

# ARCHITECTURAL REVIEW BOARD

APPLICANT	Henry Yee 1521 "I" Street Sacramento, CA		
OWNER	MTI Business School, 2731 Capitol Avenue		
PLANS BY	Henry Yee, Architect		
FILING DATE	3-14-79	50 DAY ARB ACTION DATE	N/A
		REPORT BY:	WW:dd
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	07-171-05

PROPOSAL: To expand a business school facility.

LOCATION: 2706 Capitol Avenue

## BACKGROUND INFORMATION

On February 5, 1976 the Architectural Review Board approved the School expansion with 2,000 square foot addition located adjacent to the alley.

On March 22, 1979 the Commission approved a Special Permit and Variance (P-8534) to locate the required parking for the new school expansion on a separate site located on the south side of Capitol Avenue and west of the subject building site.

## PROJECT INFORMATION:

Old City Community Plan Designation:	Office building
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Business School
Parking Required:	23 spaces
Parking Provided:	23 spaces
Property Area:	9,600 square feet (building site)
Square Footage of Building:	6,656 square feet (existing)
	4,130 square feet (Proposed)
	10,786 square feet Total
Height of Building:	25 feet (2 stories)
Materials:	Redwood and masonry
Colors:	Earth tone

The applicant proposes to expand the MTI business school with an addition of 4,130 square feet consisting of offices, classrooms, restrooms, and a student lounge. Four parking spaces would be provided within the building. A total of 14 parking spaces would be located on a separate site on Capitol Avenue (See Site Plan).

## STAFF EVALUATION:

The staff has no objection to the design of the school addition. The staff however, suggests the rool-up door be painted to match the color of the building.

