

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Appeal of Design Review Board Denial of Rehabilitation
Plans for Apartments at 1415 G Street (DR 84-170)

On August 1, 1984, the Design Review Board considered the applicants initial submittal of plans for the rehabilitation of a vacant 41-unit apartment building. The project was approved in concept, subject to numerous changes to be brought back to the Board for final review.

On August 15, the Board reviewed revised plans, among which were 3 color schemes provided on the front elevation and a modified east and west side elevations.

Following a discussion of the revisions, a motion was made to approve the project with the following conditions:

1. Detailed landscape and irrigation plans shall be submitted for review and approval of the Board.
2. Fencing along the west property line shall be stucco over concrete block.
3. New stucco areas on building shall match existing stucco texture.
4. Three alternative color schemes shall be submitted for review and approval of the Board and shall include a darker off-white.
5. All new windows shall match the existing style and pattern.
6. Alternative decorative tile designs shall be submitted for review and approval of the Board.
7. The mechanical equipment shall be screened to the satisfaction of the Board.
8. Redesign the elements of the east and west elevation to break up the mass of the wall, to the satisfaction of the Board.
9. Redesign the back stairs for review and approval of the Board. Either an open or closed design may be used.
10. Either a lift shall be provided for handicapped access or the handicapped ramp shall be relocated to the rear. Alternative elevations shall be submitted for review and approval by the Board.

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~~September 13, 1984~~
~~September 27, 1984~~
10-11-84

Item No. ~~37~~
36 34

The applicant was not agreeable to these conditions. There was then a motion to continue the hearing to the September 5, 1984 meeting. The applicant was unwilling to have a continuance and requested that the Board deny his project in order that he could appeal it to the Commission.

APPLICANTS GROUNDS FOR APPEAL: Excessive additional construction required for a basic "Paint & Repair" project. Insistence by the Board for a handicap lift vs. ramp in a high vandalism area. Inability of Board to agree upon a landscaping and painting scheme (3 proposed). Requirement for masonry wall on west side in lieu of staff approved 6' wood fence.

PROJECT EVALUATION: Staff has the following comment regarding the proposed project:

1. Relocation of the handicap unit and ramp to the rear of the building as opposed to a lift at the front of the building would be preferable to staff. Improved aesthetic for the front elevation, consistent with the Board's desire, and proximity of handicapped access to the building with the location of on-site parking would also be achieved. The ground level entry on "G" Street" must be made handicap accessible back to the handicap unit.
2. Staff differs from the Board on the design of the east elevation. Option 3 of the applicants most recently revised plans is staff's preference. This option retains the false chimneys originally proposed by the applicant and considered by the Board on August 1st, 1984.

The false chimneys as opposed to a lattice would provide a more integrated design.

3. After testimony from adjacent property owner staff now agrees with the Board on the desirability of a stuccoed wall instead of a wood fence on the west property line. A stucco wall would also complement the building.
4. Staff would not object to the Board's preferences relative to other aspects of the project.
5. Further discussion with the Building Division indicates that no handicapped unit is required (see attachment). (added by staff)

STAFF RECOMMENDATION: Staff recommends the following action by the Commission:

1. Approve the appeal of the denial; but return the project back to the Board with conditions. (amended by staff)
2. Approve submitted plans, including Option 3 for the side elevations. Recommend Option 3 of the landscape plans to the Design Review/Preservation Board. (deleted by staff)

Approval is subject to conditions and based on the findings of fact that follow:

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FINDINGS OF FACT:

1. Approval of the appeal of denial will allow the applicant to proceed with city review of a project which will upgrade a vacant building.
2. The conditions of approval of the appeal of denial are in keeping with sound planning principles and Design Guidelines.
3. The conditions of approval require the applicant to have Board review and approval on those design aspects best reviewed by the Design Review Preservation Board.

CONDITIONS:

1. The trash enclosure shall be constructed of stuccoed 6 foot masonry walls and a metal gate.
2. The wheel stop for the compact space shall be no further than 2 feet from the head of the stall.
3. Fencing along the west property line shall be stucco over concrete block.
4. New stucco areas on building shall match existing stucco texture.
5. Three alternative color schemes shall be submitted for review and approval of the Board and shall include a darker off-white.
6. All new windows shall match the existing style and pattern.
7. Alternative decorative tile designs shall be submitted for review and approval of the Board.
8. The mechanical equipment shall be screened to the satisfaction of the Board.
9. Redesign the back stairs for review and approval of the Board. ~~Either an open or closed design may be used. (deleted by staff)~~
10. ~~The handicapped unit and ramp shall be moved to the rear handicapped access from the street shall also be provided back to the handicapped unit. The revised front and rear elevation shall be submitted for review and approval by the Board. (deleted by staff)~~
10. Redesign of side elevations and landscaping plan to be reviewed and approved by the Board. (added by staff)
11. Handicapped unit and ramp to be eliminated. (added by staff)

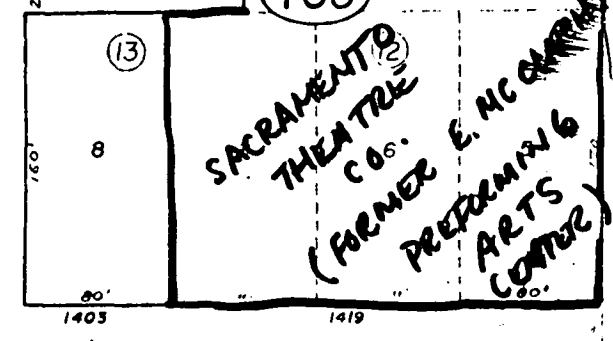
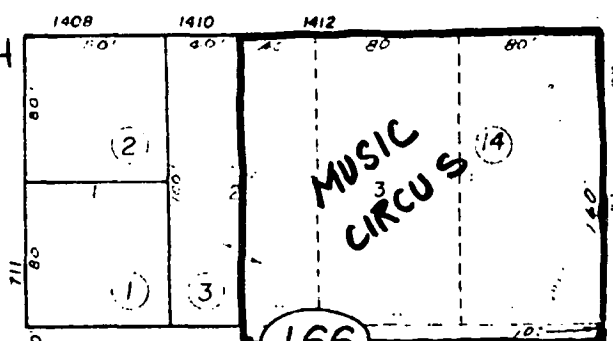
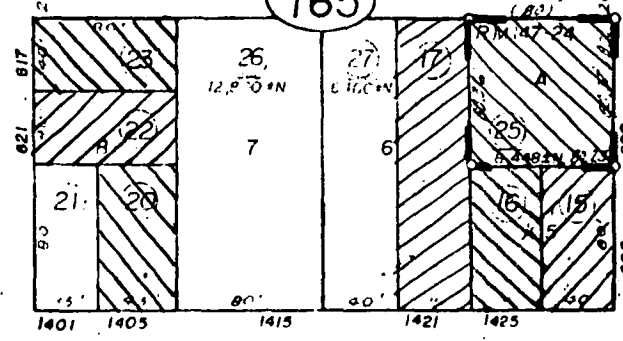
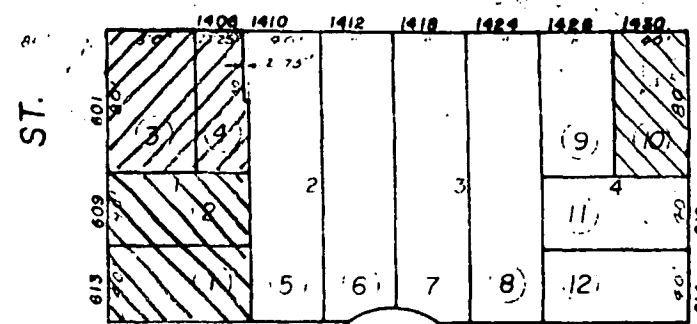
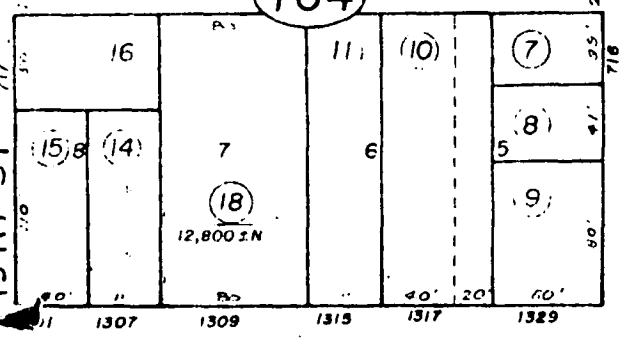
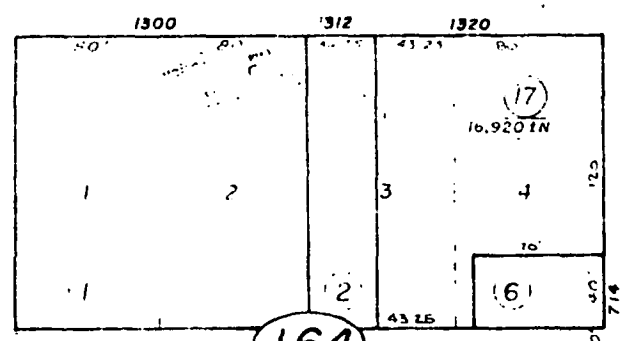
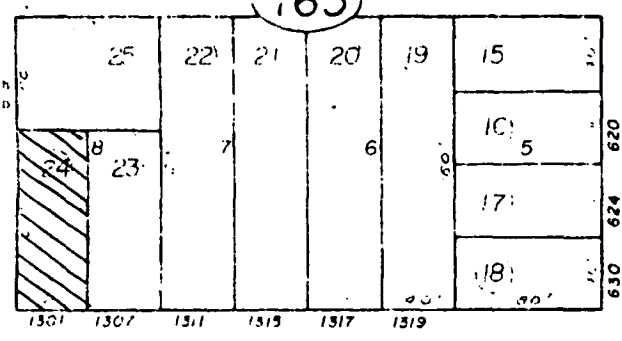
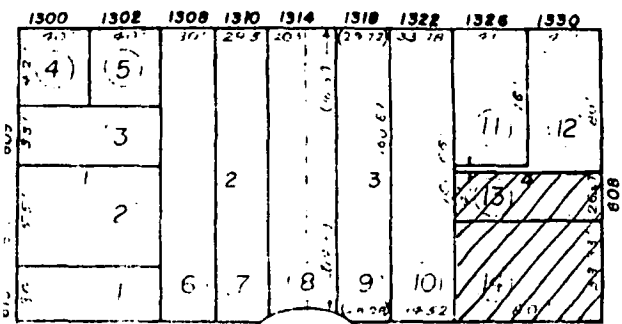
Respectfully submitted,



