

City Planning Commission
Sacramento, California

subject: Appeal of the Design Review Board's continuation of SHRA Central Main Facility (DR86-178) for redesign.

BACKGROUND: The applicant has received approval of an amendment of the Central Plan from Residential to Industrial for the subject site and an amendment of the Riverside-Land Park Community Plan from Light Density, Multiple Family to Heavy Commercial or Industrial. The site was rezoned from Light Density Residential to Heavy Commercial by the City Planning Commission on January 8, 1986 (P86-019). A condition of approval was that the project be reviewed by the Design Review Board.

The Board reviewed the project on September 17, 1986 and continued the project for redesign.

The project was brought back to the Board on October 15, 1986. Revised drawings were presented to Staff and the Board at the night of the meeting.

The Board reviewed the revised drawings and found them to be less acceptable than the first drawings submitted in September. The Board continued the project to the next meeting for further redesign that would comply with their original comments. The applicant is now appealing the continuation of the project to the City Planning Commission based on "Differences in design approval for building."

In the hopes of moving the project forward, Planning Staff & SHRA Staff have worked together on revised drawings which the City Planning Committee could approve. SHRA Staff have provided a study model to Planning Staff for a revised front elevation. The revised drawings in this packet show the project as work in progress and are presented to show the City Planning Committee the new design concept. Complete drawings will be presented to the Commission at the Meeting. Planning Staff feels that the revised design has merit and may meet the three Board concerns in the following ways:

1. Although the office area has not been reduced to one story as requested by the Board, the facade has been changed to give the appearance of a more compatible building to the adjacent residential structures.
2. The roof line had been modified by the addition of multiple gables. This will add interest to the front elevation.
3. The landscaping changes requested by the Board have been made or will be made.

See attached staff reports and memos for further information.

STAFF RECOMMENDATION: Staff recommends approval of the appeal and the revised project with the following conditions:

1. Revised plans presented to the Commission are found by the Commission to be acceptable;
2. All HVAC equipment to be out of view from street or adjacent property. Roof plan layout of equipment to be provided to staff for review and approval;
3. Details and sections of metal roof to show a projection beyond the face of the glass below. Final drawings to be reviewed and approved by staff;

4. Details of front windows, north elevation storefront entry and side windows must have design continuity. Final drawings to be reviewed and approved by Staff;
5. Brick veneer on complete wall surface to extend around north and south elevations the length of the overhead trellis;
6. Landscape, irrigation and signage plans to be reviewed and approved by Staff.

Approval is based on the following Findings of Fact:

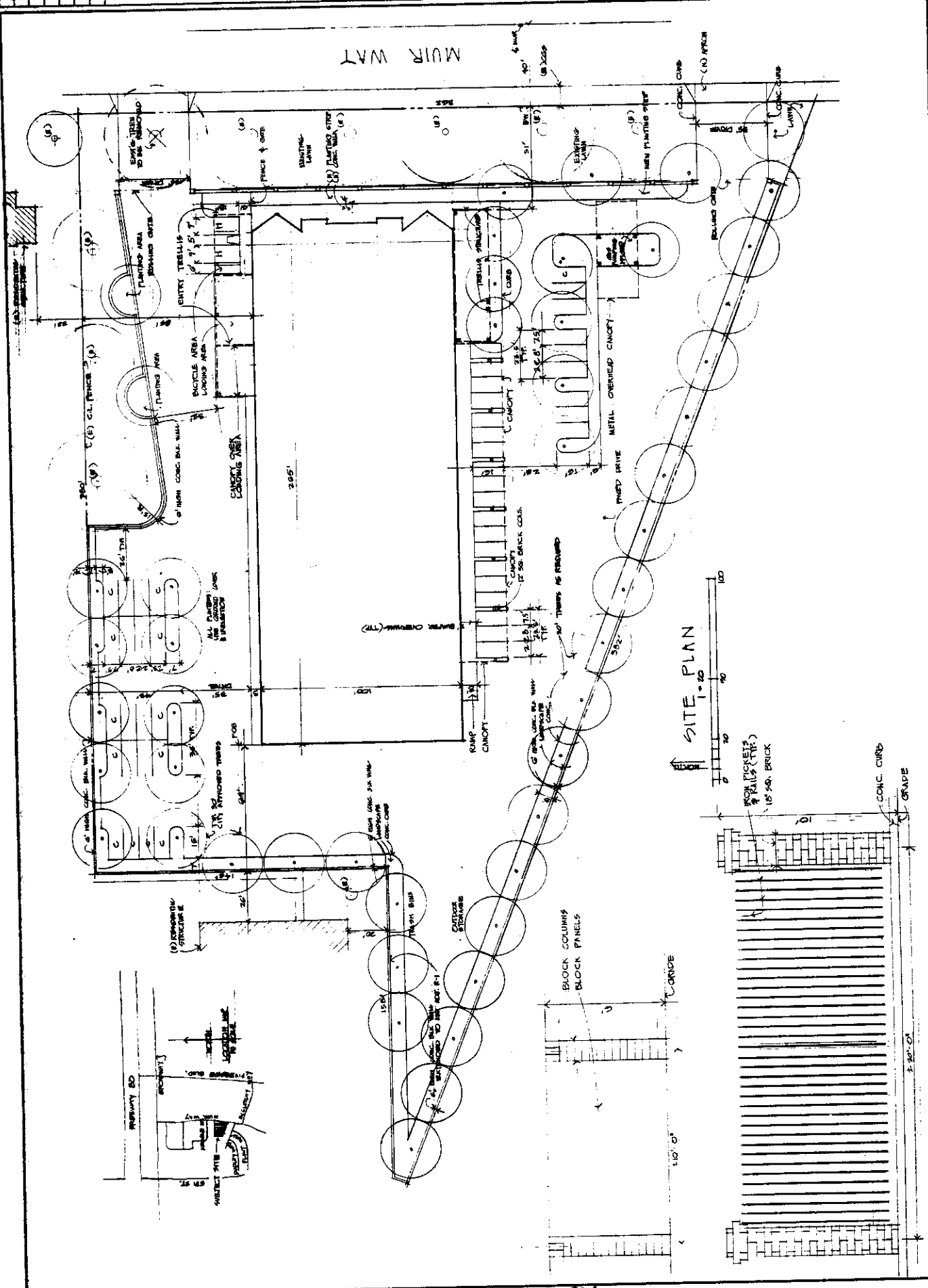
1. The project has been revised to meet City Planning Committee and Design Review/Preservation Board's concerns.
2. The project will be more compatible with the existing residential due to the revised design.

