

DESIGN REVIEW & PRESERVATION BOARD
1231 "I" Street, Suite 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	ANACLETO & BERNADETTE GUTIERREZ, 3520 Brockway Court, Sacramento, CA 95818		
OWNER	ANACLETO & BERNADETTE GUTIERREZ, 3520 Brockway Court, Sacramento, CA 95818		
PLANS BY	Earl V. Carlson, 843-14 Woodside Lane East, Sacramento, CA 95825		
FILING DATE		REPORT BY:	RL:vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-0165-013

ON CONSENT - APPROVED, July 6, 1988 Design Review/Preservation Meeting

LOCATION: 2615 Capitol Avenue

PROPOSAL: The applicant proposes interior and exterior modifications to a Retrieval Structure in the Sutter's Fort Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-0
Existing Land Use of Site: Medical Offices

Surrounding Land Use and Zoning:

North: Senior Citizen; R-0
South: Medical Offices, church; R-0,0-B
East: Multiple family; R-0
West: Office conversion; R-0

Parking Required: 18 spaces
Parking Provided: 18 spaces
Property Dimensions: 80' x 160'
Property Area: 12,800 sq. ft.
Square Footage of Building: 3,746
Height of Building: 2 stories
Significant Features of Site: Location in Sutter's Fort Preservation Area
Exterior Building Colors: Grey with grey and white trim
Exterior Building Materials: Horizontal drop lap siding

BACKGROUND INFORMATION: The applicant indicates that the two-story Colonial Revival structure located in the Sutter's Fort Preservation Area, was converted from residential to medical office use shortly after World War II.

The current owner wishes to continue medical office use of the structure. Besides general repair work and interior alterations, the project will include a new side entry and staircase and a new handicap accessible rear entry.

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The new enclosed side entry and staircase will provide a better defined entrance to the building. The cornice and frieze details and the siding materials are proposed to match the existing.
2. The existing front stair and front balcony railing and balustrade are proposed to be replaced with more appropriate wood treatment.

3. Various changes to windows will result in a better overall appearance.
4. The applicant proposes raising the existing garage 16 inches. Staff has no objection to such a modification.
5. The placement of two or more trees in the 20 foot west side yard setback is suggested by staff to soften the mass of the building's west elevation.
6. The applicant will need to provide a six foot masonry wall along the east property which is shared with a residential use or obtain a variance from the Planning Commission. Staff is concerned with the mass of such a wall. The use of decorative block and climbing vines to soften the mass would provide a more attractive appearance than stand and block.
7. New air conditioning condensers are proposed abutting the rear of the existing building. There are no details on the style of wood fencing proposed abutting the rear of the existing building. There are no details on the style of wood fencing proposed for the enclosure.

A screen of unspecified material is proposed adjacent to the existing garage for a proposed trash storage area to hold four trash cans.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions:

1. All new materials on building shall match existing.
2. Two trees (15 gallon size) shall be planted in the westerly side yard setback.
3. The trash storage design of wood fencing to be compatible with the main structure. If a dumpster is to be used in place of trash cans, the City standard must be met.
4. The screening design for the new air conditioning condensers shall be subject to staff review and approval.
5. The masonry wall requirement for the east property line shall be complied with or a variance from the Planning Commission shall be obtained. Decorative block shall be used subject to Staff review and approval. Climbing vines shall be provided to soften the mass of the wall.
6. Revised plans shall be submitted for review and approval by staff.

Approval is based on the following findings of fact:

