

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Vitiello-Niiya, Inc. 1931 H Street, Sacramento, Ca. 95314		
OWNER	Hani Haddad, 2503 Anza, Davis, Ca. 95616		
PLANS BY	Applicant		
FILING DATE	January 9, 1984	REPORT BY:	RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-098-22

LOCATION: 1109 8th Street (East side of 8th Street, 80' south of K Street Mall)

PROPOSAL: Renovation of Building Facade and occupancy of ground floor commercial space with a delicatessen

PROJECT INFORMATION:

Existing zoning of site:	C-3
Existing land use of site:	Unoccupied
Surrounding land use and zoning:	
North:	Retail; C-3
South:	Offices; C-3
East:	Retail; C-3
West:	Retail, optometrist, restaurant; C-3
Parking required:	None
Parking provided:	None
Property dimensions:	20' x 60'
Property area:	1,200
Square footage of building:	1,200
Significant features of site:	Priority Structure on Official Register
Exterior building colors:	Earthtones; blue canvas awning
Exterior building materials:	Brick veneer, stucco, glass, canvas awning

STAFF EVALUATION: Staff has the following comments and concerns:

1. The existing ground level facade is altered from the original design. Staff does not have photographs of the original facade.
2. Staff would prefer that the rehabilitation of the ground floor be more in keeping with the upper floor in order to maintain a greater continuity of overall design.
 - a. The exterior of the proposed brick veneer should be increased to include all non-fenestration areas of the ground floor and it should be painted to match the color of upper floors.

- b. Although the new transom matches the area of the existing, the pane size needs to be increased in the transom area and on the storefront to be more in scale with second floor fenestration.
 - c. No trim detail is provided. Staff suggests that the sizing of new trim match that of existing second floor trim.
3. The door to the deli should be changed as needed to compliment the revised storefront design.
 4. The door to the second floor should be a 2 or 3 panel door complimentary to the revised storefront rather than the uninteresting flush door shown.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rehab project subject to the following conditions:

1. The pane size for the transom and storefront window shall be increased to be more in scale with the 2nd floor fenestration.
2. The brick veneer shall be increased to the full height of the storefront and painted to match the color of the 2nd floor.
3. Trim size for the new storefront shall match the sizing of existing 2nd floor trim.
4. The door to the deli shall compliment the redesign of the storefront.
5. The door to the 2nd floor shall be an exterior 2 or 3 panel door.

Approval is based on the following findings of fact:

1. The rehab, as conditioned, will assure a building facade that has design continuity between the two floors and is complimentary to the blockface.
2. The project, as conditioned, will be in compliance with City Ordinance and design criteria.