SHRA CENTRAL SERVICES MAINTENANCE FACILITY

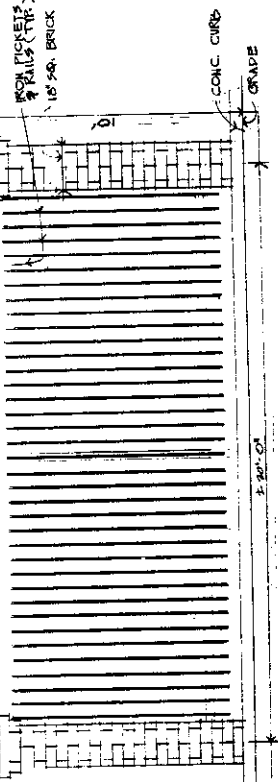
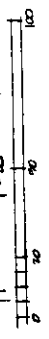
DATE: JUL 11 1988
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

NO.	REVISION

MUIR WAY

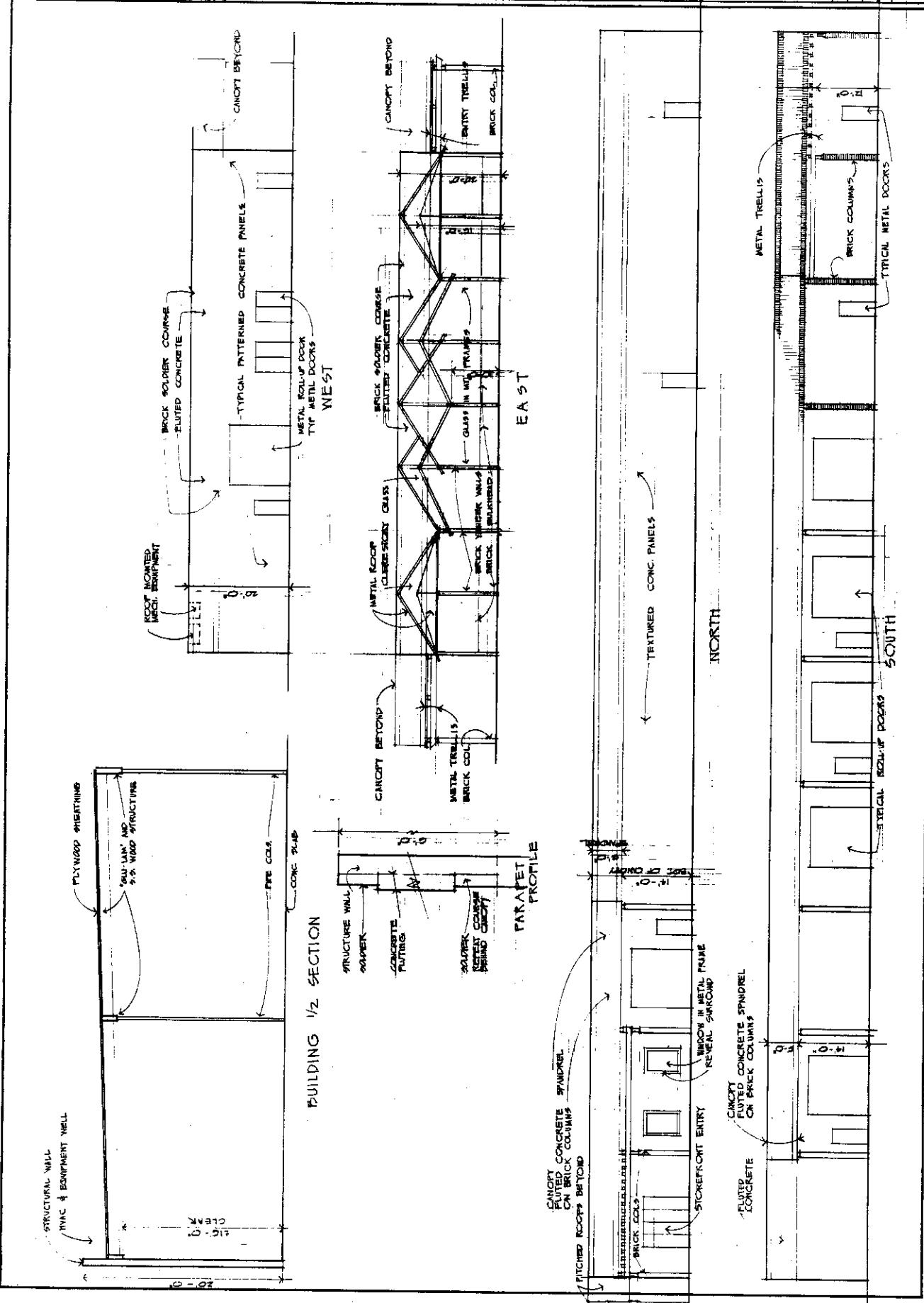


SITE PLAN
 1" = 20'



