

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Vitiello-Niiya, Inc. 1931 H Street. Sacramento, Ca. 95814
OWNER	Steven J. Jones/Jordan Jones & Assoc., P.O. Box 160128, Sacramento 95816
PLANS BY	Vitiello-Niiya
FILING DATE	December 13, 1983
REPORT BY:	RL:mm
NEGATIVE DEC	EIR
ASSESSOR'S PCL NO.	003-173-10

LOCATION: 622 20th Street

PROPOSAL: Convert existing office/warehouse to office use. Off-street parking across alley on vacant site.

PROJECT INFORMATION:

Existing zoning of site:	C-2
Existing land use of site:	Warehouse and office
Surrounding land use and zoning:	
North:	Commercial; C-2
South:	Offices; C-2
East:	Residential; R-1B
West:	Commercial and residential; C-2
Parking required:	12 spaces
Parking proposed:	13 spaces
Parking Ratio:	1 sp/400 s.f. gross floor area less 21 credited spaces
Property dimensions:	80' x 160' office; 40' x 160' parking
Property area:	0.4± acres
Square footage of building:	12,800 s.f.
Significant features of site:	No existing parking
Topography:	Flat
Street improvements/Utilities:	Existing
Exterior building colors:	Red brick; painted band of white along top of east elevation; green door and window detail; black and green on white signage
Exterior building materials:	Brick bearing walls, wood roof framing, steel and aluminum window frames
Building height:	15' exterior main walls

BACKGROUND INFORMATION: On January 26, 1984, the City Planning Commission approved a Variance to locate 13 parking spaces off-site. This off-site parking would satisfy the 12 space requirement for conversion of the subject structure from warehouse use to offices.

STAFF EVALUATION: Staff has the following comments and concerns regarding the proposed renovation of the subject structure:

1. The proposed replacement wood awning and storefront for the main building entrance will be more complimentary to the building design than the existing metal awning.
2. The replacement of one of two existing overhead doors and the replacement of two existing wood doors with windows also improve the appearance of the east (20th Street) elevation.
3. Staff notes the following conditions for which no remedies are noted on submitted plans:
 - a) Downspout on alley needing repair or replacement;
 - b) Skylight structure needing repainting;
 - c) Exterior lighting fixtures needing repair or replacement;
4. The applicant proposes to relandscape all streetside planters, including resodding, and the planting of additional street trees. Planters are shown to be expanded to include driveway areas in front of those doors that are to be eliminated along 20th Street. Plans imply replacement of unneeded driveways with full rise street curbs as is required by the City.
5. Conversion of the warehouse to office use requires provision of bicycle parking. In this instance, one Class I space is required. None is shown on plans.
6. No provision is shown for trash storage. A designed interior space or exterior trash enclosure satisfying applicable building and fire codes must be provided.
7. Staff notes a number of problems with the parking lot design and suggests a redesign based on the following:
 - a. No provision is made for handicap parking.
 - b. The planter abutting the group of 3 stalls located along the alley has only a 4-foot planter, though a 5-foot width is required by ordinance.
 - c. The proposed landscaping may only marginally satisfy the 50-percent shading requirement for the parking lot.
 - d. Staff suggests a redesign of the parking lot in the fashion shown on Exhibit A-1. Such design would provide:

1. Provide for 2 handicap spaces.
 2. Alleviate the aforementioned inadequate planter width.
 3. Provide greater shading potential.
 4. Accommodate a trash enclosure.
 5. Possibly accommodate bike storage.
8. Signage is proposed for locations shown on the site plan. Indicated signage on the west elevation plan is actually intended for the south elevation. The colors are proposed as black and green on white. No sign layout was included on the application.
9. Plans show the retention of one of two existing overhead doors and a portion of an existing driveway to serve it. Traffic Engineering indicates however that it will not issue a permit for this driveway which would facilitate back-in unloading of trucks on the public street.
- If the number of deliveries warrant it, the City may approve a request for a curbside loading zone in lieu of alley loading/unloading.
10. The Zoning Ordinance requires a 6-foot masonry wall between the parking lot and the existing residence on "F" Street. The submitted plan shows the wall within 25-feet of the "F" Street right-of-way. Staff suggests the wall extension at 6-feet within 20 feet of the right-of-way and at 3 feet of height within 5-feet of the right-of-way.
11. An "exit only" sign should be placed at the "F" Street driveway.

STAFF RECOMMENDATION: Staff recommends approval of the plans for renovation of the subject structure and development of the offsite parking lot, subject to the following conditions:

1. The applicant shall satisfy all building code deficiencies and shall perform the following:
 - a. Repair or replace as needed all downspouts;
 - b. Repair if necessary and paint all skylight structures;
 - c. Replace, repair, or eliminate the series of exterior lighting fixtures on the north, east, and south elevations. If replacement is with a different fixture design, review and approval of staff is required.
 - d. Replace all driveways on 20th Street with full vertical curbing and streetside plans and sidewalks.
2. The parking lot planter shall be modified per Exhibit A-1.
3. An exterior trash enclosure or interior trash storage space shall be provided subject to review and approval of staff.