for Richard B. Hastings
Design Review/Preservation Director

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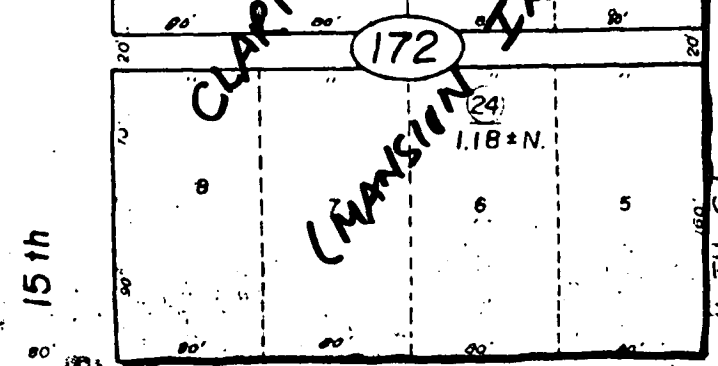
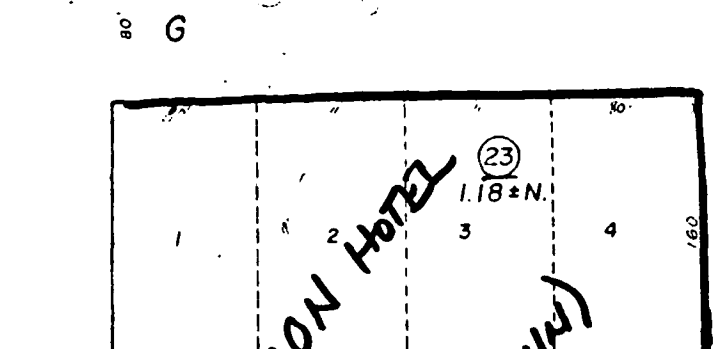
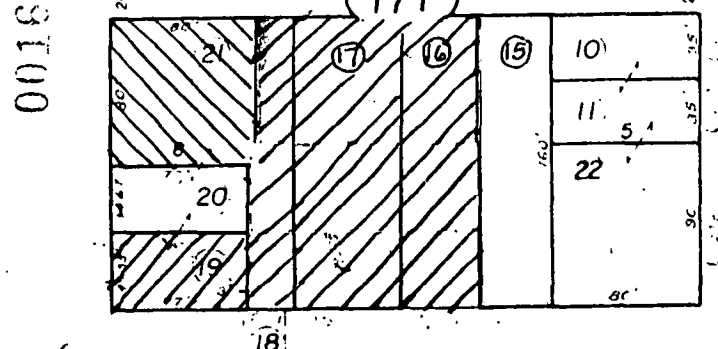
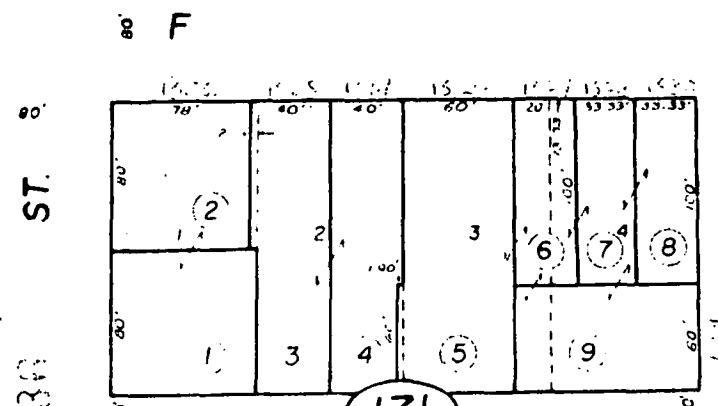
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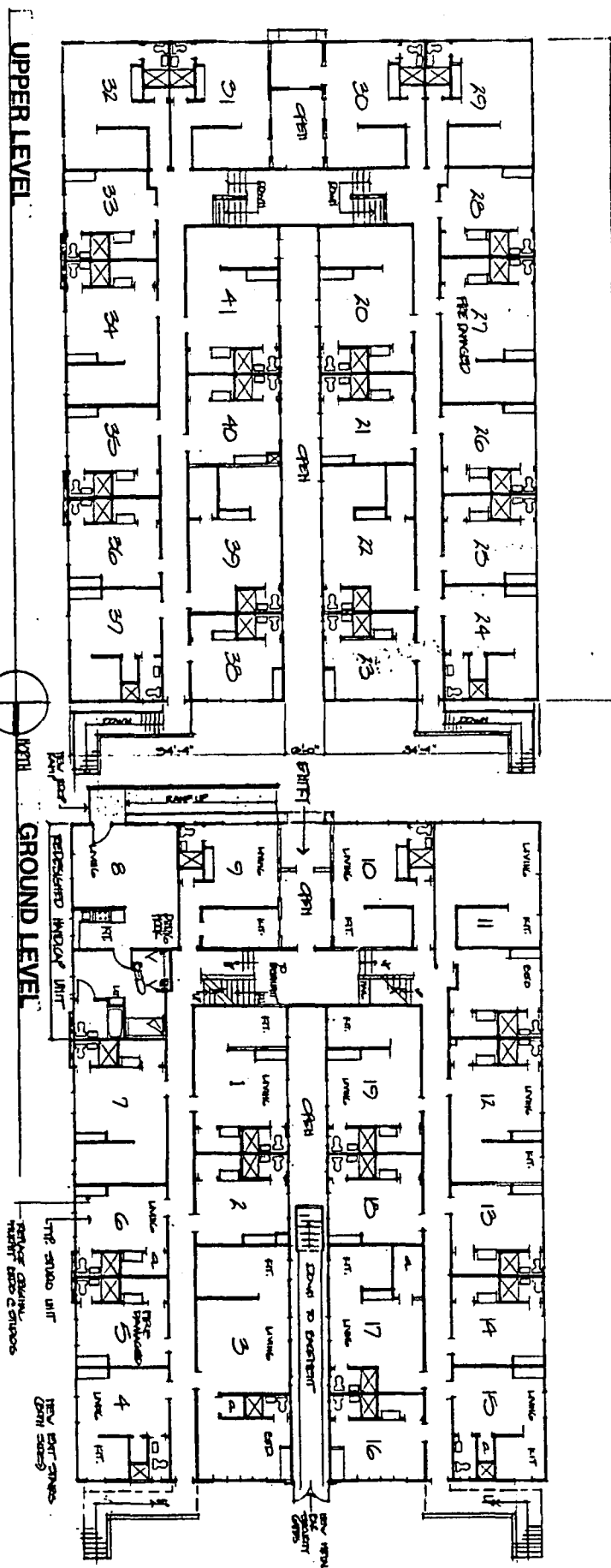
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(FORMER E. MCARDY PREPARING ARTS CENTER)