12-78-86
 12-78-86

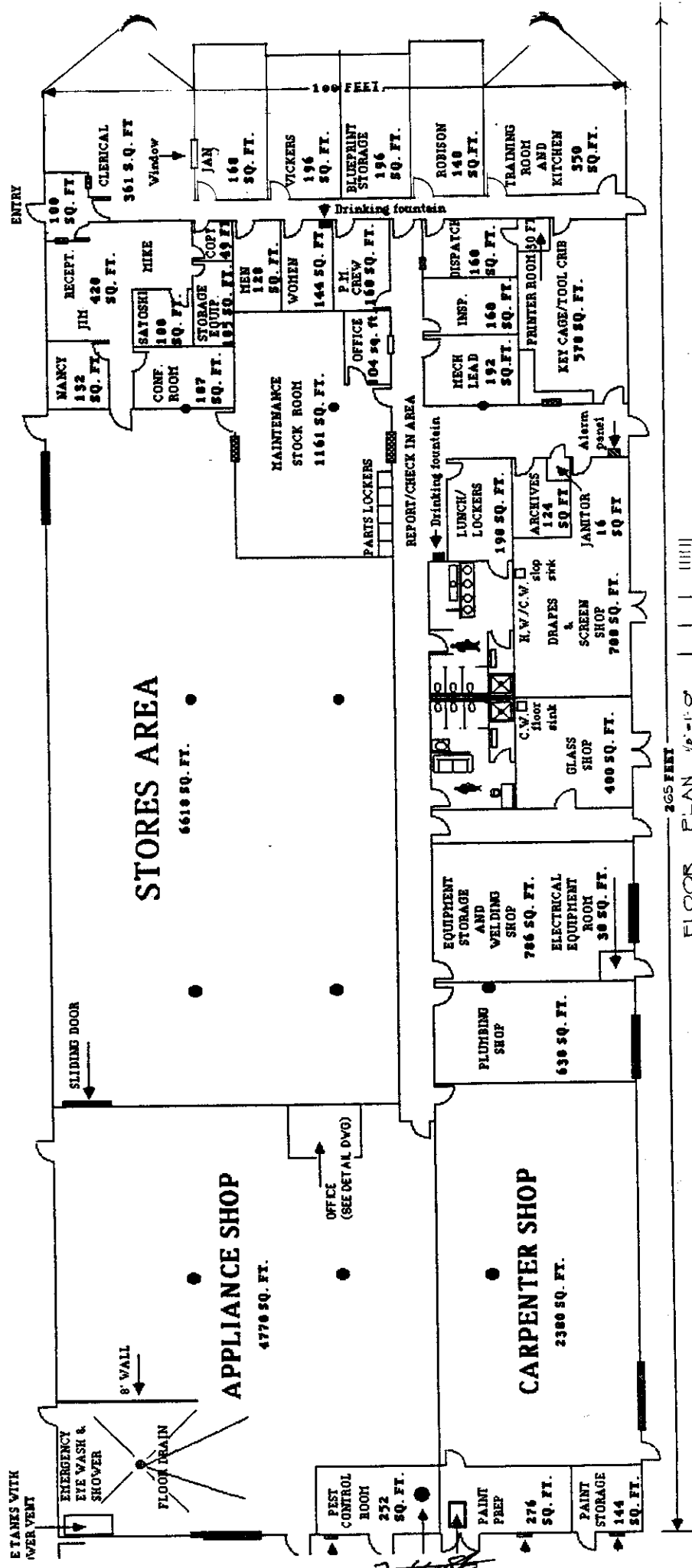
3



8-17-86

98-81-11

N



FLOOR PLAN 1/2"=1'-0" 265 FEET

Handwritten initials or signature in the bottom right corner.

NOTICE OF APPEAL OF THE DECISION OF THE
SIGN REVIEW/PRESERVATION BOARD

CITY PLANNING DEPARTMENT

OCT 24 1986

RECEIVED

DATE: 10/24/86

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City DESIGN REVIEW/PRESERVATION BOARD of 10/15/86 when:
(Date)

Structure Review

Building Move

Sign Review

Other Bldg. design

continued

was: Granted ~~Denied~~ by the Board.

GROUND FOR APPEAL: Differences in design approach for Bldg.

PROPERTY LOCATION: w/s Muir way, 300 N/O McClatchy way

ASSESSOR'S PARCEL NO.: 009 030 41

PROPERTY OWNER: Sacto. Housing + Redev. Agency

ADDRESS: 630 I St. Sacto, Ca. 95814

APPLICANT: Jame

ADDRESS: _____

APPELLANT: [Signature]

(Signature)

ADDRESS: 130 I St. Sacto, Ca.

PHONE NUMBER: 440-1320

FILING FEES: By Applicant - Paid \$ 125⁰⁰

(check one) By 3rd Party - Paid \$ _____

Receipt No. _____

FORWARDED TO PLANNING DIRECTOR ON DATE OF: 10/31/86

DR/PB # DR86-17B

(5 COPIES REQUIRED)
Distribute To: MVD

Design Review/Preservation Board
Sacramento, California

Subject: SHRA Central Main Facility (DR86-178)

Members in Session:

The applicant has not provided revised drawings to staff which respond to the Board concerns. They plan on having the drawings available for Board review at the night of the meeting.

Respectfully submitted,

RICHARD B. HASTINGS

Richard B. Hastings
Design Review/Preservation Director

REH:tc



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

September 23, 1986

Mr. Leo Goto, SHRA
P.O. Box 1834
Sacramento, CA 95809

Dear Mr. Goto:

Re: DR86-178

The Board made the following comments pertaining to the exterior elevations and massing of the proposed project.

1. The front portion of the project over the office areas should be reduced to one-story in height to be compatible with the other residential structures in the area.
2. Further evaluation of the roof design should be made to make the structure compatible with the Residential Buildings.
3. Provide a hedge at the fence line on the north and south ends of the building facing Muir Way to block the view into the interior yard.
