

ARCHITECTURAL REVIEW BOARD

APPLICANT	Frank Sullivan, 2020 H Street, Sacramento, CA 95814		
OWNER	Keene Engineering Incl., 9330 Corbin Ave., Northridge, CA 91324		
PLANS BY	David L. Kelly, Consulting Engineer, 4600 Goya Parkway, Sacramento, CA		
FILING DATE	3/11/82	50 DAY ARB ACTION DATE	REPORT BY: RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	007-015-06

LOCATION: 2020 "H" Street

PROPOSAL: One Story Building Over Swimming Pool

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Plan Designation: Multi-Use
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Parking and Vacant

Surrounding Land Use and Zoning:
 North: Vacant Office
 South: C-2 Multiple Family & Commercial
 East: C-2 Commercial
 West: C-2 Office and Parking

Parking Required: 0
 Parking Provided: 10
 Property Dimensions: 80' x 160'
 Square Footage of Building: 2,680 sq. ft.
 Exterior Building Colors: Sungold and Dark Bronze Metal and concrete block
 Exterior Building Material: Prepainted metal and concrete block

Handwritten signature/initials

BACKGROUND INFORMATION: The project had been previously reviewed and approved by the Architectural Review Board (79-60). The applicant had purchased the materials for the project but the original approval has lapsed.

STAFF EVALUATION: The building will be set back on the rear 67 feet of the parcel. The Mother Lode Diving shop building immediately to the east and the new two story office building immediately to the west will tend to obscure the structure from the street. The building does not have any redeeming architectural qualities. The deep setback will tend to minimize the effect of this structure at the streetscape. Because the project has been previously approved and the applicant has already purchased the materials, staff does not recommend any design changes in the building. Staff does recommend changes in landscaping which would allow for a further softening of the effect of this structure to the streetscape. The existing parking will remain as is, as right angle parking is allowable even though the maneuvering space will be short of the required maneuvering

space as outlined in the Zoning Ordinance. The four foot wide planting area will be provided at the front of the parking area. Staff suggests that an additional planting area be provided in front of the building to the south of the last marked parking space. This will not hamper access into the structure nor will it close off any light coming through the front windows of the project. Staff suggests that maximum landscaping be placed along the front of the building in order to cover up the harshness of the prepainted metal facade.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. The applicant will provide landscaping between the southern most parking stall and the front of the building. This landscaping will be maximized in order to provide plant cover in front of the building.
2. The west wall of the new building shall be painted to match the color of the metal wall panels.

Approval is based on the following Findings of Fact:

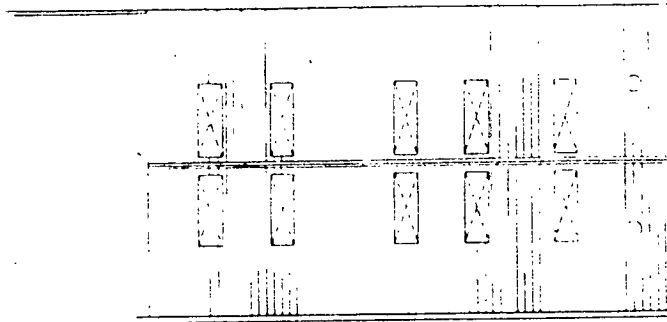
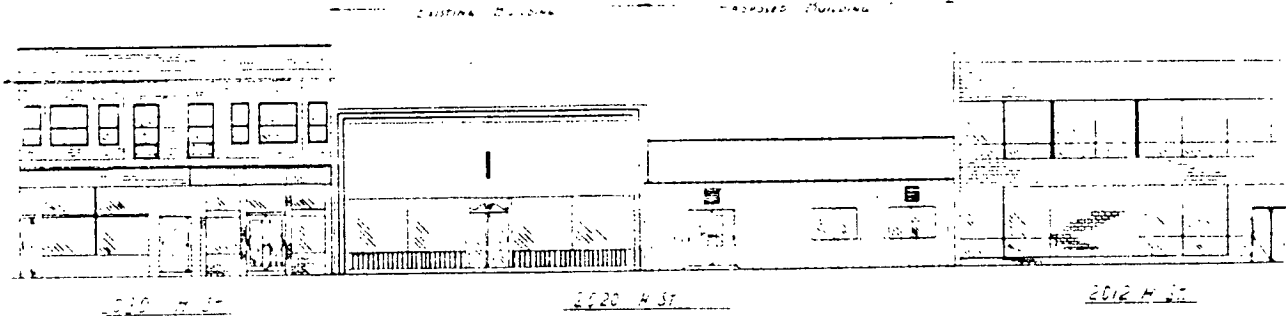
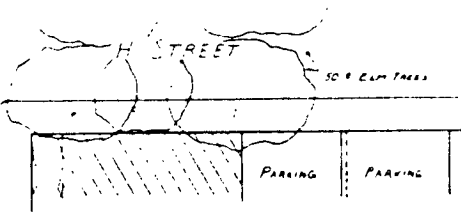
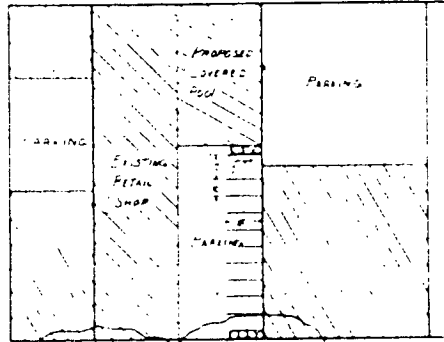
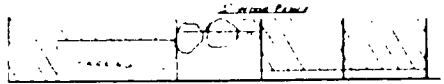
1. The project has been previously approved by the Architectural Review Board and applicant has already secured his materials for the construction of the project.
2. Additional planting along the front of the building will help to obscure the impact of the structure on the streetscape.
3. The building's location at the rear of the parcel will minimize impact to the streetscape.