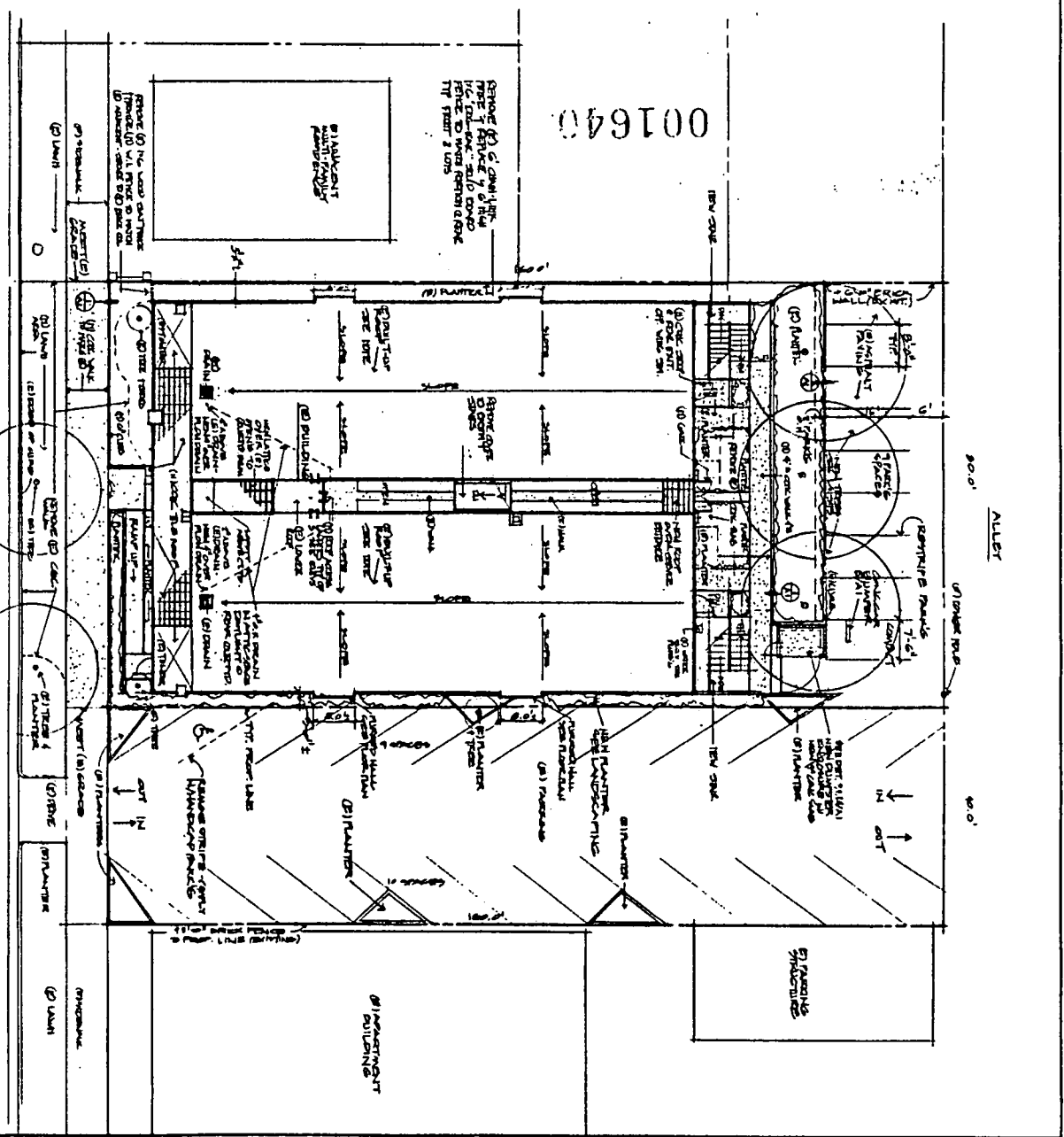
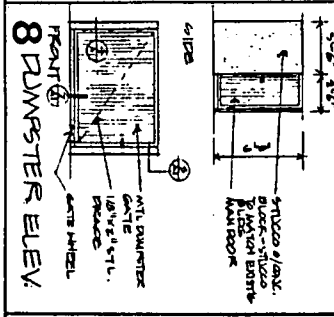
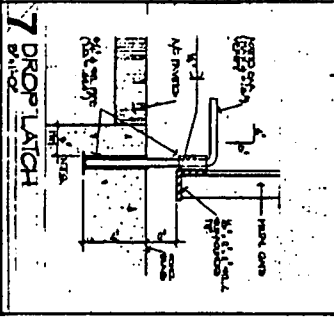
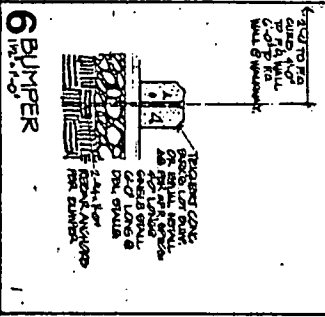
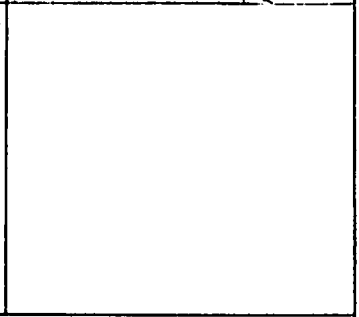
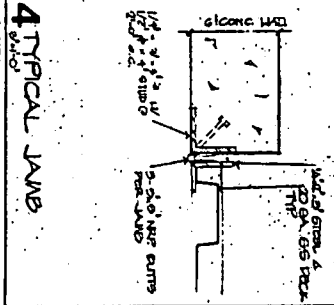
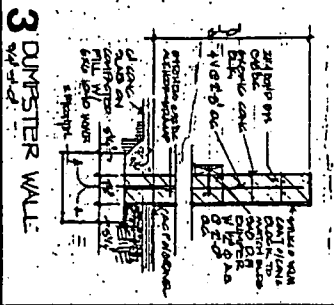
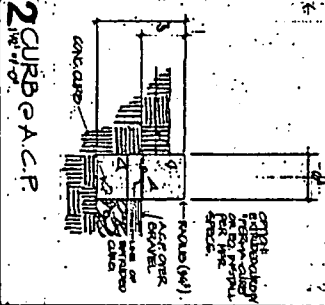
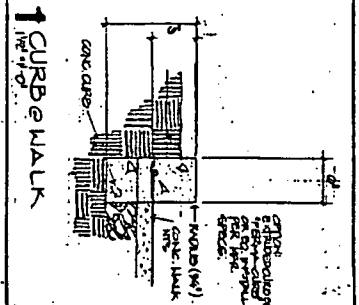


CLARION HOTEL (23)

(MANSION INN) (24)



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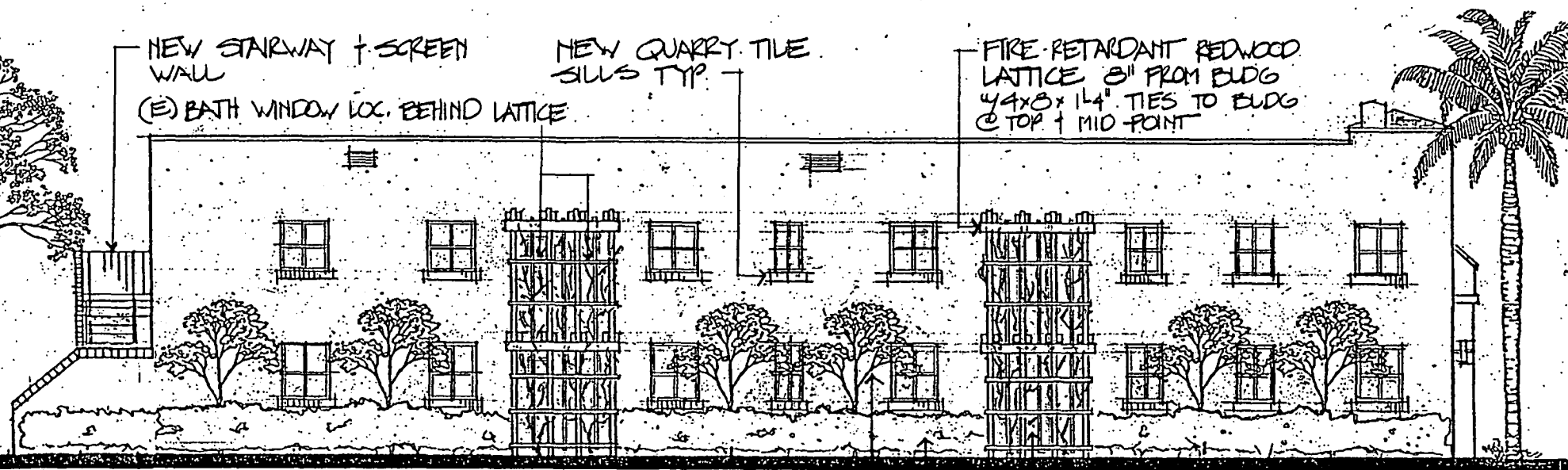


