

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

APPLICANT	Dan McAuliffe, 2001 - 11th Street, Sacramento, CA 95818
OWNER	Jackson Alhambra Associates, 5691-A, Power Inn Road, Sacramento, CA 95824
PLANS BY	Dan McAuliffe, 2001 - 11th Street, Sacramento, CA 95818
FILING DATE	5/22/87
REPORT BY	RXL/vf
NEGATIVE DEC	EIR
ASSESSOR'S PCL. NO.	007-281-07 thru 10

LOCATION: 1508 Alhambra Boulevard, (southwest corner Alhambra and O Street)

PROPOSAL: The applicant proposes construction of a three story office building.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant and Residential

Surrounding Land Use and Zoning:

North: Office Building; C-2
South: Gas Station; C-2
East : Offices; C-4
West : Religious Center; C-2

Parking Required: 45 Spaces
Parking Proposed: 45 Spaces
Parking Ratio: 1 per 400 sq. ft. Gross Floor Area (Non-Medical)

Property Dimensions: 100' x 160'
Property Area: 16,000 sq. ft.
Square Footage of Building: 18,189 sq. ft.
Height of Building: 3 Stories
Exterior Building Colors/Materials: Red brick, Solar Green Glass, Dark Bronze Metal Frame, Light Blue Accent Band

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

- A. The proposed glass exterior of the building is consistent in character with recent office projects approved in the Business 80/Alhambra Boulevard corridor.
- B. The most interesting elevation fronts Alhambra Boulevard. The width and extra height of the main entrance deemphasizes the mass of the structure itself.

- C. The south elevation is accentuated with a slender brick stair element. Staff feels that the roof on the stairway should have something other than composition roofing. Furthermore, a gable roof would be preferable to a flat roof. Staff would prefer to see some other design for the roof element other than the gable proposed. If the gable is approved by the board then the roof material should not be composition roofing.
- D. The 4' x 5' size of the individual window wall glass units seem to create the impression of a much larger scale than the actual building is in reality. In order to alleviate that condition, a larger glass size would be preferable.
- E. SOCA Comments: Informal comments by SOCA over the phone indicated a concern for the type of material proposed in terms of if compatibility within the Alhambra Corridor. Also stated was a general concern for the handling of building massing and design along Alhambra and how the proposed project along with other recent approved project will impact the area.
- F. Brick Treatment: Staff feels that many of the concerns could be remedied if more interest was added to the brick work through: A change of course treatment or by the addition of other design elements within the brick areas. This would increase the visual interest at ground level and act as a foil to the large glass surface.
- G. The overhang areas of the parking space should be incorporated into the adjacent planter area to increase the amount of landscaping on site.

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

- A. The window unit size shall be increased from the proposed 4' x 5' dimension. The final dimensions shall be subject to staff review and approval.
- B. The roof over the stairwell shall be changed from a gable to a flat roof. Should the Board approve the gable design, the composition roofing shall be changed to some other roofing type subject to review and approval of staff.
- C. The applicant shall provide a design change to the brick elements to add more visual interest to the facade.

D. The overhang area of the parking spaces shall be incorporated into the abutting planter areas.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the surrounding 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.

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