## STAFF RECOMMENDATION:

The staff recommends approval of the expansion as submitted and based on

findings of fact.  
APPLC. NO. 79-32

MEETING DATE April 4, 1979

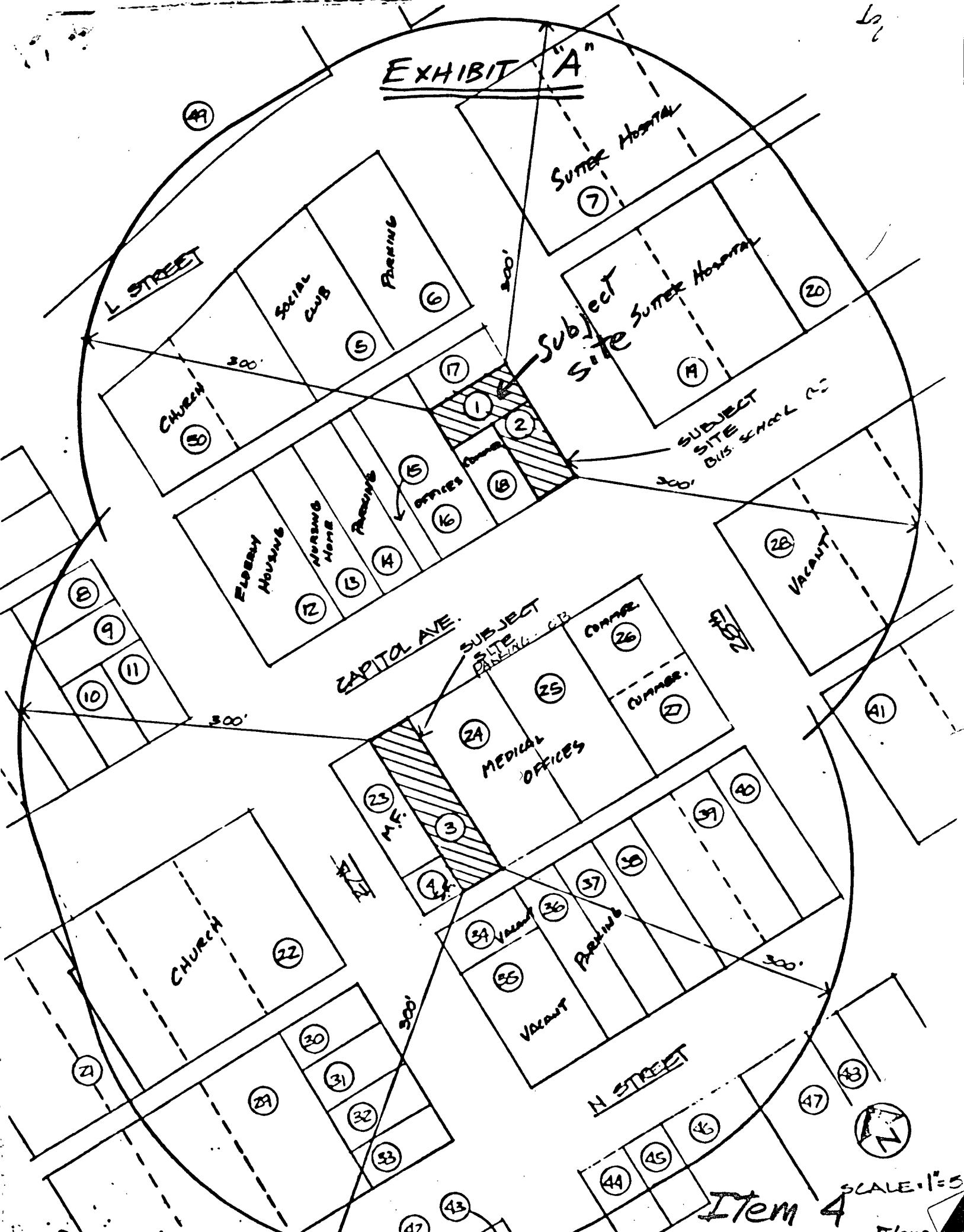
CPC ITEM NO. 4

Findings of Fact

1. The design treatment of the building and parking area complies with the Design Standards and Criteria of the Old City Design Guidelines in that:
  - a. The design of the structure is compatible in color and material with surrounding properties.
  - b. The design of the parking spaces and maneuvering area conform with the City Parking Regulations.
  
2. The subject project conforms to the Old City Design Review District Goal: "To encourage architecture which is integrated and compatible with the existing development in the neighborhood.

EXHIBIT "A"

62



Subject Site

SUTTER HOSPITAL

7

L STREET

SOCIAL CLUB

PARKING

6

CHURCH

8

300'

OFFICES

6

Elderly Housing

12

Nursing Home

13

PARKING

14

16

17

1

2

SUTTER HOSPITAL

9

20

SUBJECT SITE  
DIS. SCHOOL CO.

300'

VACANT

28

CAPITOL AVE.

SUBJECT SITE  
GENERAL CB

CONTR.

26

MEDICAL OFFICES

25

CONTR.

27

M.E.

24

3

4

35

VACANT

35

37

38

36

39

38

CHURCH

22

300'

21

29

30

31

32

33

42

43

N STREET

VACANT

34

36

37

38

39

300'