REF NORTH
SITE / ROOF PLAN
1:80
1. REV ONE WAS SPAN SHOWN
1.2 REV LAMPPOST SETS BY A.L.A. RE NEW QUARTER-11/18/83 DESIGN

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4-13-84
8-27-84

1/2
3/4



NEW STAIRWAY + SCREEN WALL
 (E) BATH WINDOW LOC. BEHIND LATTICE

NEW QUARRY TILE
 SILLS TYP.

FIRE-RETARDANT REDWOOD
 LATTICE 3/4" FROM EDG
 4x8x14" TIES TO EDG
 @ TOP + MID POINT

VINES
 CONT. HEDGE
 TALL SHRUBS OR SMALL TREES
 PRUNED HIGH

3 WEST ELEVATION
 1/8" = 1'-0"

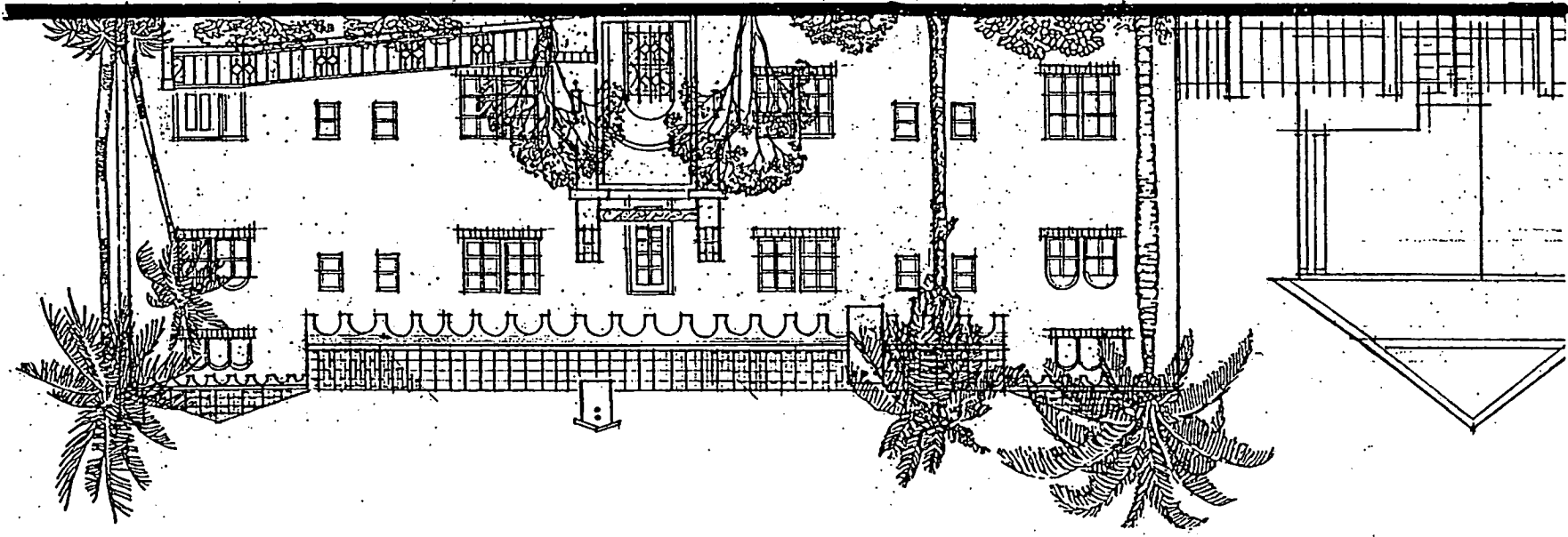
1415 G ST

(EAST ELEV. OPP. HAND)

001641

12 SOUTH ELEVATION
1/8" = 1'-0"

001642



DR 84-170

8-11-8

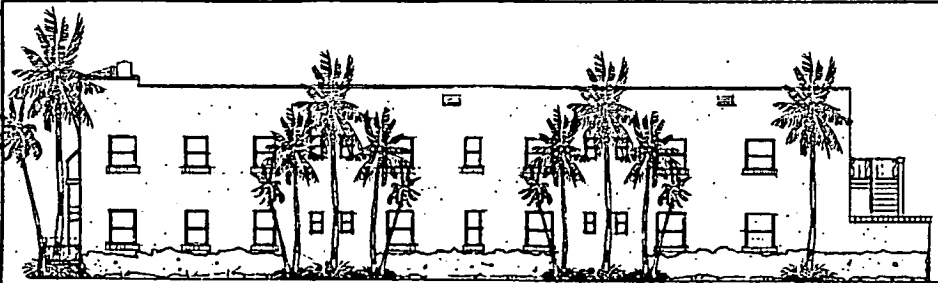
48-27-84

45-14m 87

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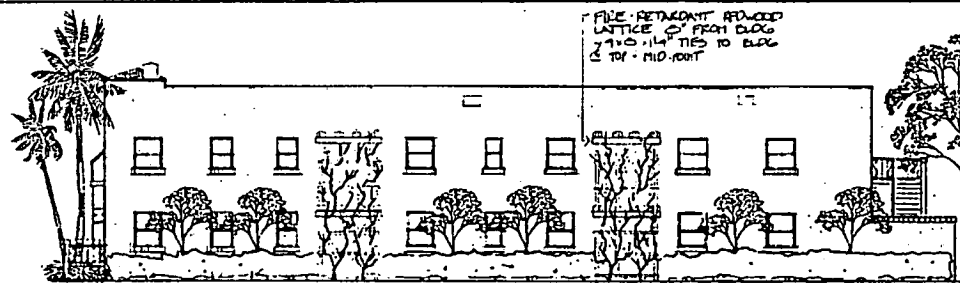
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OPTION 1

3 EAST ELEVATION (WEST OF MID)

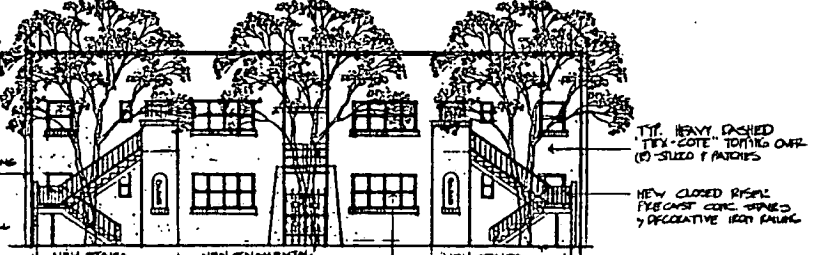
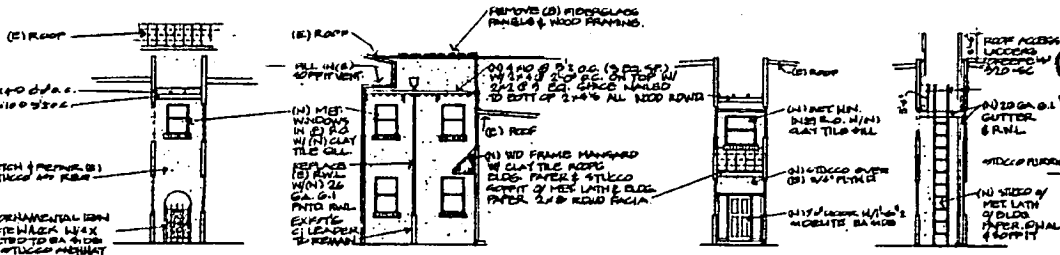