128 82-124

21" STREET

4-7-82

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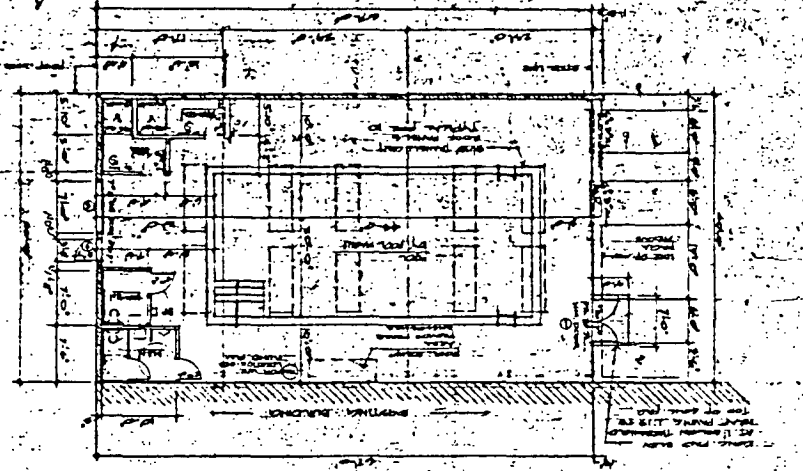
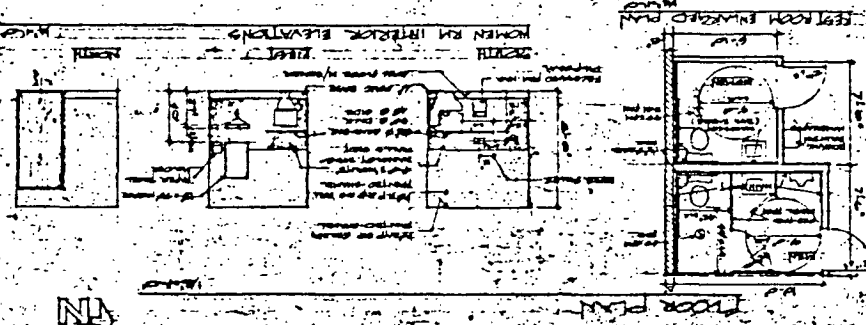
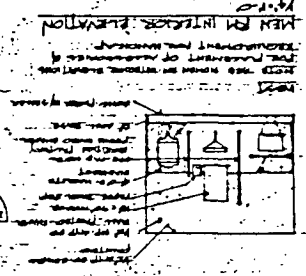
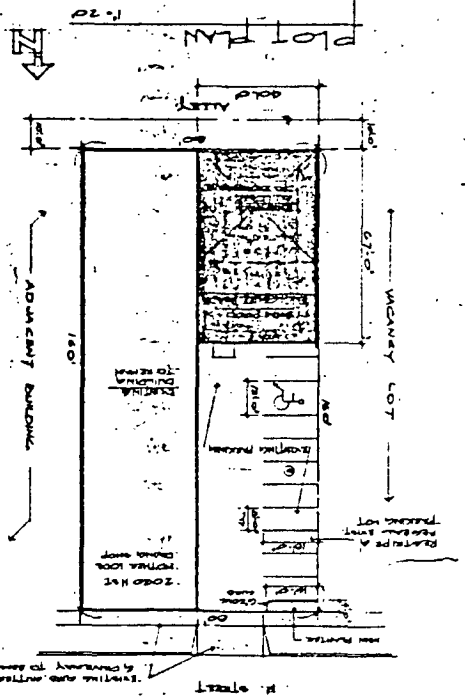
FLOOR PLAN

