

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|----------------------|--------------------|
| APPLICANT | Franco Colucci, 1540 53rd Street, Sacramento, Ca. 95819 | | |
| OWNER | Franco Colucci | | |
| PLANS BY | Plantech Associates, 222 Watt Avenue, Sacramento | | |
| FILING DATE | 11-24-82 | 50 DAY DRACTION DATE | REPORT BY: RBH:nmm |
| NEGATIVE DEC. | EIR | ASSESSOR'S PCL. NO. | 007-143-1200 |

LOCATION: 1909 Capitol Avenue

PROPOSAL: Rehabilitate Structure for office use

PROJECT INFORMATION:

| | |
|---|---|
| 1974 General Plan Designation: | Commercial; Offices |
| 1980 Central City Community Plan Designation: | General Commercial |
| Existing Zoning of Site: | C-2 |
| Existing Land use of site: | Vacant House |
| North: | Commercial, C-2 |
| South: | Office, C-2 |
| East: | Residential, C-2 |
| West: | Commercial, C-2 |
| Parking Required: | 8 spaces |
| Parking Provided: | 8 spaces |
| Parking Ratio: | 1/400 |
| Property Dimensions: | 40x160 |
| Property Area: | 6,400 |
| Square Footage of Building: | 3,200 |
| Significant Features of Site: | Priority Structure on Official Register |
| Exterior Building Colors: | Tan, Medium Brown, and Brown Trim |
| Exterior Building Materials: | Wood |

BACKGROUND: This structure was placed on the Official Register on November 3, 1982 by City Council. The applicant proposes to rehabilitate the building for office use. In doing so, some additions to the rear of the structure will be removed and a new stairway and screen porch will be added. A ground level door will be relocated from the east front corner of the side elevation to the front elevation next to the front stairway. The exterior will be painted and re-roofed.

STAFF EVALUATION: Staff feels that the project as proposed meets the requirements of the Listed Structure Plan. The project will cause the rehab of a run down listed structure and retain the building's architectural character.

There are concerns with the parking area. The compact parking stalls require 25 feet of maneuvering space. The proposed compact spaces would only have 24 feet of maneuvering space. The parking layout makes it very difficult to enter spaces No. 5 and 6. When adding up the dimensions on the site plan, parking stalls 1, 2, 3, and 4 would actually

actually be 3" away from the rear building line. This would not allow for the rear walk as shown on the site plan. Therefore, the parking cannot be shifted south one foot to provide the needed maneuvering depth nor can the maneuvering area to to spaces No. 5 and 6 be reworked. The project must have the parking redesigned to meet city zoning requirements. The applicant may request a variance from the Planning Commission to reduce the required number of parking spaces or secure off-site parking and have it approved by a City Planning Commission variance. The applicant may also reduce the total amount of usable building square footage by only providing a common meeting room and handicap restroom facilities at ground level. All other space at ground level must be taken out of use.