OPTION 2

3 EAST ELEVATION (WEST OF MID)

FILE - RETAINING REDWOOD LANTICNE ON FRONT BLOCK 2' HIGH - 4" TILES TO BLOCK 2 TOP - MID-ROOF

CONTRACTOR
JOHNSON
ARCHITECTS



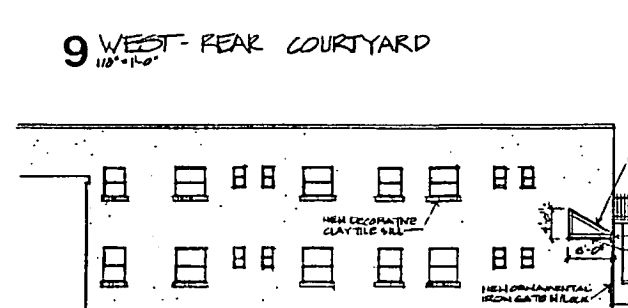
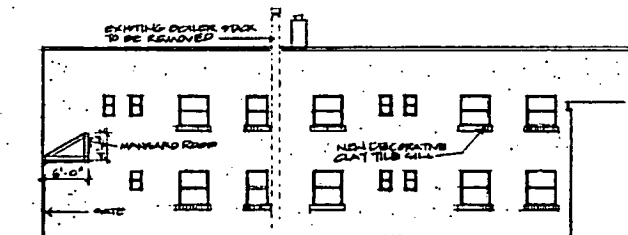
4 INTERIOR COURTYARD NORTH ELEVATION
10'-0" x 10'-0"

5 INTERIOR COURTYARD EAST ELEVATION
10'-0" x 10'-0"

6 INTERIOR COURTYARD SOUTH ELEVATION
10'-0" x 10'-0"

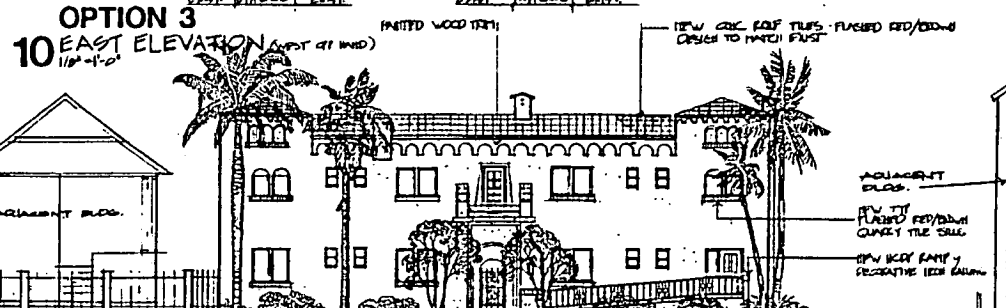
7 REAR COURTYARD NORTH ELEVATION
10'-0" x 10'-0"

8 ALL OPTIONS NORTH ELEVATION
110'-0" x 4'-0"



11 EAST - REAR COURTYARD
110'-0" x 4'-0"

0016339



12 ALL OPTIONS SOUTH ELEVATION
110'-0" x 4'-0"

NOTE: SEE LANDSCAPE SHEETS FOR ACTUAL SIZES & LOCATIONS OF TREES

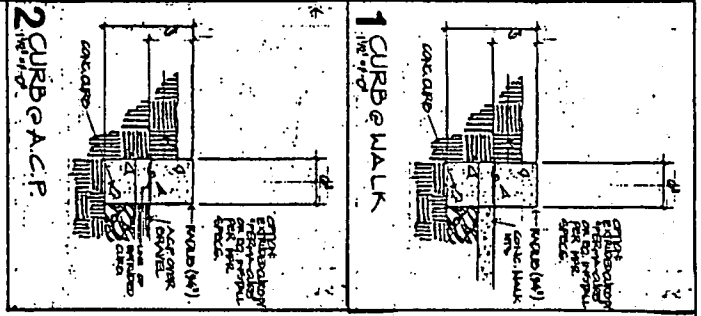
14TH AND 'G' APARTMENT REHAB
1415 'G' STREET, SACRAMENTO, CALIFORNIA
SECURITY PACIFIC BANK, OWNER