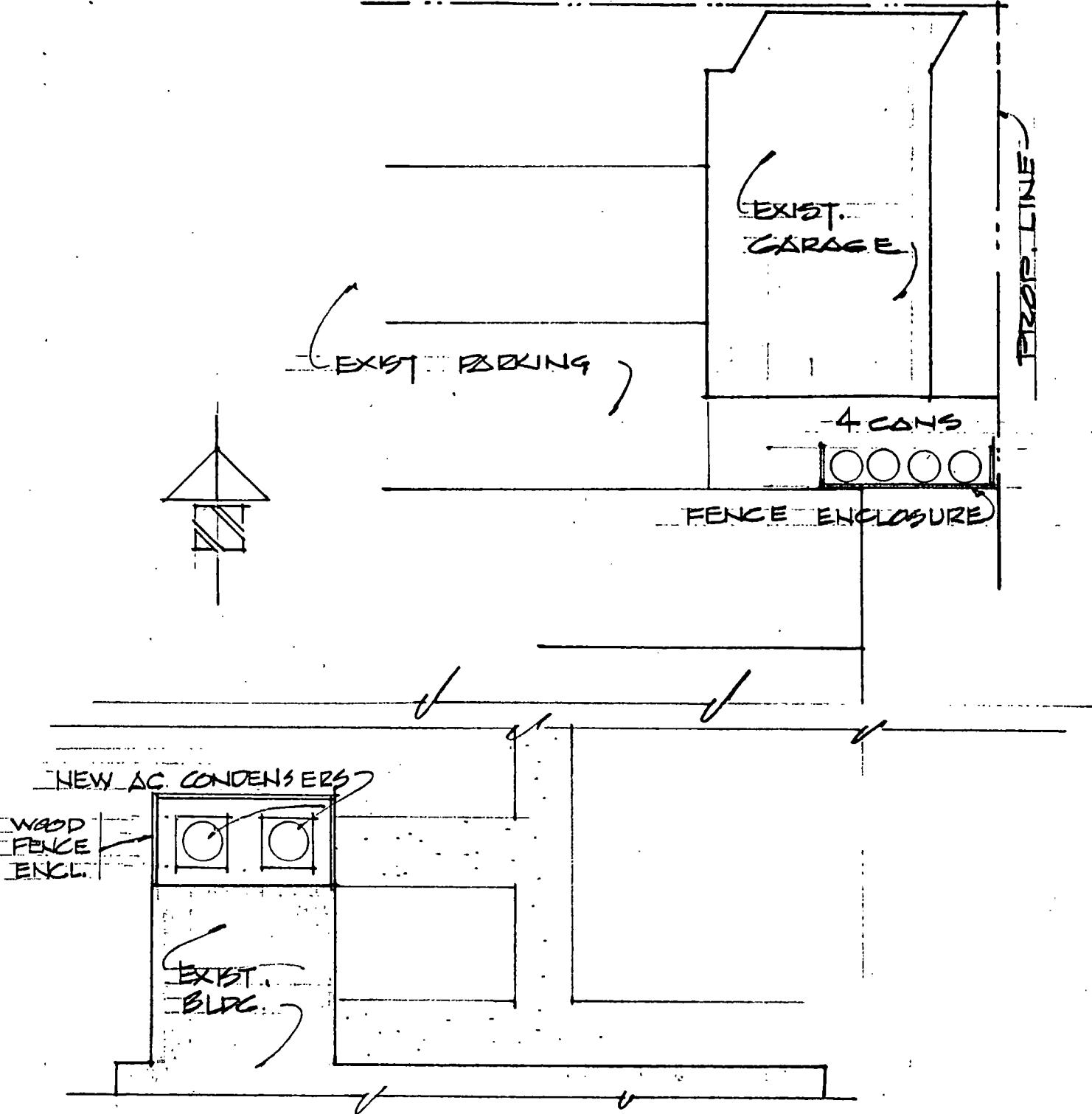
1. The project, as conditioned, will result in the upgrading of the structure's appearance and will serve to enhance the character of the preservation area.
2. The project, as conditioned, is in conformance with the Board's design criteria.

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.

ALLEY



PARTIAL SITE PLANS.

$\frac{1}{8}'' = 1'-0''$

GARAGE CAN LOCATION &
AC CONDENSERS LOCATION.