4. Move fence back to face of building facing Muir Way.
5. Provide additional landscaping in the pie shaped area to the west as a buffer to the residential area.

Revised drawings will need to be provided to staff at least one week prior to the hearing date.

Sincerely,

for Richard B. Hastings
Design Review/Preservation Director

RH:tc

APPLICANT WILL BRING REVISED DRAWINGS TO THE MEETING

DR86-178

~~October 1, 1986~~

12-18-86
12-18-86

Item 5

DIGN REVIEW & PRESERVATION BOARD
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	SHRA, P O Box 1834 - Sacramento, Ca. 95809		
OWNER	Same		
PLANS BY	Same		
FILING DATE			REPORT BY: jtc
NEGATIVE DEC.	NA	EIR	NA ASSESSOR'S PCL. NO. 009-030-41

LOCATION: Muir Way, North of McClathchy Way

PROPOSAL: New construction, 25,000 square foot maintenance facility

PROJECT INFORMATION:

Existing Zoning of Site: C-4
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North:	Apartments;	R-3
South:	Commercial and residential;	R-1
East:	Cemetery;	R-1
West:	Apartments;	R-3

Parking Required:	29
Parking Provided:	48
Property Dimensions:	Irregular
Property Area:	2.71 acre
Square Footage of Building:	25,000 sq. ft.
Height of Building:	One story, 20 feet
Exterior Building Colors:	Brick red and blue
Exterior Building Materials:	Concrete, brick, painted metal

BACKGROUND INFORMATION: The Sacramento Housing and Redevelopment Agency submitted plans for the proposed project. Staff had concerns with the external architectural design as originally proposed. Staff has since met with agency representatives to discuss the problems and the agency has revised the exterior of the project in order to meet staff's concerns. The proposed site is currently open vacant land covered with grass. The location is north of an existing grocery store. The remainder of the site to the south, west and north is surrounding by single and multiple family dwellings. To the east of the site is the Pioneer Cemetery. Staff feels that the redesign of the project has upgraded the structure to one which will be compatible to the surrounding area and yet maintain the flexibility and design character suitable for the Redevelopment Agency's use.