REVISIONS
BY
DATE
1
2

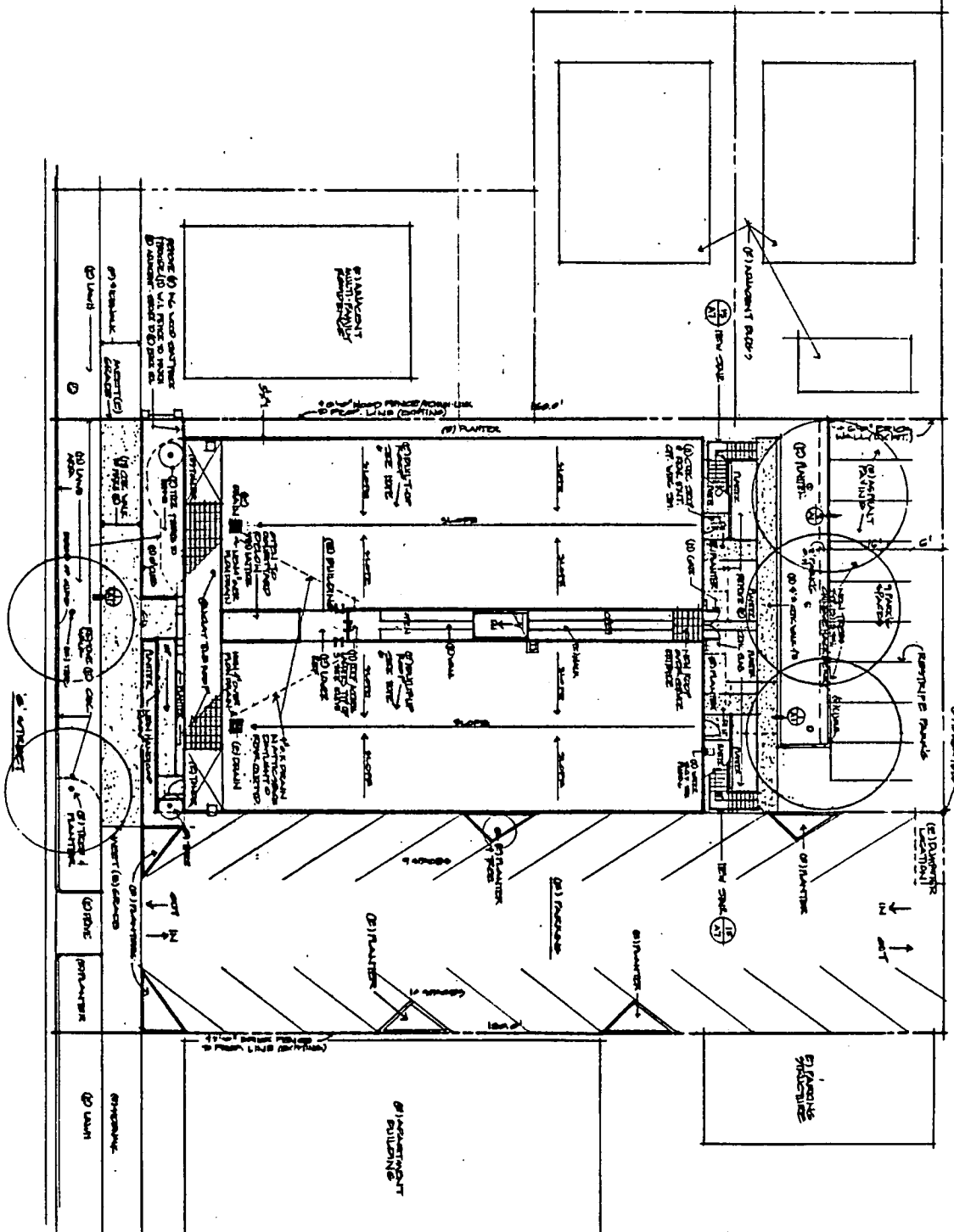
Q-13-84

ITEM NO. 37

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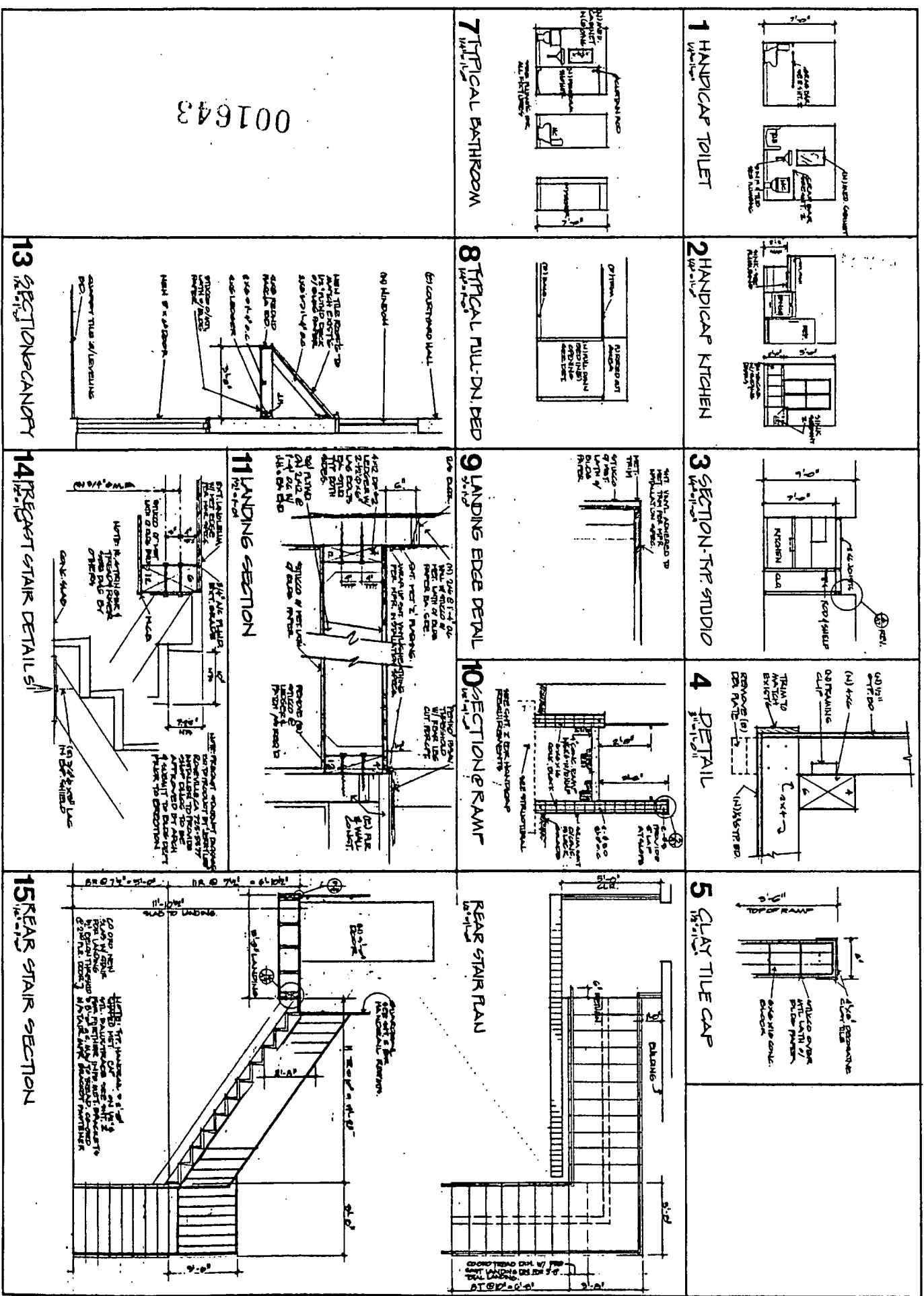


REF: NORTH
SITE / ROOF PLAN
SCALE: 1/8" = 1'-0"
SEE 1 - SEE REAR ELEVATION FOR FURTHER DETAILS.
X - SEE CURB WALL SECTION SHEET.

14TH AND 'G' APARTMENT REHAB
1415 'G' STREET, SACRAMENTO, CALIFORNIA
SECURITY PACIFIC BANK, OWNER

COMSTOCK
JOHNSON
architects

A1

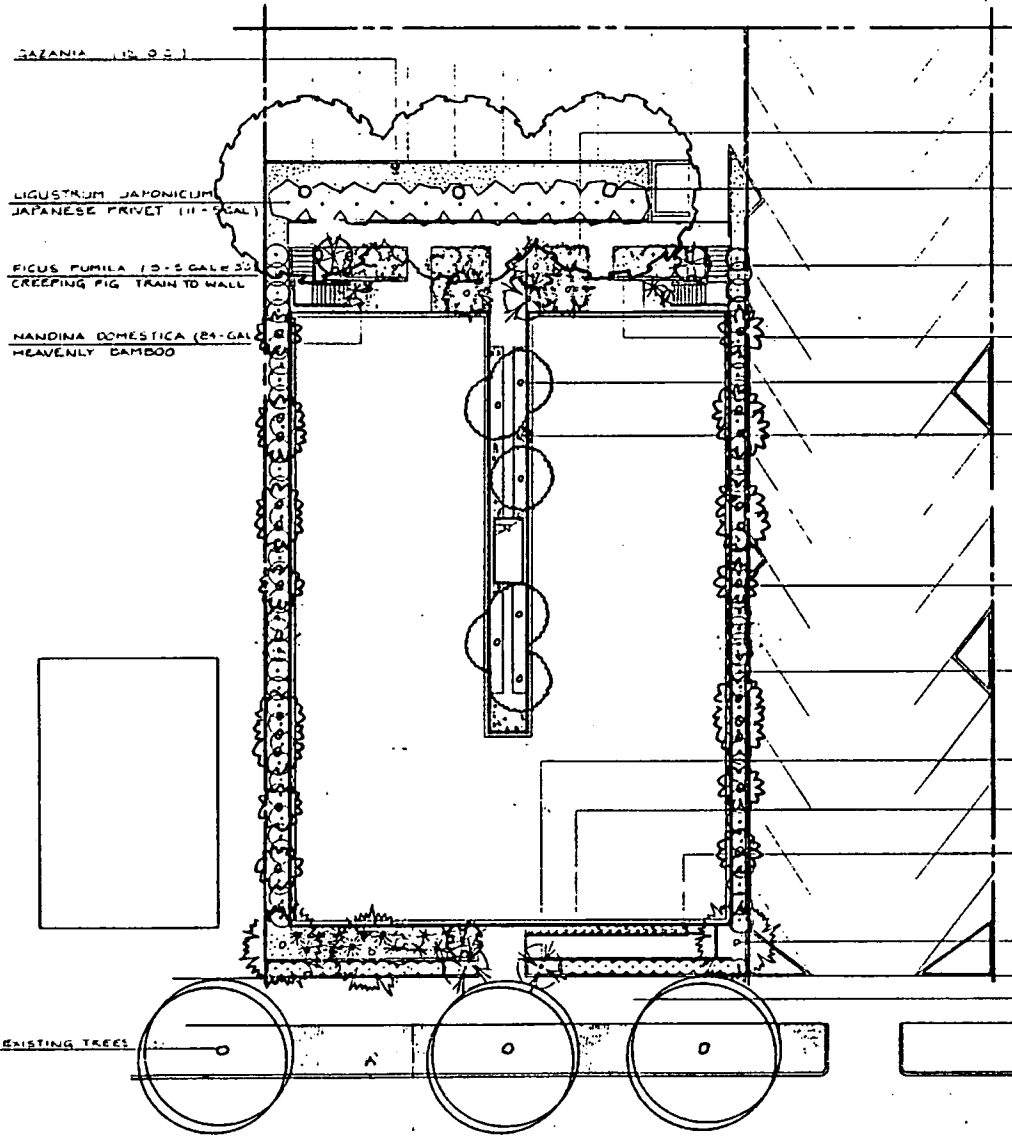


001643

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8-12-84
-27-84

ITEM NO 37-3634



GAZANIA (12' OC)

LIGUSTRUM JAPONICUM
JAPANESE PRIVET (11' GAL)

FIGUS PUMILA 12-5 GAL
CREEPING FIG TRAIN TO WALL

NANDINA DOMESTICA (24' GAL)
HEAVENLY BAMBOO

AZALEA 'Southern Indigo' (red) (10' - 1 GAL)
AZALEA

~~ALNUS INCANA~~
ALDER (12-15 GAL)

PODOCARPUS MACROPHYLLUS (12-15 GAL)

HEDE 'Good' (10' - 1 GAL)
HEDE

BETULA PENDULA (6-12 GAL)
WHITE BIRCH

VINEA MINOR 'Down' (12' OC)