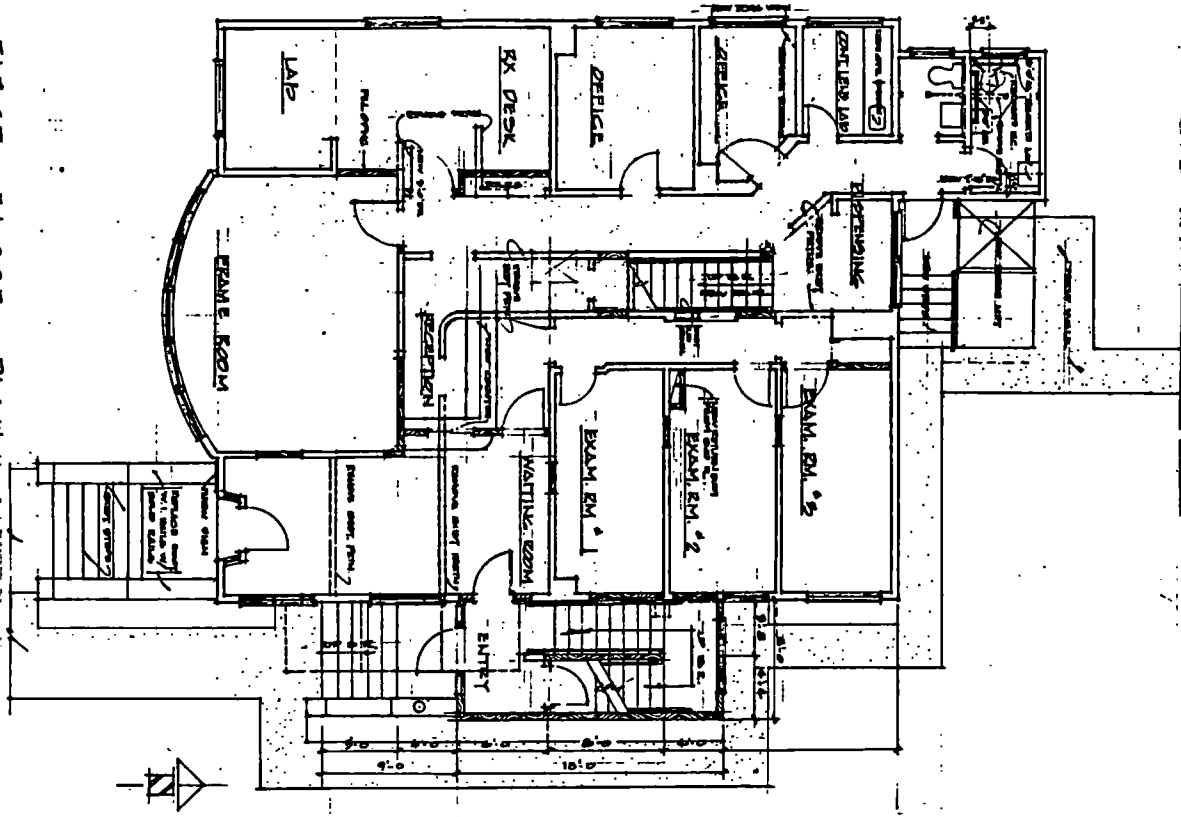
BUILDING REMODELING for
DR. A. NICK GUTIERREZ,
2615 CAPITOL AVE., SACRAMENTO, CA

PB88-030

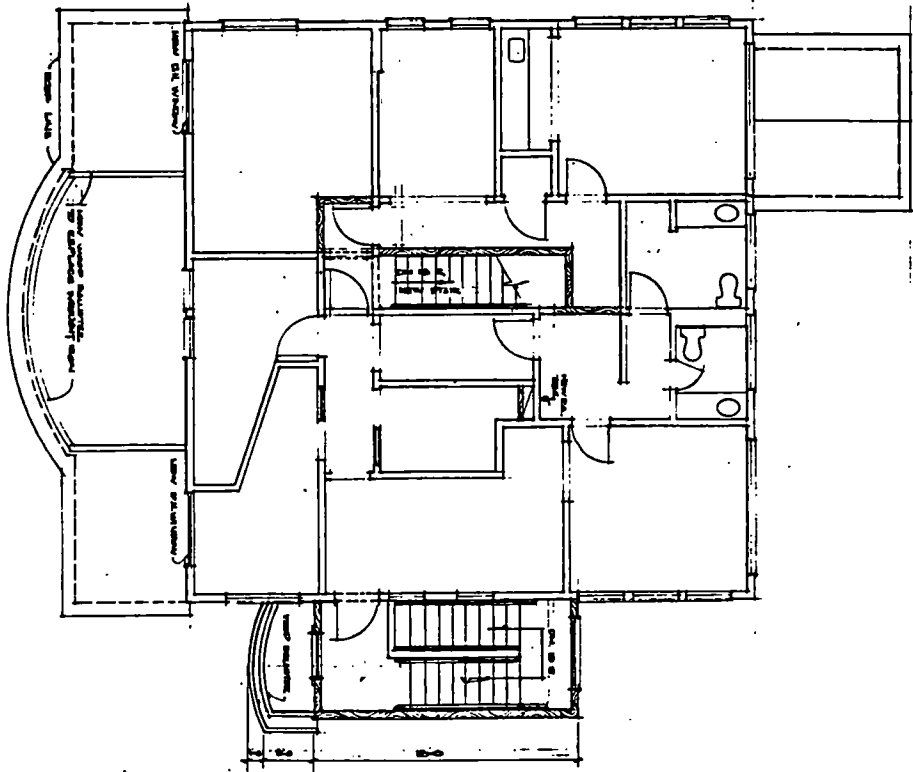
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FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