4. The indicated 6-foot wall will be extended at a 3-foot height within 5-feet of the "F" Street sidewalk.
5. Signage design is subject to review and approval of staff.
6. An "exit only" sign shall be placed by the "F" Street driveway, location to the satisfaction of staff.
7. The applicant shall submit the following for review and approval of staff prior to issuance of building permits:
 - a. Revised site plan indicating modified parking layout, expanded planter, trash enclosure (if applicable), bike storage (if applicable), and the extended masonry wall, and the "exit only" sign location.
 - b. Detailed landscape and irrigation plans and shading plan.
 - c. Revised floor plan, if trash storage and/or bike storage is to be inside.
8. Sign design (in scale and colored) to be reviewed and approved by staff before sign permit is issued.

Approval is based on the following findings of fact:

1. The renovation of the existing structure and the development of the parking lot, as conditioned, will promote the aesthetic use of the parcels.
2. The project, as conditioned, will meet City Ordinance and design criteria.

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: 622 20th Street

This item was continued to the meeting of February 15, 1984. The Design Review Board requests the applicant to re-examine the air conditioning screens on the roof.

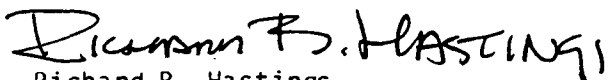
The Board would like to see one colored elevation to show how the signage and color surfaces of the building will be handled.

The board would also like to have more information on the replacement and new material called out on the drawings.

Suggestions were made pertaining to the landscaping as follows:

Zelkova in place of the Gingo on G Street, and the use of one or two street trees in place of the five proposed as replacement trees on 20th Street. Holly Oak was suggested, or some other suitable evergreen. Wisteria vine was suggested to be used on the wall surface at the west side of the parking area.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RBH:mm

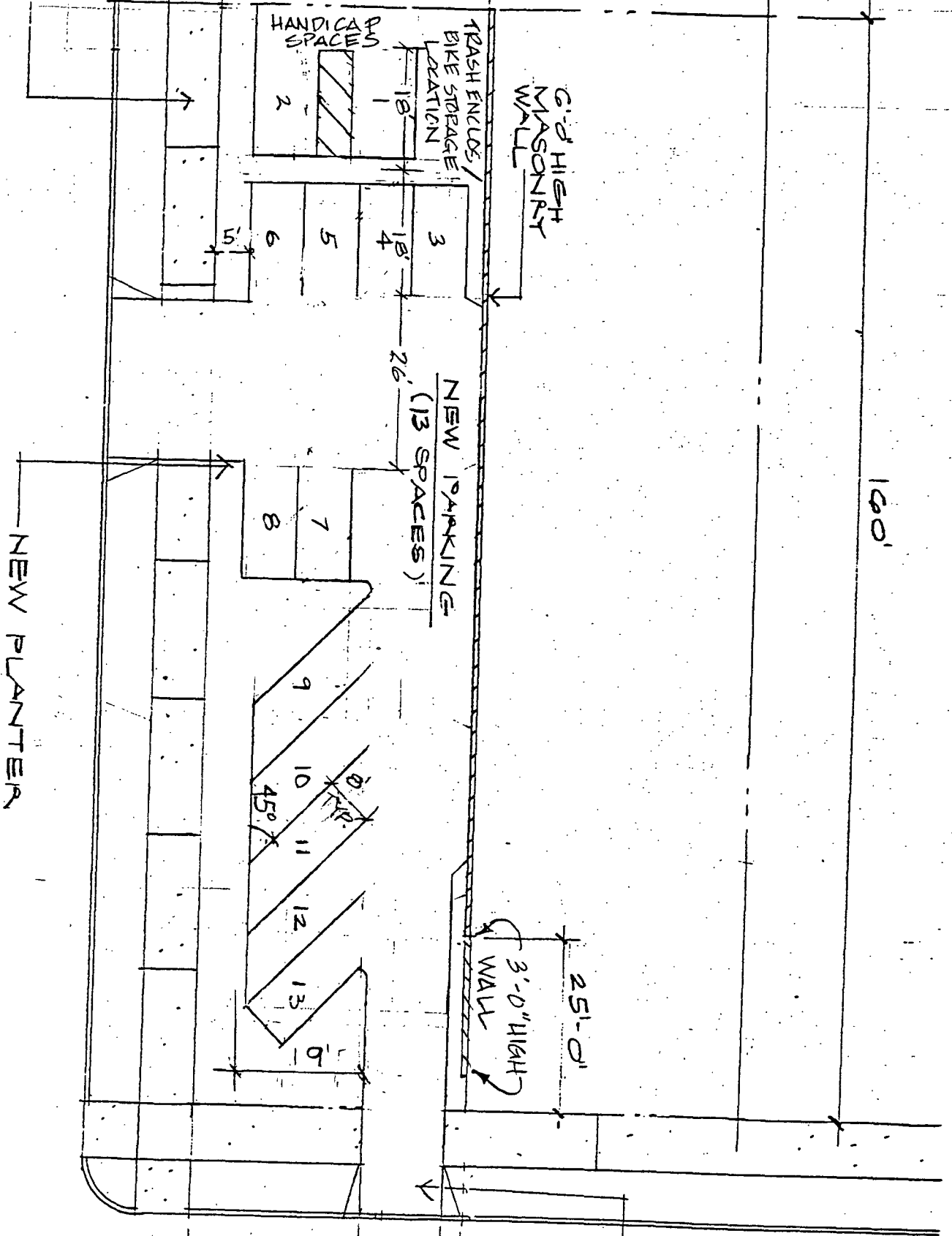
20'

