

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 stalls 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:

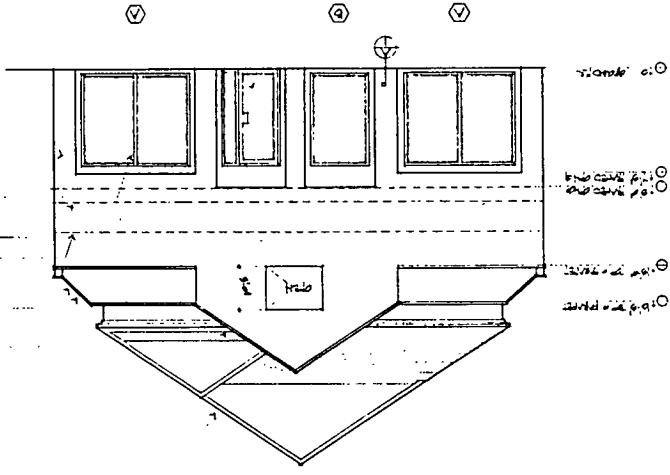
1. The applicant will provide a site plan showing the restriping of the rear parking area to meet City code requirements for staff review and approval.
2. The applicant will provide staff with a floor plan of the rehabilitated office space. Staff will review and approve floor plan, as it effects the 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.

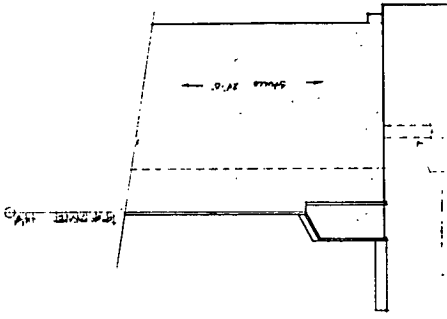
REVISED DRAWING

South elevation

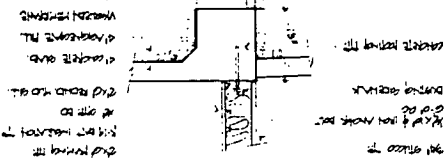
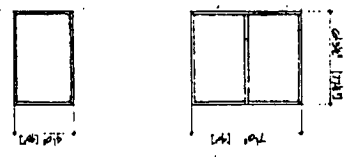


Notes for the south elevation:
1. Note the position of building parapet.
2. Note the position of building parapet.
3. Note the position of building parapet.
4. Note the position of building parapet.
5. Note the position of building parapet.
6. Note the position of building parapet.
7. Note the position of building parapet.
8. Note the position of building parapet.
9. Note the position of building parapet.
10. Note the position of building parapet.

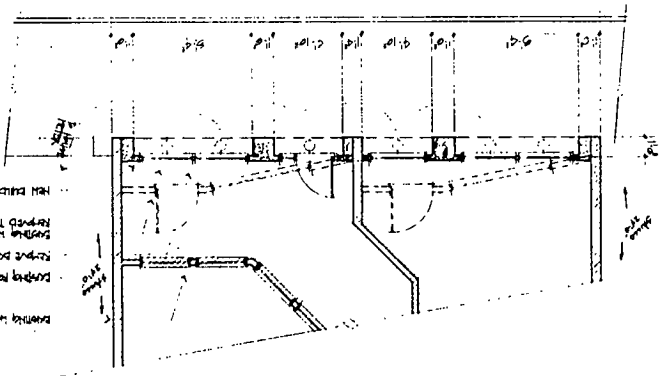
partial east elevation



Windows

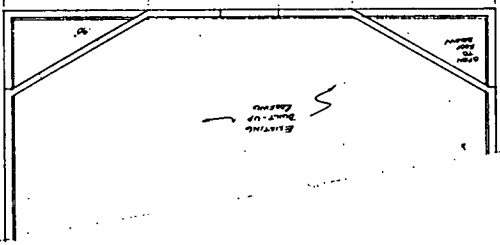


ground floor plan



Notes for the ground floor plan:
1. Note the position of building parapet.
2. Note the position of building parapet.
3. Note the position of building parapet.
4. Note the position of building parapet.
5. Note the position of building parapet.
6. Note the position of building parapet.
7. Note the position of building parapet.
8. Note the position of building parapet.
9. Note the position of building parapet.
10. Note the position of building parapet.

plan at parapet



3005 V Street
Owner: Wm. Vogel
Contractor: S. Jenkins Const.

RODNEY & CO.
A DESIGN STUDIO
2007 Redwood St
Sacramento, CA 95811
916-442-2845

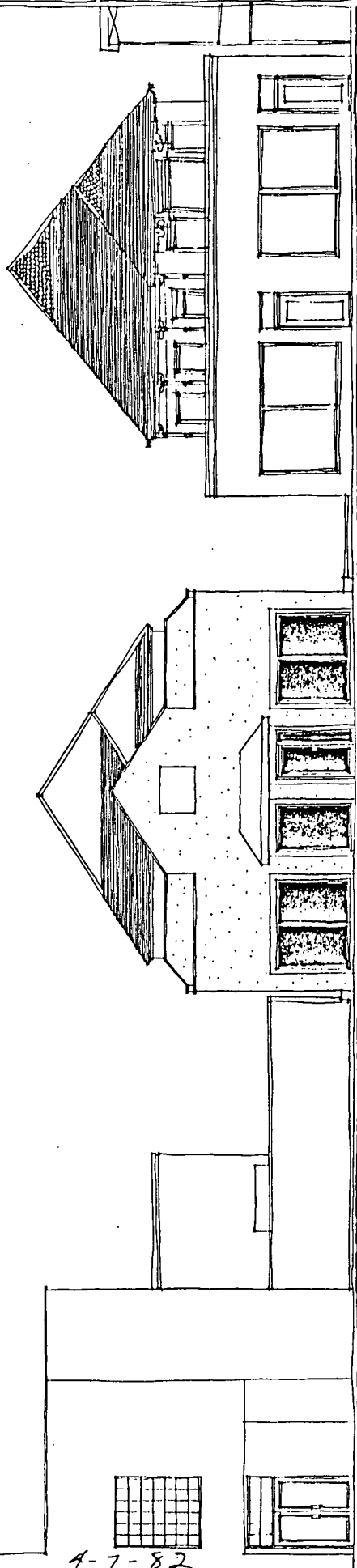
10/1/17
1/17

DONALD
DOUBLET
& CO

A DESIGN STUDIO

240 Avenue 3
San Bruno, CA 94066
PH: 415 246

11
12
13



South elevation

ARB-82-120

4-7-82

#32

J STREET

ENTER
↓

WILLIAM VOGEL
3005 J STREET
SACRAMENTO

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