MOTHER LOAD DRIVE DRIVE
POOL

Holdener

DESCRIPTION

EXISTING AREA	12,000 SQ FT
EXISTING BUILDING	6,000 SQ FT
PROPOSED BUILDING	2,400 SQ FT
PROPOSED BUILDING OCCUPANCY	3-2
PROPOSED BUILDING TYPE	TYPE 3-N
PROPOSED OCCUPANCY	60 PEOPLE (PERIOD)
BUILDING ZONE	D-2
PLATE ZONE	D
PLATE ZONE	3



INTERIOR FINISH NOTES

1. FLOOR: POLISHED CONCRETE

2. WALLS: 1/2" GYP BOARD OVER STUDS, PAINT AS SHOWN

3. CEILING: 5' x 5' GYP BOARD, PAINT AS SHOWN

4. DOORS: 1 1/2" MINIMUM CLEARANCE UNDER DOORS

5. WINDOWS: 1/2" MINIMUM CLEARANCE UNDER WINDOWS

6. STAIRS: 1/2" MINIMUM CLEARANCE UNDER STAIRS

7. SHOWERS: 1/2" MINIMUM CLEARANCE UNDER SHOWERS

8. TOILETS: 1/2" MINIMUM CLEARANCE UNDER TOILETS

9. SINKS: 1/2" MINIMUM CLEARANCE UNDER SINKS

10. VANITIES: 1/2" MINIMUM CLEARANCE UNDER VANITIES

11. CLOSETS: 1/2" MINIMUM CLEARANCE UNDER CLOSETS

12. LOCKERS: 1/2" MINIMUM CLEARANCE UNDER LOCKERS

13. LOCKER ROOM: 1/2" MINIMUM CLEARANCE UNDER LOCKER ROOM

14. MEN RM: 1/2" MINIMUM CLEARANCE UNDER MEN RM

15. WOMEN RM: 1/2" MINIMUM CLEARANCE UNDER WOMEN RM

16. ENTRY: 1/2" MINIMUM CLEARANCE UNDER ENTRY

17. HALLS: 1/2" MINIMUM CLEARANCE UNDER HALLS

18. STAIRS: 1/2" MINIMUM CLEARANCE UNDER STAIRS

19. ELEVATOR: 1/2" MINIMUM CLEARANCE UNDER ELEVATOR

20. MECHANICAL: 1/2" MINIMUM CLEARANCE UNDER MECHANICAL

21. ELECTRICAL: 1/2" MINIMUM CLEARANCE UNDER ELECTRICAL

22. TELEPHONE: 1/2" MINIMUM CLEARANCE UNDER TELEPHONE

23. JANITORY: 1/2" MINIMUM CLEARANCE UNDER JANITORY

24. STORAGE: 1/2" MINIMUM CLEARANCE UNDER STORAGE

25. OFFICE: 1/2" MINIMUM CLEARANCE UNDER OFFICE

26. CONFERENCE: 1/2" MINIMUM CLEARANCE UNDER CONFERENCE

27. BREAK ROOM: 1/2" MINIMUM CLEARANCE UNDER BREAK ROOM

28. RECEPTION: 1/2" MINIMUM CLEARANCE UNDER RECEPTION

29. WAITING: 1/2" MINIMUM CLEARANCE UNDER WAITING

30. LOBBY: 1/2" MINIMUM CLEARANCE UNDER LOBBY

DATE	02-2-82
BY	ARCHITECT
NO.	3-0-81
REV.	
NO.	
REV.	
NO.	
REV.	

NOT FOR CONSTRUCTION - NOTES

CONSTRUCTION: FOOT, CONCRETE, BRICK, & OTHER LOCAL MATERIALS

DAVID J. RAYNE ARCHITECTS 2020 H STREET, LOS ANGELES, CA

HEAVY METALWORK STRUCTURE

FRAMING: STEEL BEAMS, STEEL JOISTS, STEEL DECKING

CONCRETE: 4" MINIMUM THICKNESS

FOUNDATION: 18" (CONC) 12" (STEEL)

NO.	1
REV.	
NO.	2
REV.	
NO.	3
REV.	
NO.	4
REV.	
NO.	5
REV.	