~~TRACHYCARPUS FORTUNEI (12-24' BOX)~~
WINDMILL PALM

DIAPYCNES INDICA (70-80 GAL)
BIRD'S HAWKDOE

LAGERSTROEMIA INDICA (2-12 GAL)
CRAPE MYRTLE (STANDARD)

ACAPANTHUS AFRICANUS (23-1 GAL)
LILY-OF-THE-NILE

PYRACANTHA 'Dwarf' (4-5 GAL)
PYRACANTHA

TRACHYCARPUS FORTUNEI (6-24' BOX)
WINDMILL PALM

HEDE 'Even' (87-1 GAL)
HEDE

EXISTING TREES

NEW TURF

6" STREET

GAZANIA (12' OC)

LANDSCAPE PLAN

OPTION 1



001645

SHADE ANALYSIS	
TOTAL PARKING AREA	= 1000 SF
TOTAL PARKING SHADE REQUIRED	= 800 SF
SHADE PROVIDED	= 662 SF
MAGNOLIA 3' BOX	= 1062 SF

REVISIONS	BY

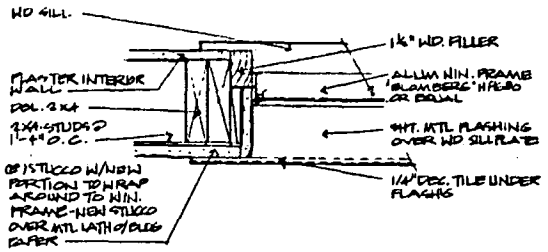
14TH AND 'G' APARTMENT REHAB
 1415 'G' STREET, SACRAMENTO, CALIFORNIA
 SECURITY PACIFIC BANK, OWNER

DATE	BY
8-12-84	
8-27-84	
8-27-84	
8-27-84	

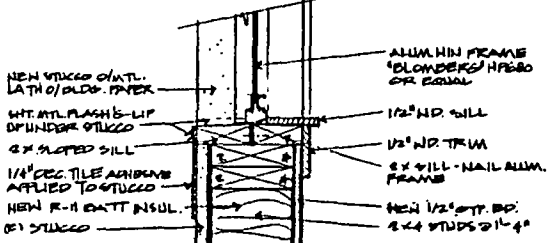
D12 84-170

8-1-84 AUG 15 1984

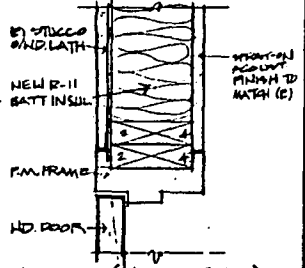
MEM 124-34



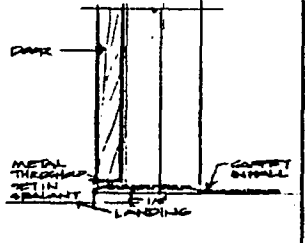
JAMB (HEAD SIM.)



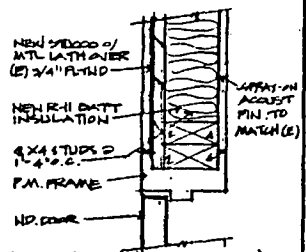
1 SILL (TOP WIN.)



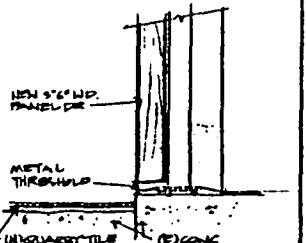
JAMB (HEAD SIM.)



2 SILL (REAR EXIT DR.)

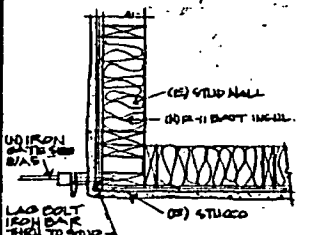


JAMB (HEAD SIM.)

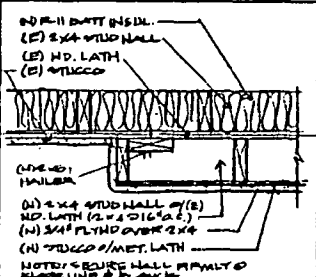


3 SILL (DR. ENTRY)

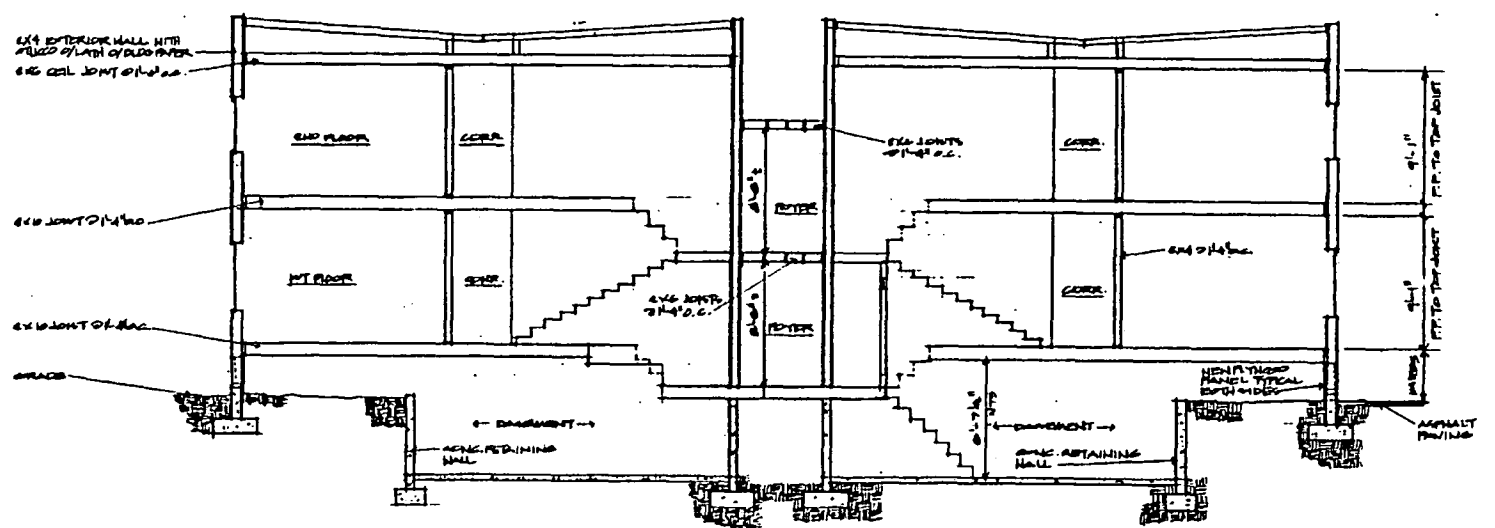
001647



6 GATE DETAIL



7 STUCCO FURRING



8 BUILDING SECTION

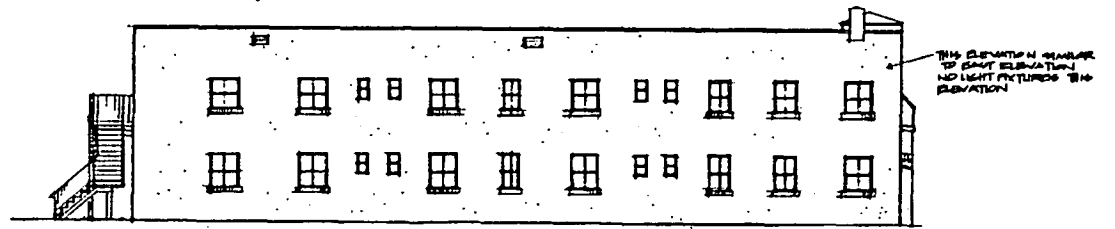
REVISION	BY

COMSTOCK JOHNSTON ARCHITECTS
 1415 'G' STREET, SACRAMENTO, CALIFORNIA
 SECURITY PACIFIC BANK, OWNER

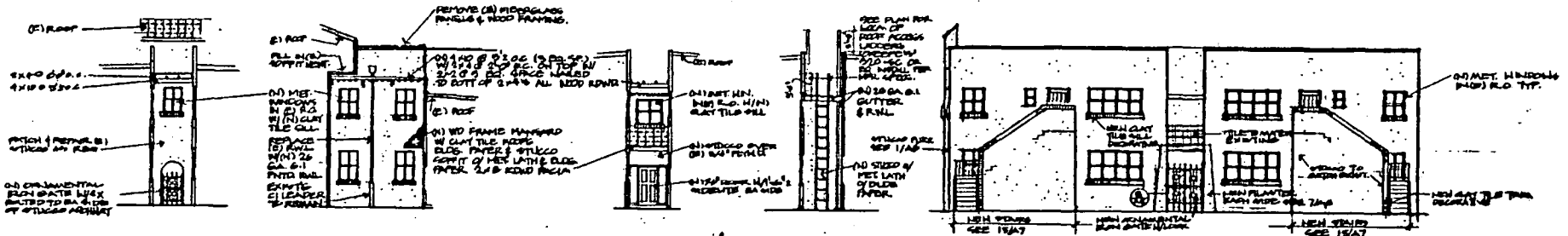
14TH AND 'G' APARTMENT REHAB
 1415 'G' STREET, SACRAMENTO, CALIFORNIA
 SECURITY PACIFIC BANK, OWNER

