

ARCHITECTURAL REVIEW BOARD

APPLICANT Ralph Vitiello, 1915 "I" Street, Sacramento, CA 95814
OWNER R.T. Ohm, 1010 - 21st Sacramento, CA 95814
PLANS BY ANGELLO Vitiello & Niiya, inc. 1915 "I" Street, Sacto., CA 95814
FILING DATE 4/6/82 50 DAY ARB ACTION DATE -- REPORT BY: RBH:dgh
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. 003-174-13

LOCATION: 718 - 20th Street

PROPOSAL: Remodel of Brick Warehouse/Office to Office Use.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Plan
Designation: Heavy Commercial

Existing Zoning Of Site: C-4
Existing Land Use of Site: Warehouse/Office

Surrounding Land Use and Zoning:

North: Residential R-3A
South: Office R-3A
East: Office R-0
West: Railroad C-2

Parking Required: Unkown
Parking Provided: 0
Property Dimensions: 40' x 160'
Property Area: 6,400 square feet
Square Footage of Building: 6,400 square feet
Significant Features of Site: Existing Building

Exterior Building Colors: To be Submitted
Exterior Building Materials: Brick

BACKGROUND INFORMATION: The applicant wishes to rehabilitate an existing brick warehouse/office building into an architectural office. The east and south elevations will be remodeled. The west and north elevations will remain the same.

STAFF EVALUATION: Staff feels that the project will be beneficial to the neighborhood in that the warehouse use will be removed. The two rollup doors on the east elevation will be replaced by fixed glass. The bricked in windows and existing entry door on the south elevation will be replaced by new fixed glass and a new entry way. Staff only has concerns about the following:

1. The new A/C units on the west roof need screening.

APPLC. NO. 82-131

MEETING DATE April 21, 1982

CPC ITEM NO. #6

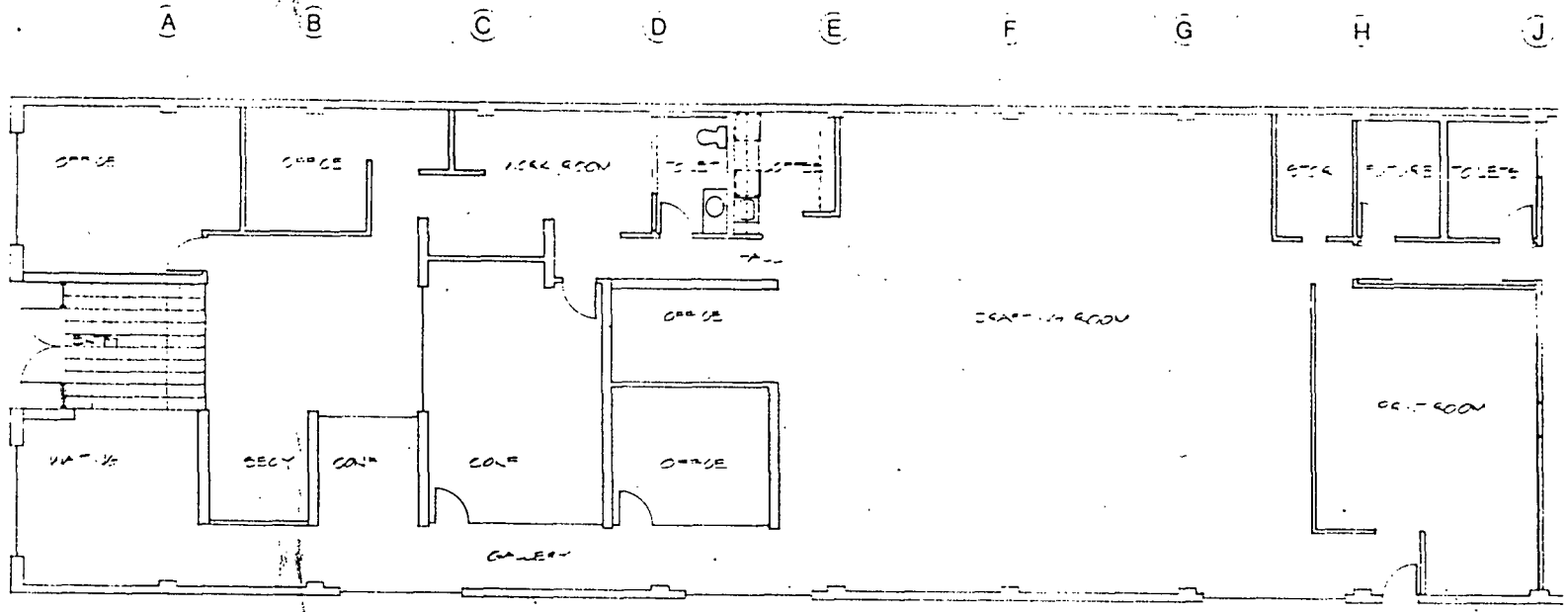
2. A plan of the existing warehouse/office space layout is needed to determine if a variance is required from the Planning Commission due to the change in use from warehouse to office in part of the building.

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

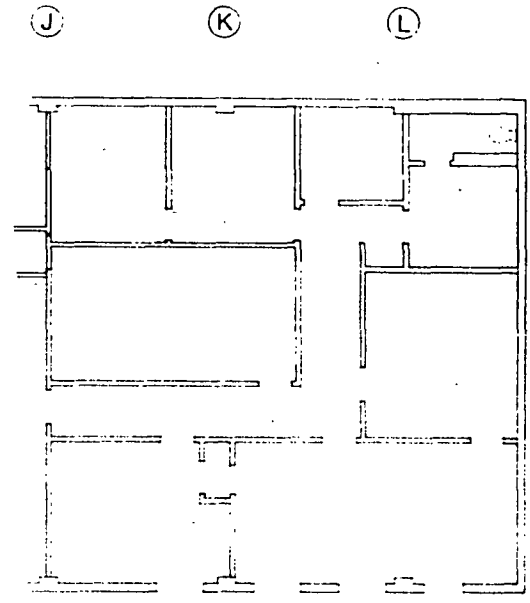
1. Screening is provided around the A/C units. Design to be reviewed and approved by staff.
2. Applicant to secure parking variance if required. Plan of existing layout of warehouse/office to be reviewed by Planning Department staff.

Approval is based on the following Findings of Fact:

1. The project will upgrade the neighborhood by converting a warehouse to office use and by renovating the exterior of an existing building.
2. The applicant will secure a parking variance from the Planning Commission if needed before a building permit is issued. This will bring the project into compliance with the Zoning Ordinance.



FLOOR PLAN



NORTH FLOOR PLAN CONT.

DR 82-131

4-21-82

#4