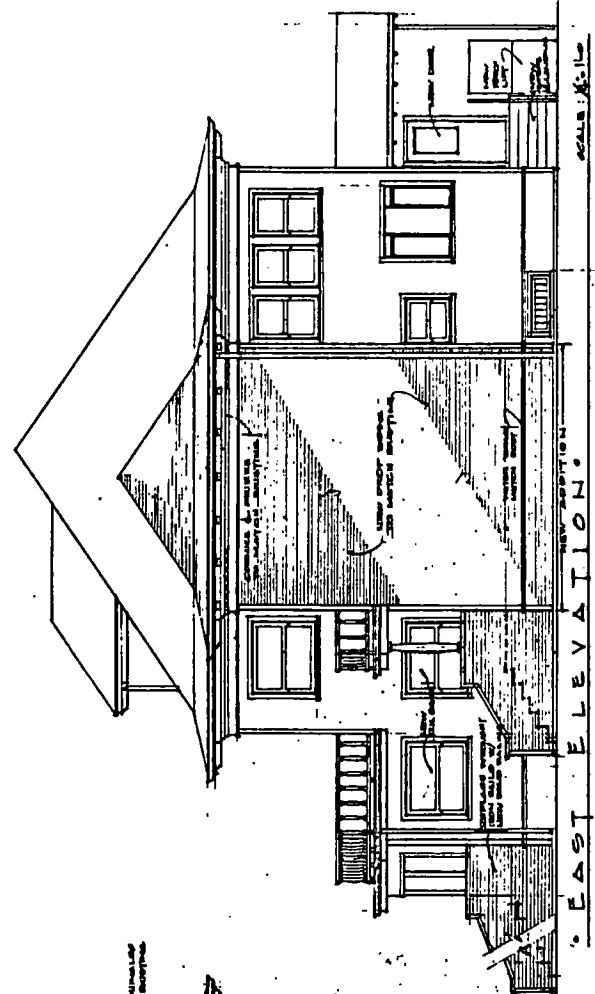


20/128 CON. 1/28 2/20/88	FIRST & SECOND FLOOR PLANS OFFICE RENOVATING FOR DR. A. NICK GUTIERREZ, OD 2019 CAPITOL AVE., SACRAMENTO, CA	EARLY CARLSON ARCHITECT PAMELA J. CARLSON ARCHITECTURAL HISTORIAN 249 H. WOODSIDE LANE, EAST 951-2470 SACRAMENTO, CALIFORNIA 95833	PRELIMINARY NOT FOR CONSTRUCTION
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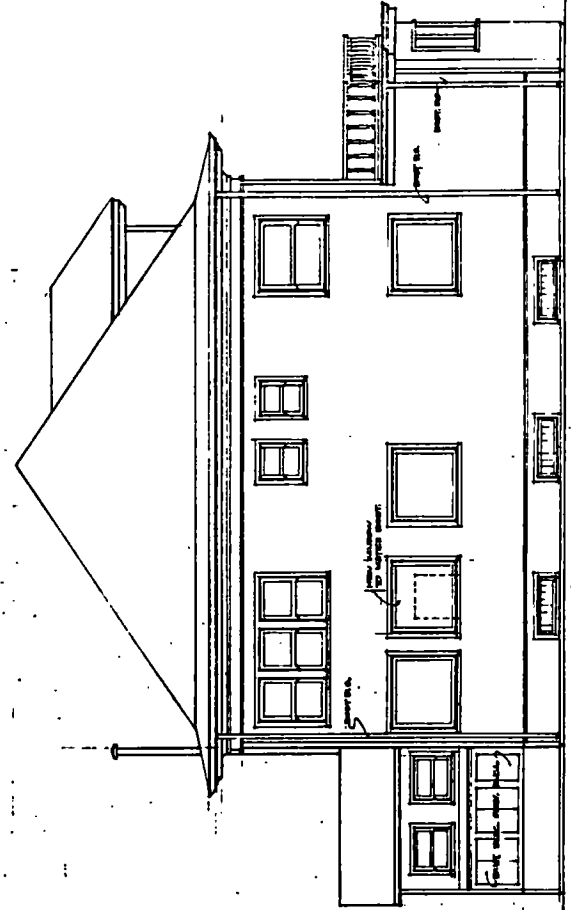
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EARL & CARLSON ARCHITECTS
 RANETA J. CARLSON, ARCHITECT
 205-N WOODROW LANE EAST, 941-2493
 SACRAMENTO, CALIFORNIA, 95833
 OFFICE REMODELING FOR
 DR. A. NICK GUTIERREZ, MD
 215 CAPITOL AVE. SACRAMENTO, CA
 SCALE: 1/8" = 1'-0"