47

48

44

45

46

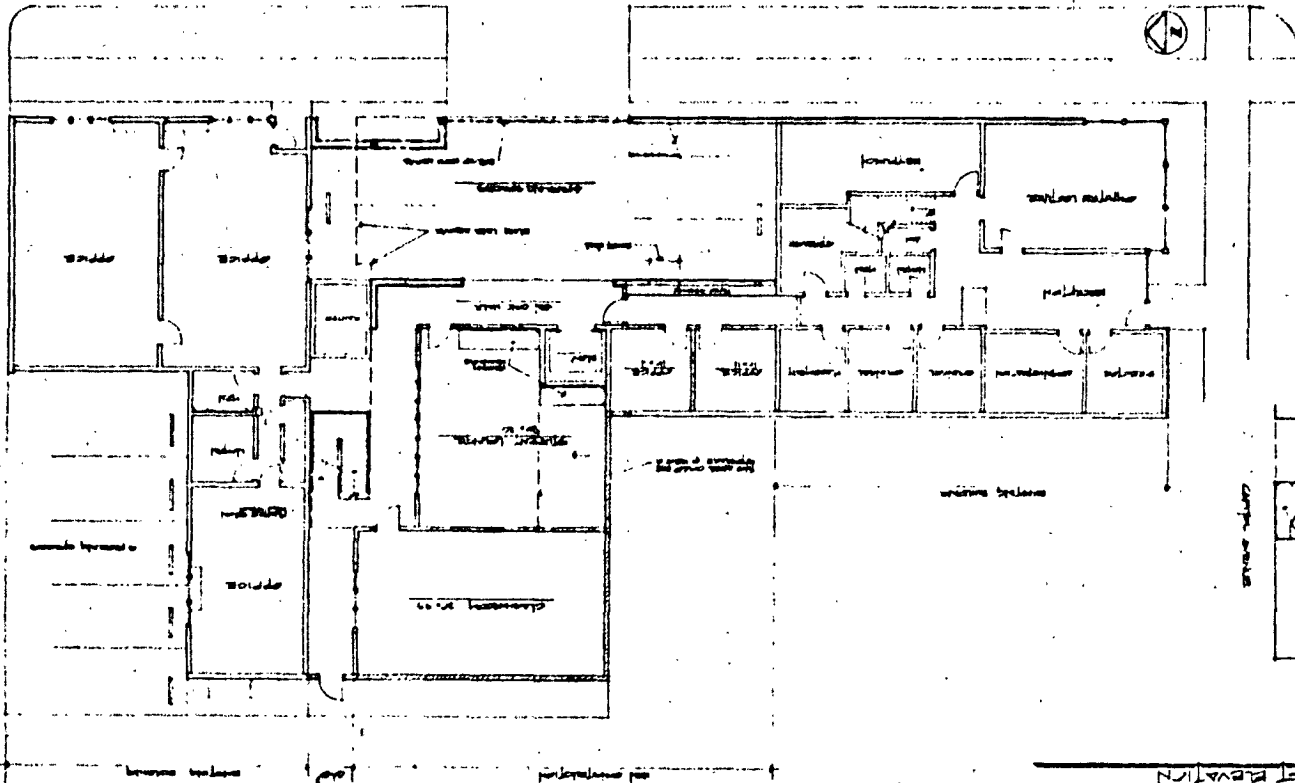
SCALE 1"=5'

Item 4



FIRST FLOOR

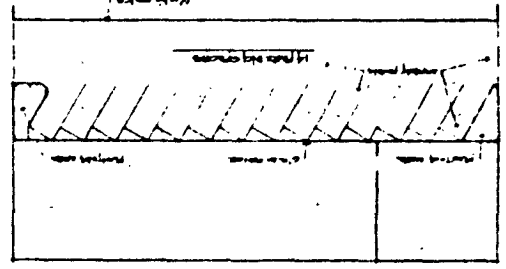
1st Floor



CANTON AVENUE

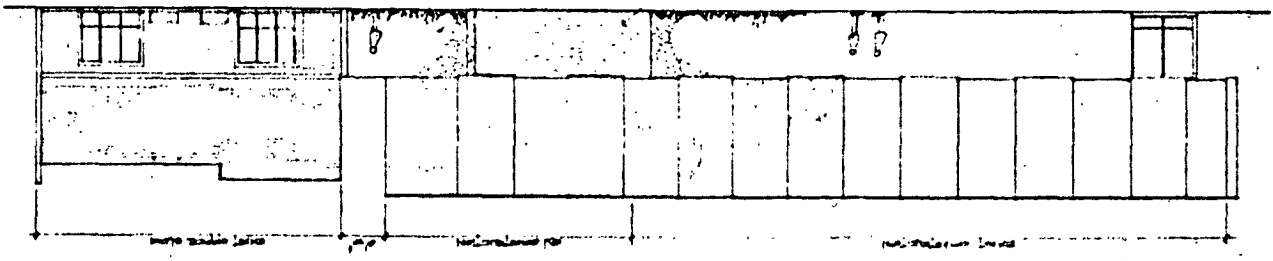
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Basement Plan