PROJECT EVALUATION: The building complex will have offices across the eastern end of the structure. These offices will have fenestration opening out onto Muir Way. West of the offices the remainder of the building is taken up with storage and shop spaces to be utilized by the maintenance facility. These spaces do not require exterior window openings and most are serviced by exterior doors only.

In discussing the project with the agency, staff requested that a more decorative facade be presented to Muir Way. In addition, we requested that a textured panel be utilized to

provide continuous parapet design around the perimeter of the building. The agency has met those requests and has also added trellis work and brick columns along the southern side of the project. A metal trellis will rest on those brick columns at the southeast corner of the building. This will serve not only a decorative purpose but will be utilized as an outdoor area by the personnel working in the structure. Staff feels that the project as redesign meets all of staffs concerns, therefore, staff does not have any conditions of approval.

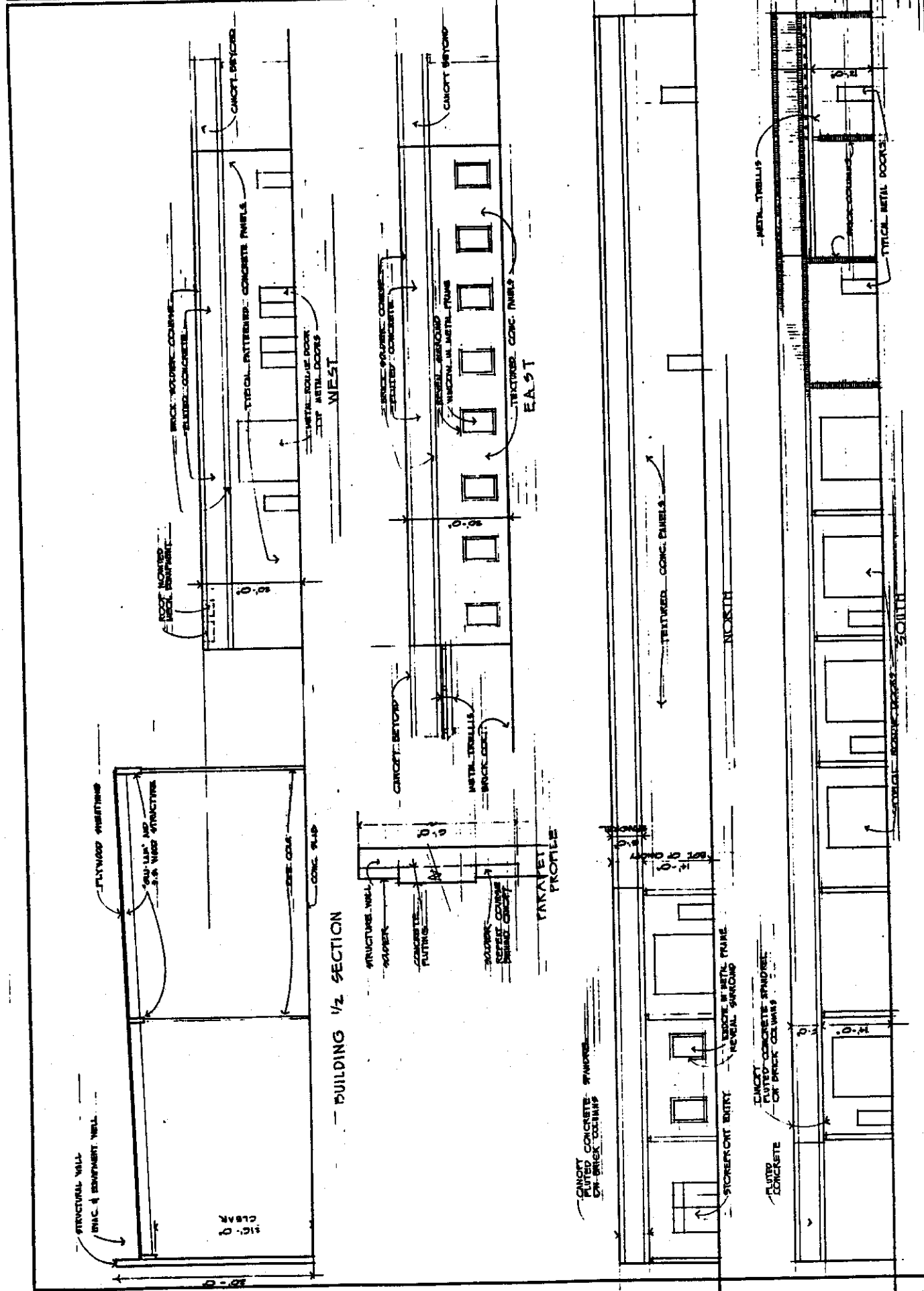
STAFF RECOMMENDATION: Staff recommends approval of the project as submitted without conditions.