160'

ITEM NO. 4

NORTH STREET

C-15:84
2+84



NEW PLANTER

NEW PARKING
(13 SPACES)

6'-0" HIGH
MASONRY
WALL

25'-0"
3'-0" HIGH
WALL

NEW
DRIVE
WAY

EXHIBIT A-1

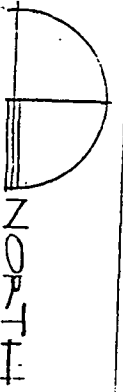
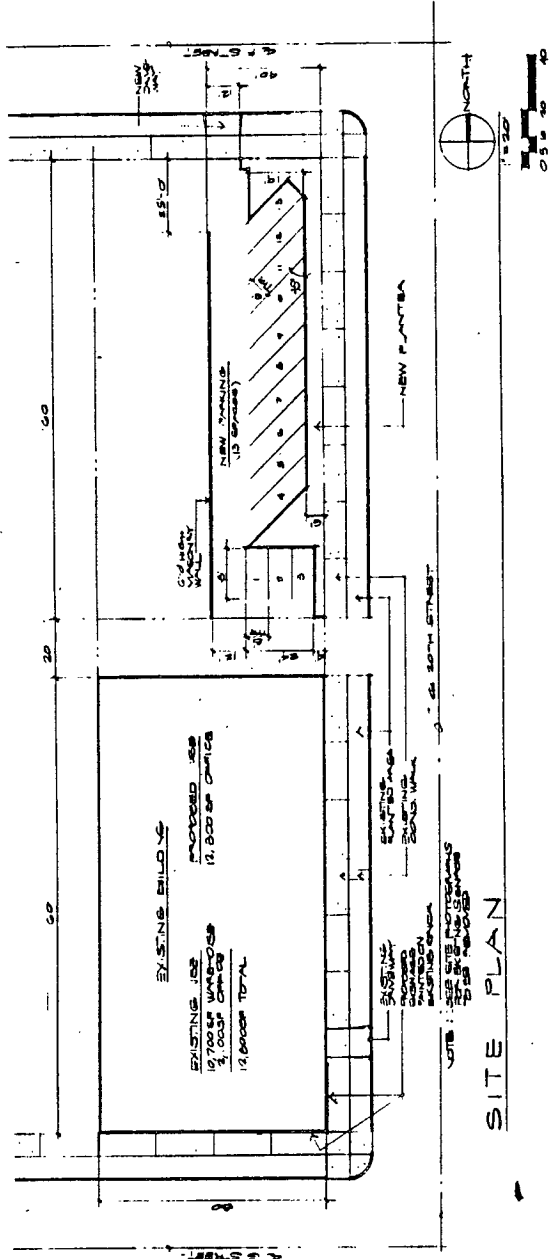


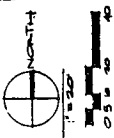
EXHIBIT-A

Vitello-Niyya - Inc.

Project: [Blank]
 Date: [Blank]
 Location: [Blank]
 Scale: [Blank]



SITE PLAN



LOCATION MAP

PARKING CALCULATIONS

EXISTING BUILDING USE:
 2,100 sq ft OFFICE
 10,700 sq ft WAREHOUSE
 12,800 sq ft TOTAL
 COMPETING EXISTING WAREHOUSE
 7 OFFICE USE
 10,700 sq ft NEW OFFICE = 27 NEW SPACES
 400 sq ft / CAR
 10,700 sq ft WAREHOUSE = 11 EXISTING SPACES
 1000 sq ft / CAR
 16 NEW SPACES
 NEW OFF-SITE PARKING 13 SPACES
 PARKING NEEDED 5 SPACES

1000 sq ft
 1000 sq ft
 20th & 21st STREETS

DR 84-100

2-15-84
 1-18-84

ITEM # 4