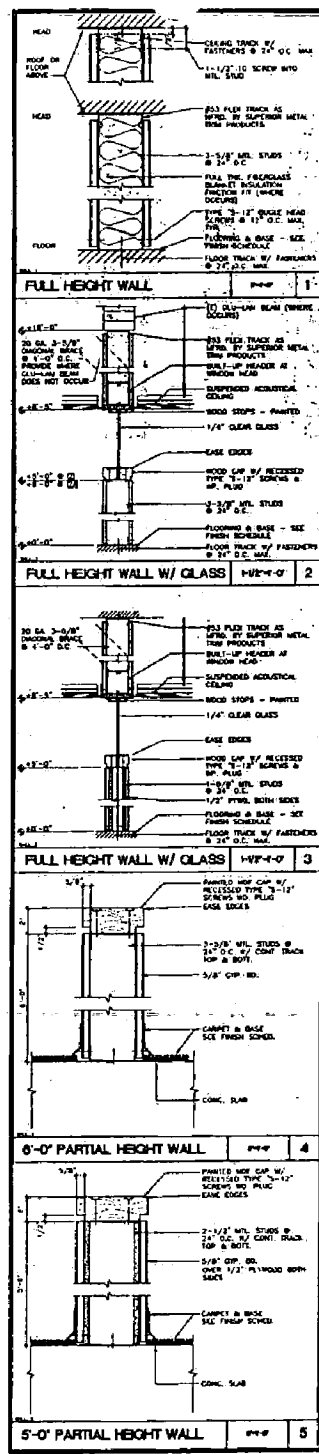
300 UNIVERSITY AVENUE SACRAMENTO, CALIFORNIA

EXTERIOR WALL SECTIONS

PROJECT NO. DRAWING NO. DATE

A7

220-000



**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

- WALL LEGEND**
- 1. FULL HEIGHT WALL, 2-1/2" METAL STUDS @ 16" O.C. WITH 3/8" COP. ID. BACKSIDE SEE DETAIL 21A
  - 2. FULL HEIGHT WALL, 2-1/2" METAL STUDS @ 16" O.C. WITH 3/8" COP. ID. BACKSIDE, TOP OF STUD TRUCK + 1/2" MET. DETAIL 21A
  - 3. FULL HEIGHT WALL, 2-1/2" METAL STUDS @ 16" O.C. WITH 3/8" COP. ID. BACKSIDE, TOP OF STUD TRUCK + 1/2" MET. DETAIL 21A
  - 4. FULL HEIGHT WALL, 2-1/2" METAL STUDS @ 16" O.C. WITH 3/8" COP. ID. BACKSIDE, TOP OF STUD TRUCK + 1/2" MET. DETAIL 21A
  - 5. PARTIAL HEIGHT WALL, 2-1/2" METAL STUDS @ 16" O.C. WITH 3/8" COP. ID. BACKSIDE, TOP OF STUD TRUCK + 1/2" MET. DETAIL 21A
  - 6. PARTIAL HEIGHT WALL, 2-1/2" METAL STUDS @ 16" O.C. WITH 3/8" COP. ID. BACKSIDE, TOP OF STUD TRUCK + 1/2" MET. DETAIL 21A

**ENGLISH HARPER RETA**  
 ARCHITECTS

100 CRENSHAW DRIVE  
 SACRAMENTO, CA 95825  
 (916) 942-1521

PROJECT:  
 EDWARD P. ENGLISH  
 EDWARD L. BURNEY  
 RONALD A. RETA

C-11524  
 C-11525  
 C-11526

**EXHIBIT D**

DATE: \_\_\_\_\_  
 REVISIONS:  
 DRAWN BY: \_\_\_\_\_  
 C.A.: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 E.I.: \_\_\_\_\_

**EHRA**  
 TENANT IMPROVEMENTS

580 UNIVERSITY AVENUE  
 SACRAMENTO, CALIFORNIA

**GROUND FLOOR PLAN AND WALL DETAILS**

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

**A2**