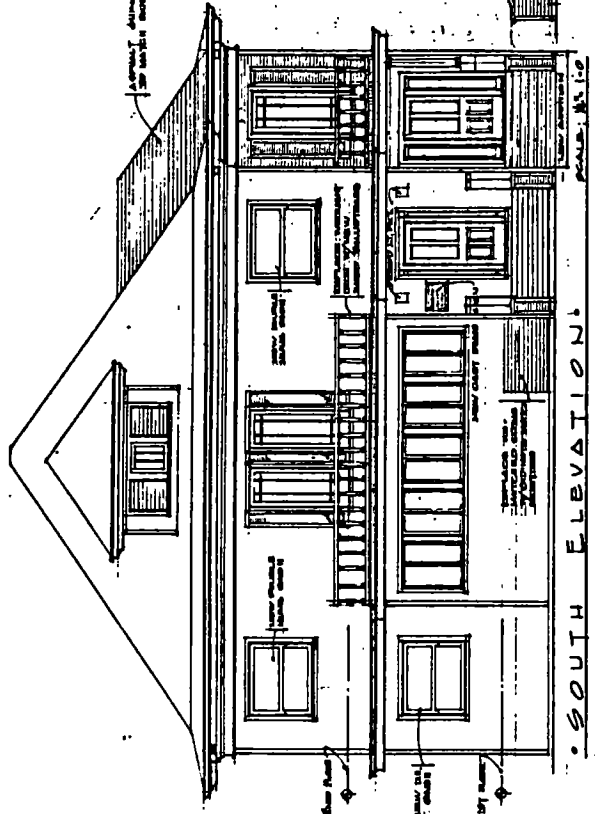
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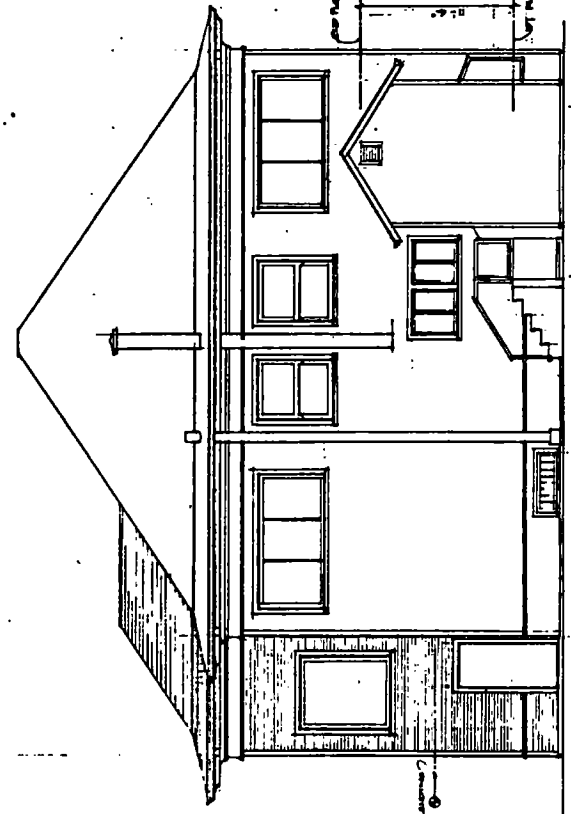
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

