

# ARCHITECTURAL REVIEW BOARD

APPLICANT Scott W. Jenkins, 2530 Telsa Way, Sacto., CA 95825  
OWNER William C. Vogel, 1801 J Street, Suite 2, Sacto., 95816  
PLANS BY Donald Joseph & Co., 2649 Harkness St., Sacto., CA 95818  
FILING DATE 3/15/82 50 DAY ARB ACTION DATE \_\_\_\_\_ REPORT BY: RBH:dgt  
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. 007-052-16

LOCATION: 3005 "J" Street

PROPOSAL: Facade Remodel

## PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office  
1980 Central City Plan  
Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Office

### Surrounding Land Use and Zoning:

North: R-0 Residential  
South: C-2 Parking  
East: C-2 Office  
West: T-C Freeway

Parking Required: 0  
Parking Provided: Varies  
Property Dimensions: 40' x 160'  
Property Area: 6,400 sq. ft.  
Square Footage of Building: 1,600 sq. ft.  
Significant Features of Site: existing residential building  
with add on commercial office  
construction  
Exterior Building Colors: Off White with Light Gray Trim  
Black anodized aluminum  
window frames  
Exterior Building Materials: Stucco

BACKGROUND INFORMATION: The applicant proposes to rehabilitate the front facade of an existing one story office addition which is placed in front of an existing remodeled two story residential structure. The entire building is currently used for office space.

STAFF EVALUATION: Staff has no problems with the facade rehabilitation as proposed. It would appear that the project will serve to upgrade an existing condition. Staff does have concerns with the following:

1. The parking currently provided at the rear of the structure does not meet City parking layout requirements. The applicant should restripe the parking area so that stall with dimensions and maneuvering space meet with City requirements. This will reduce the number of cars parked on the lot, but the applicant does not need to provide one parking space for every 400 square feet of occupancy because the rear parking area is already established as an existing condition.
2. As no floor plan was provided, it is not clear whether the remodeled office area at the front of the building will be one- or two stories. If it is a one story high remodel then no additional parking would be required. If it is a two story high remodel with additional square footage being added, the applicant will need to meet City parking requirements for that additional square footage.
3. There is no information as to signage proposed to be placed on the new facade or the disposition of an existing pole sign on the southeast corner of the property.

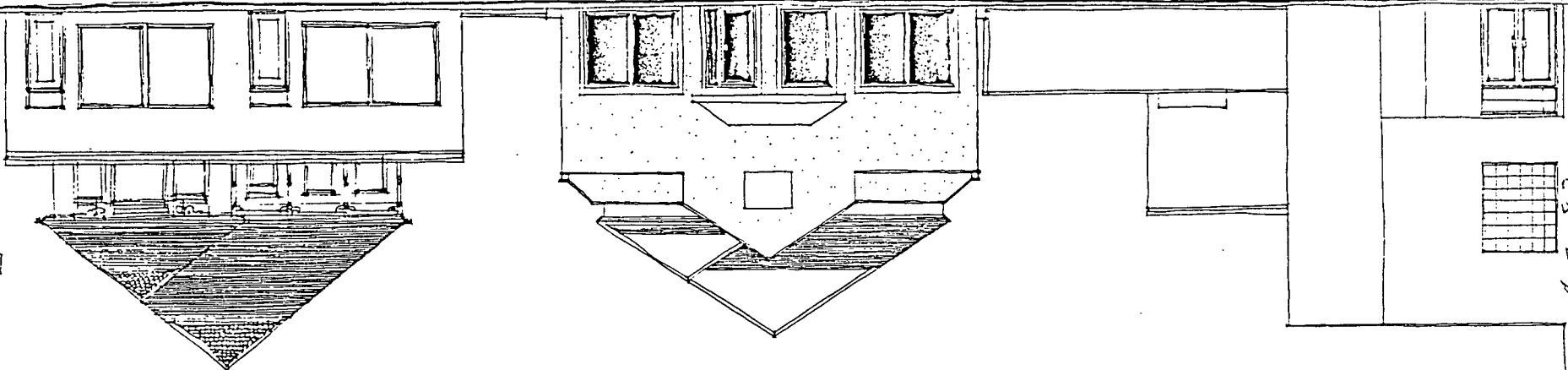
STAFF RECOMMENDATIONS: Staff recommends approval of the facade rehabilitation with the following conditions:

1. The applicant will provide a site plan showing the restriping of the rear parking area to meet City code requirements for staff review and approval.
2. The applicant will provide staff with a floor plan of the rehabilitated office space. Staff will review and approve floor plan, as it effects the exterior of the building.
3. Applicant will provide staff with signing drawings and will indicate to staff the future dispensation of the pole sign at the southeast corner of the property.

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

1. The rehabilitation of the facade as proposed will help to upgrade an existing blighted condition.
2. The restriping of the parking area will bring the parking area into compliance with the City's parking requirements.
3. A floor plan of the project will display to staff the exact amount of new square footage being added to the project.
4. Drawings of proposed signage to be reviewed and approved by staff will allow the project to meet the City's Sign Ordinance requirements.

South elevation



A-7-82

ARB. 82-120

DONALD  
 & CO.  
 ARCHITECTS  
 A DESIGN STUDIO  
 200 YEARS  
 1000 AVENUE  
 70-40 250

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