Approval is based upon the following findings of fact:

1. The project has been revised through councilitations between the staff and applicant prior to bringing it to the Board. The applicant has made revisions to meet all of staff original concerns.
2. The project as designed will be compatible to the neighborhood.
3. The project as designed meets zoning ordinance requirements.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.



DR 86-178

9-17-86 10/1/86 10-15-86 12-4-86

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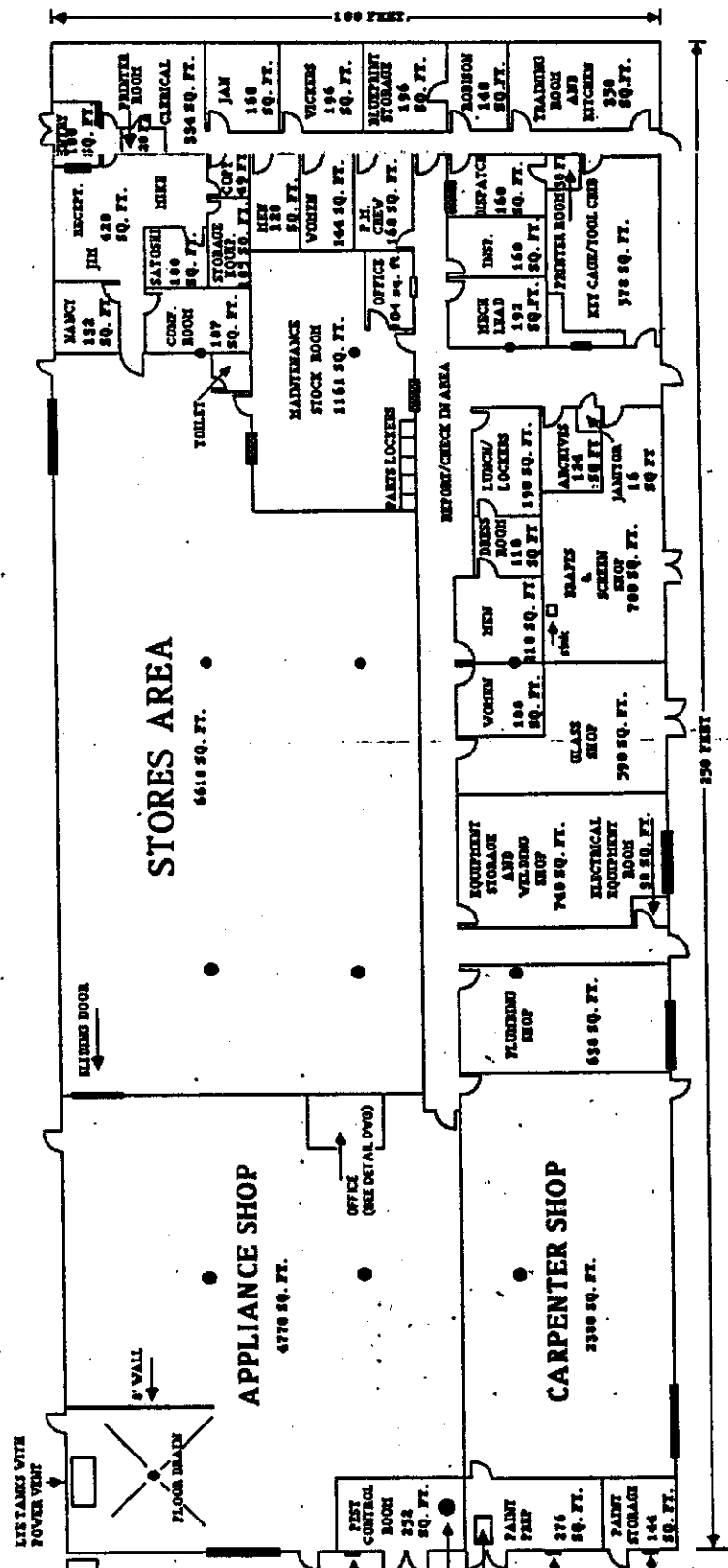