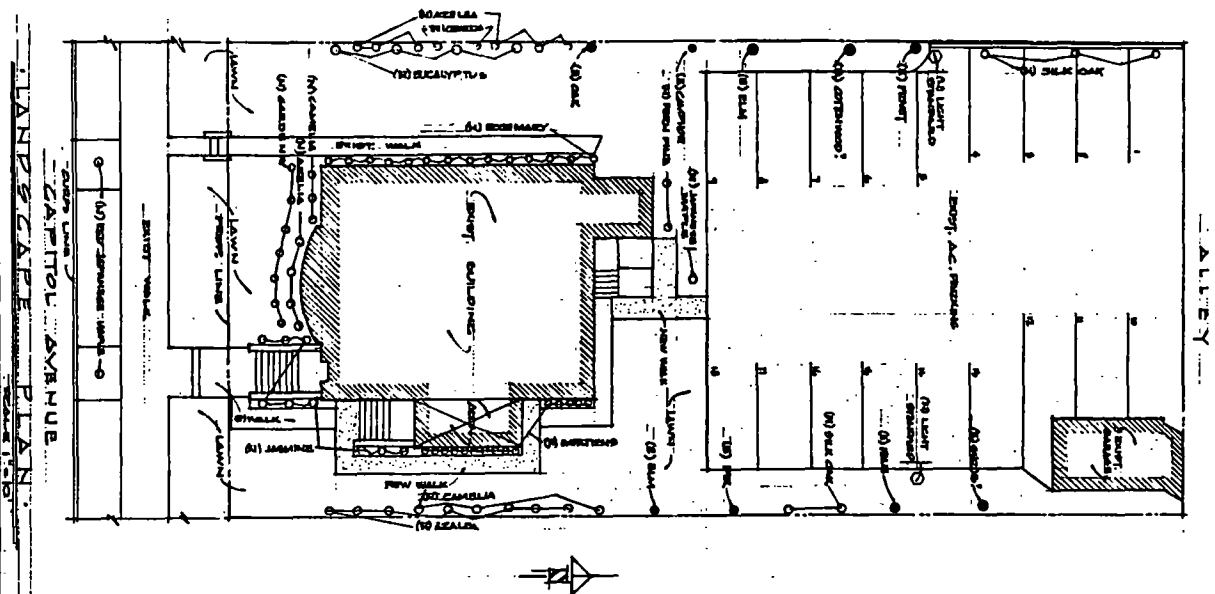


NORTH ELEVATION

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LANDSCAPE PLAN
OFFICE REMODELING
DR. A. NICK GUTIERREZ, O.D.
3018 CAPITOL AVE. SACRAMENTO, CA.

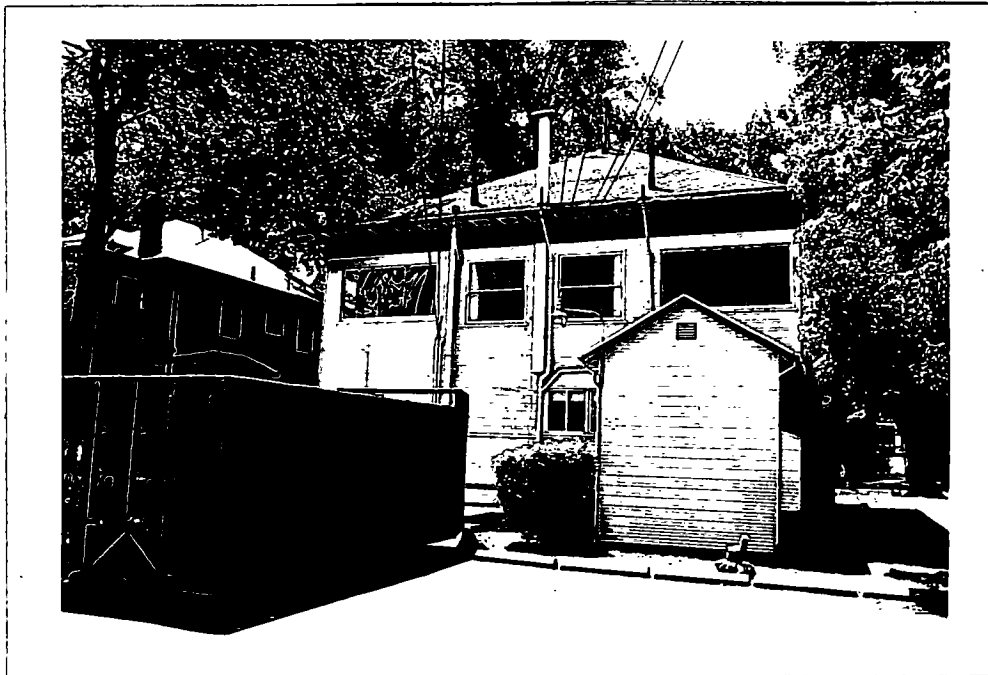
EARLY CARLSON ARCHITECT
PAMELA CARLSON ARCHITECTURAL DESIGN
845-K WOODSIDE LANE EAST • 911-8458
SACRAMENTO CALIFORNIA 95869

PRELIMINARY
NOT FOR CONSTRUCTION

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6/15/88



NORTH & EAST



NORTH

2615 CAPITOL AVENUE

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KEM 13



SOUTH & WEST



SOUTH & EAST

2615 CAPITOL AVENUE