

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

APPLICANT	CONRAD NEWBY, 2608 I Street, Sacramento, CA 95814		
OWNER	Oates - Erickson, 1608 I Street, Sacramento, CA 95814		
PLANS BY	Conrad Newby, 2608 I Street, Sacramento, CA 95814		
FILING DATE		REPORT BY	RL:vf
NEGATIVE DEC	EIR	ASSESSOR'S PCL NO	014-223-01

LOCATION: 4554 - 8th Avenue

PROPOSAL: The applicant proposes rehabilitation, expansion, and conversion of the vacant Donner School to a private school and the construction of a two story, 10,000 sq. ft. office building to the rear.

PROJECT INFORMATION:

Existing Zoning of Site: R-0
Existing Land Use of Site: Vacant Donner School Building

Surrounding Land Use and Zoning:

North: Printers; C-2; R-1
South: Residential, Commercial; C-2, R-1
East: Residential, Commercial; C-2
West: Vacant (rear of original school site); R-1

Parking Required: Not provided
Parking Proposed: Not provided
Property Dimensions: Not provided
Property Area: Not provided
Square Footage of Building: 20,000+ sq. ft.
Height of Building: 2 Stories
Exterior Building Colors/Materials: White stucco and red clay tile

BACKGROUND INFORMATION: The proposed project to rehabilitate and reoccupy the vacated Donner School and to construct a two story office building is being conducted under a development disposition agreement with the Redevelopment Agency.

Only the front portion of the former school site will be utilized for the proposed project. The proposed private trade school and the office building will be on two separate parcels.

The Redevelopment Agency is exercising its authority to develop the site without seeking special permit approval from the Planning Commission.

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