1st Floor

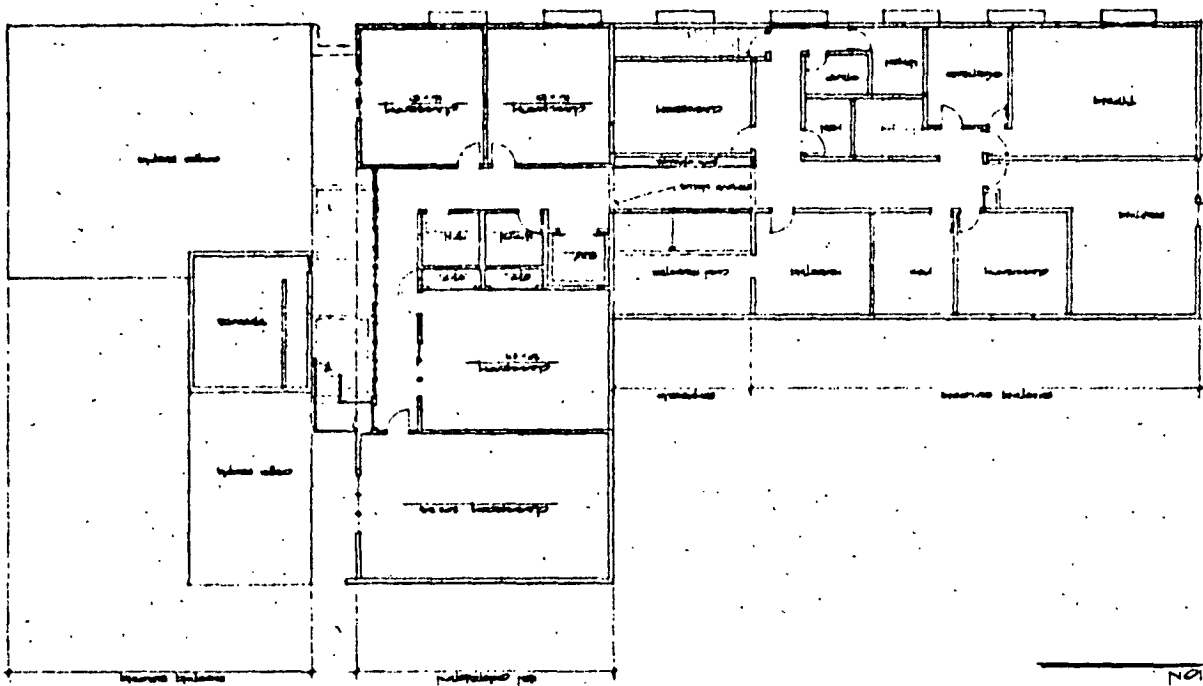
EAST ELEVATION



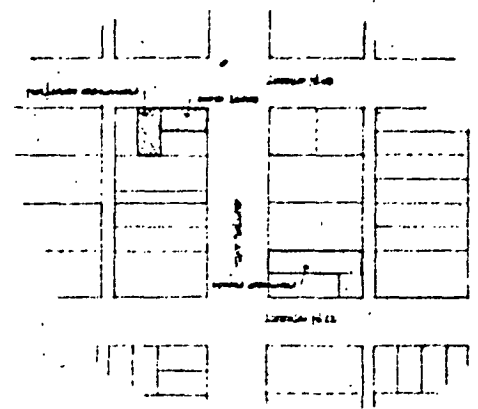
#9

ALL DIMENSIONS IN FEET AND INCHES  
UNLESS OTHERWISE NOTED

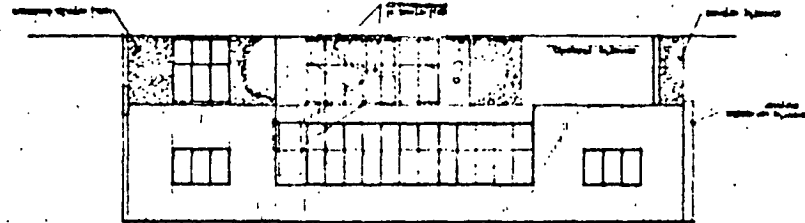
SECOND FLOOR



VICINITY MAP



WEST ELEVATION



4