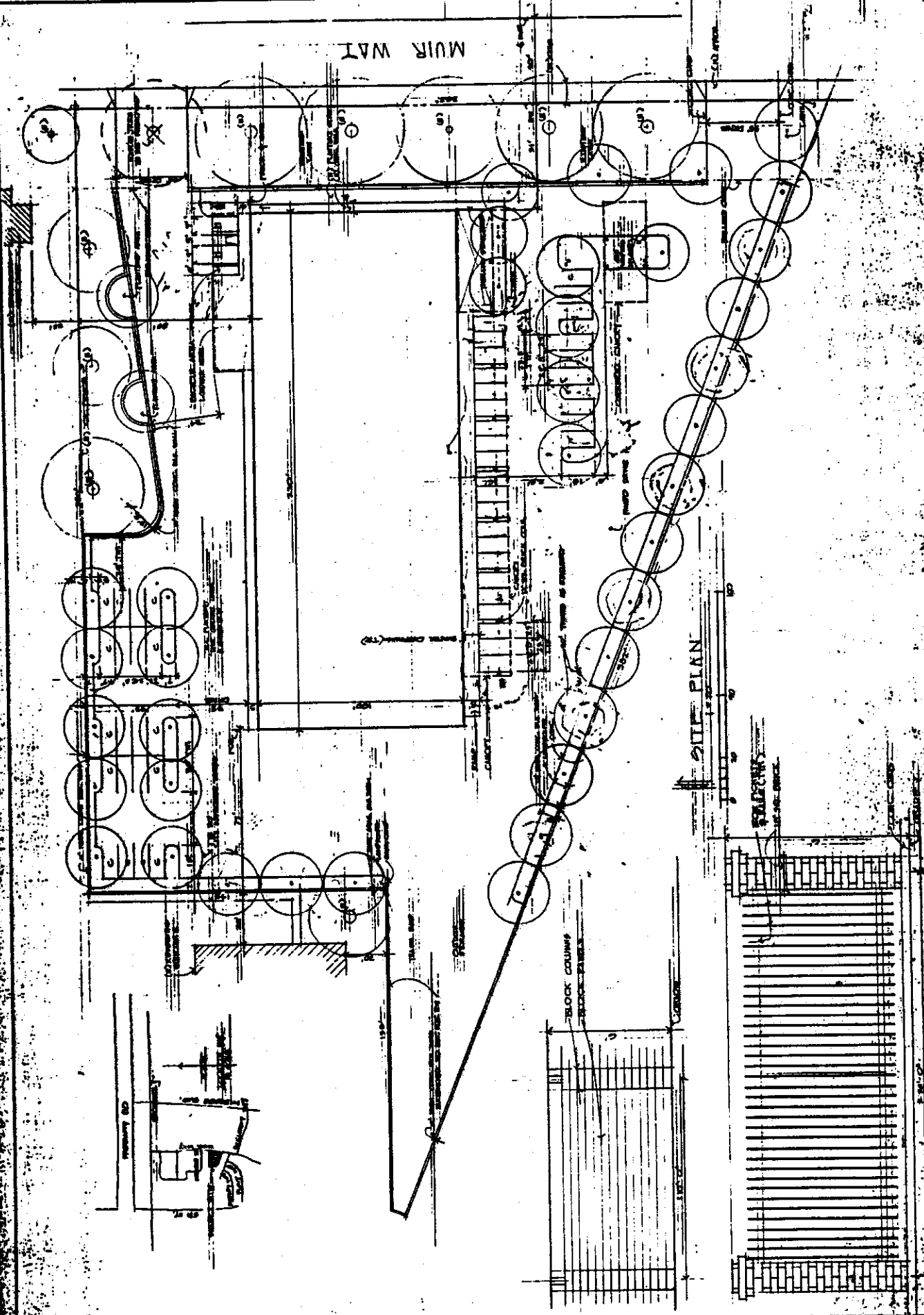
S.H.R.A.