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

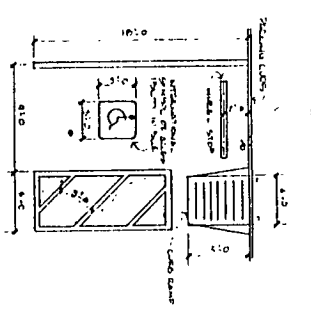
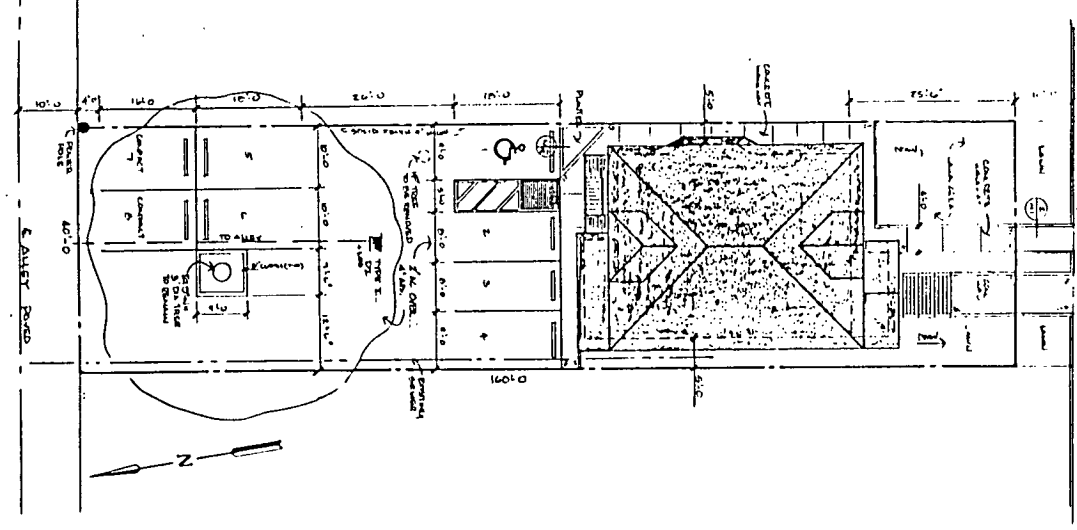
1. Applicant to meet City Zoning Ordinance requirements concerning parking.
2. Building permit not to be issued until parking requirements are met.
3. A 6-foot masonry fence to be placed above east property line from rear property line to a point equal to the front wall line of the building (Sec. 3, D, 7a, Zoning Ordinance).
4. Front porch railing acceptable to the Building Department and Preservation Board staff to be approved at staff level.
5. Wood garlands on 3rd floor front bay to be retained.
6. Final landscaping and irrigation plans to be reviewed and approved by staff.
7. Parking shading plan to be reviewed and approved by staff.
8. All revised drawings to be reviewed and approved at staff level.

Approval is based on the following Findings of Fact:

1. Completion of the project with staff conditions will retain and rehabilitate a Listed Structure.
2. A building permit will not be issued until all zoning requirements are met.

1908 CAPITOL AVENUE

SITE PLAN



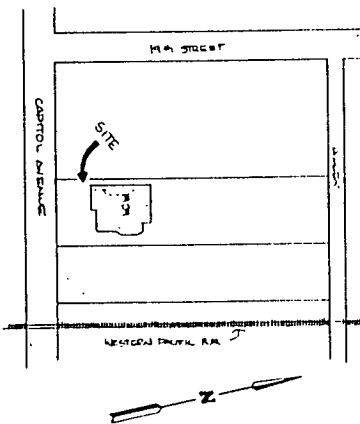
HANDICAP PARKING

HANDICAP NOTES:

- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.

GENERAL NOTES:

- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.



LOCATION MAP

- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
- GENERAL AND CONSTRUCTION OF SIDEWALK:
 - Sidewalk shall be constructed with concrete.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.
 - Sidewalk shall be finished with a smooth surface.

SHEET INDEX

| | |
|------------|-------------------------|
| SHEET A-1 | Site Plan |
| SHEET A-2 | Handicap Parking |
| SHEET A-3 | Foundation and SDO Form |
| SHEET A-4 | Foundation and SDO Form |
| SHEET A-5 | Foundation and SDO Form |
| SHEET A-6 | Foundation and SDO Form |
| SHEET A-7 | Foundation and SDO Form |
| SHEET A-8 | Foundation and SDO Form |
| SHEET A-9 | Foundation and SDO Form |
| SHEET A-10 | Foundation and SDO Form |
| SHEET A-11 | Foundation and SDO Form |
| SHEET A-12 | Foundation and SDO Form |
| SHEET A-13 | Foundation and SDO Form |
| SHEET A-14 | Foundation and SDO Form |
| SHEET A-15 | Foundation and SDO Form |
| SHEET A-16 | Foundation and SDO Form |
| SHEET A-17 | Foundation and SDO Form |
| SHEET A-18 | Foundation and SDO Form |
| SHEET A-19 | Foundation and SDO Form |
| SHEET A-20 | Foundation and SDO Form |