MAINTENANCE FACILITY
SCALE 1/16 IN = 1 FOOT
25,000 TOTAL SQUARE FEET

- ROLL UP DOOR
- PASS TRU WINDOW
- SUPPORT PILLARS

BY JERRY ROSSON JUNE 1966

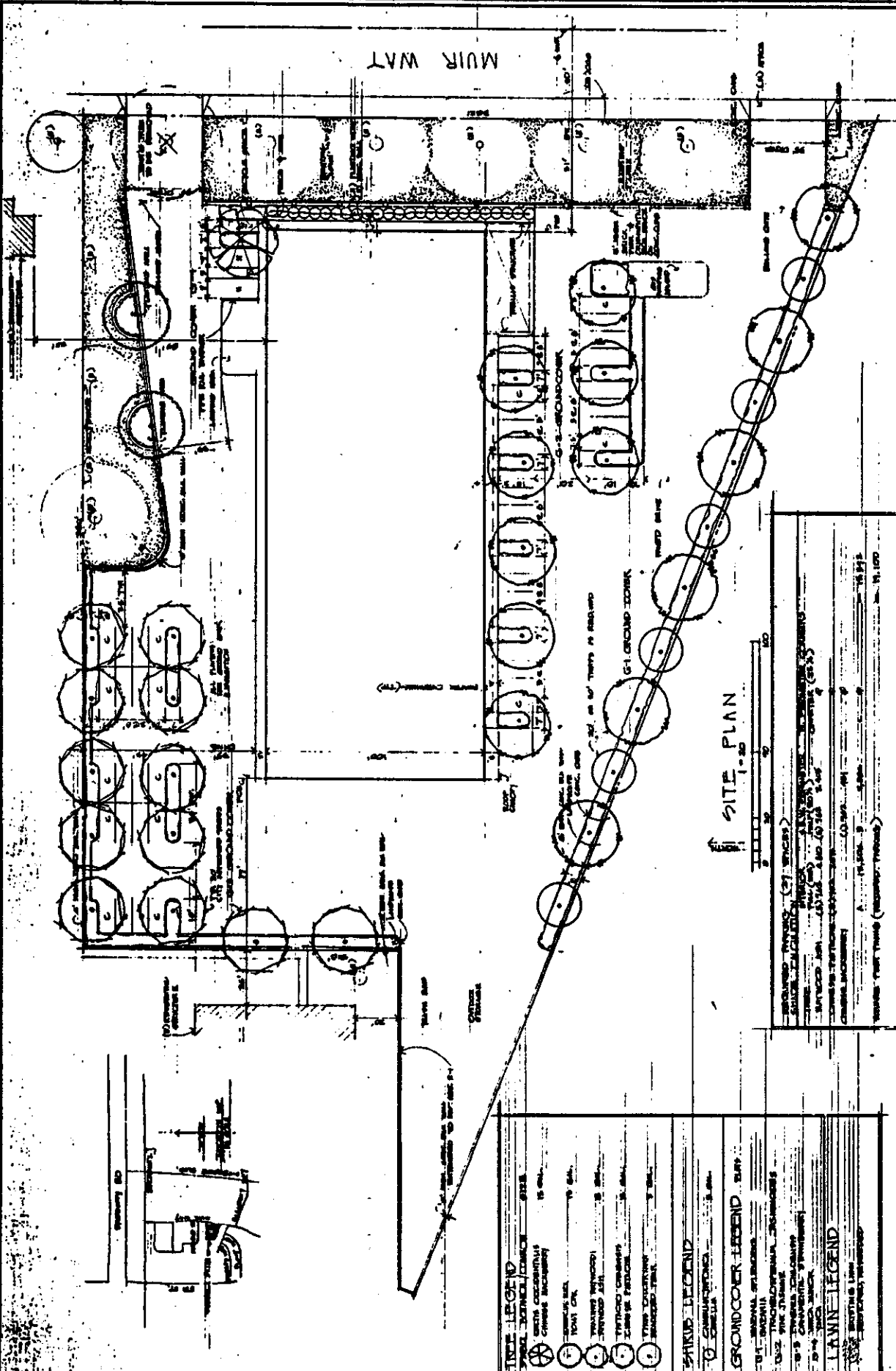




9-17-86 12-18-86 12-18-86
 10-1-86 10-15-86

DR 86-178

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TREE LEGEND	SHRUB LEGEND
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GROUND COVER LEGEND	LANE LEGEND
<ul style="list-style-type: none"> ○ 1" DBH ○ 2" DBH ○ 3" DBH ○ 4" DBH ○ 5" DBH ○ 6" DBH ○ 7" DBH ○ 8" DBH ○ 9" DBH ○ 10" DBH ○ 11" DBH ○ 12" DBH ○ 13" DBH ○ 14" DBH ○ 15" DBH ○ 16" DBH ○ 17" DBH ○ 18" DBH ○ 19" DBH ○ 20" DBH 	<ul style="list-style-type: none"> ○ 1" DBH ○ 2" DBH ○ 3" DBH ○ 4" DBH ○ 5" DBH ○ 6" DBH ○ 7" DBH ○ 8" DBH ○ 9" DBH ○ 10" DBH ○ 11" DBH ○ 12" DBH ○ 13" DBH ○ 14" DBH ○ 15" DBH ○ 16" DBH ○ 17" DBH ○ 18" DBH ○ 19" DBH ○ 20" DBH

12-18-86