7/26/84
11/18/84
1/25/85
3/27/85
A6

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P 84-33c



3 WEST ELEVATION
16'-10"



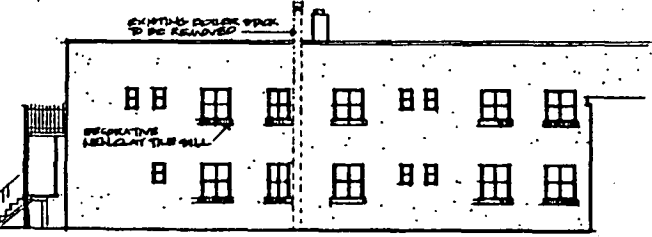
4 INTERIOR COURTYARD SOUTH ELEVATION
16'-10"

5 INTERIOR COURTYARD WEST ELEVATION
16'-10"

6 INTERIOR COURTYARD NORTH ELEVATION
16'-10"

7 REAR COURTYARD SOUTH ELEVATION
16'-10"

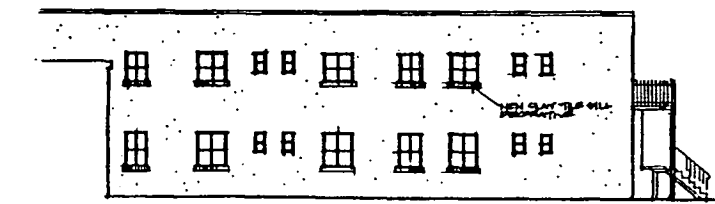
8 NORTH ELEVATION
18'-10"



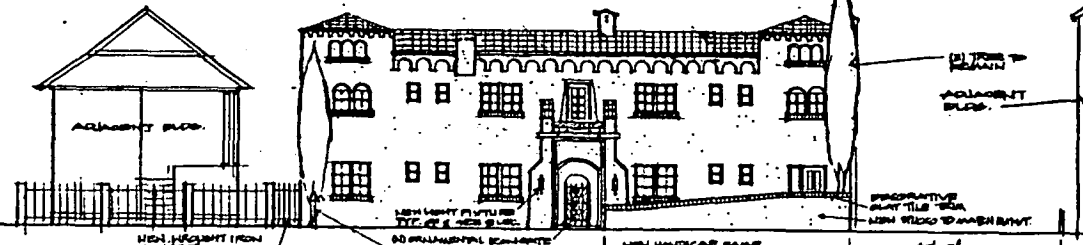
9 EAST-INTERIOR COURTYARD
18'-10"



10 EAST ELEVATION
18'-10"



11 WEST-INTERIOR COURTYARD
18'-10"



12 SOUTH ELEVATION
18'-10"

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8-18-84 AUG 15 1984
9-13-84 9-27-84

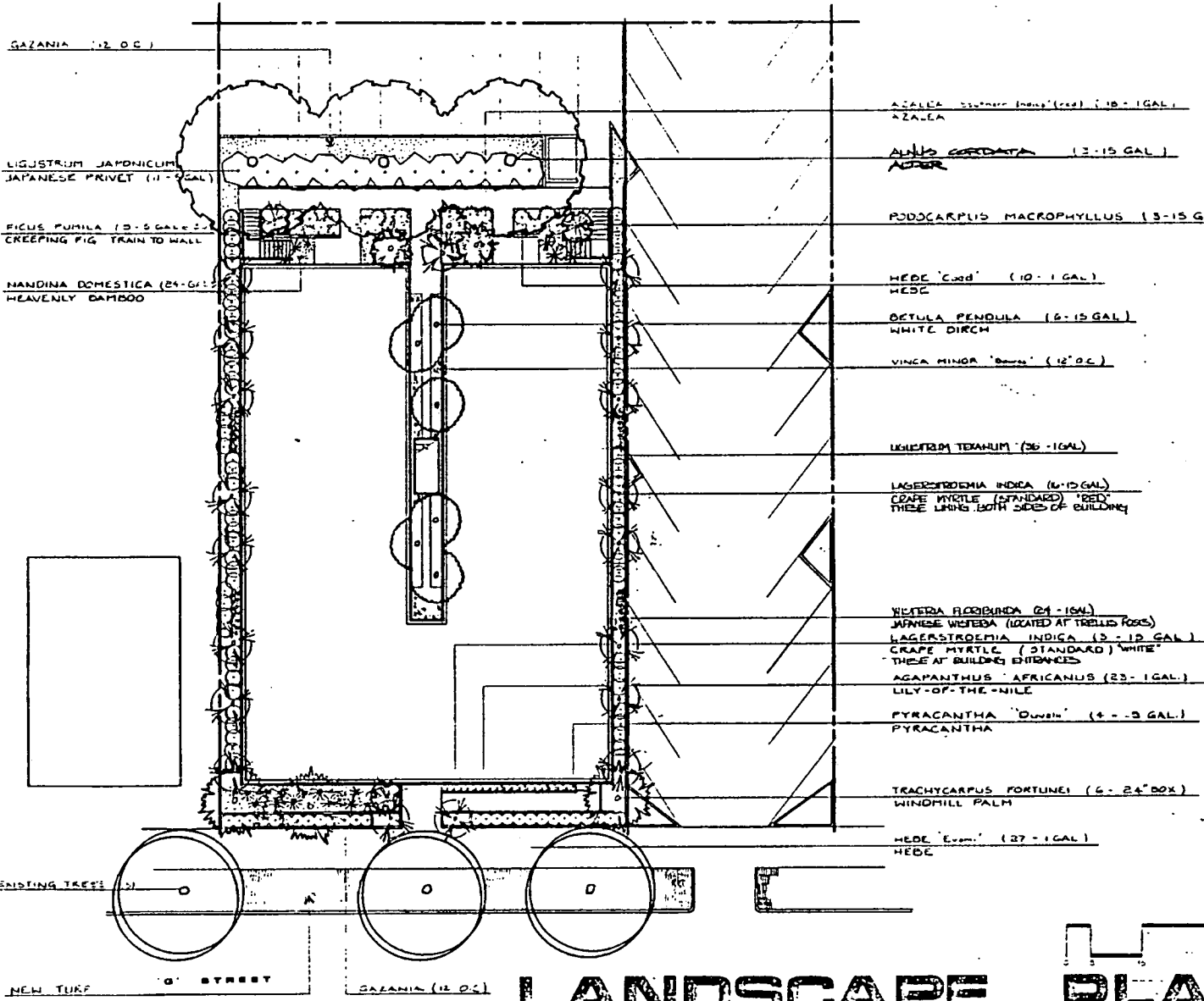
ITEM 17-9-34
ITEM 3-3-36

COMSTOCK JOHNSON architects
14TH AND G' APARTMENT REHAB
1415 'G' STREET, SACRAMENTO, CALIFORNIA
SECURITY PACIFIC BANK, OWNER
The Job
110
111
112
113
114
115
116
117
118
119
120
A5

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9-13-84
9-27-84

ITEM NO 37-3634



GAZANIA (12 OC)

LIGUSTRUM JAPONICUM
JAPANESE PRIVET (11-12 GAL)

FIGUS FUMIDA (15-20 GAL) 2"
CREEPING FIG TRAIN TO WALL

MANDINA DOMESTICA (24-30 GAL)
HEAVENLY BAMBOO

AZALEA 'SUNNYSIDE' (10-12 GAL)
AZALEA

AULIS GORDANA (12-15 GAL)
ACER

PODOCARPUS MACROPHYLLUS (13-15 GAL)

HEDE 'CUBA' (10-12 GAL)
HEDE

BETULA PENDULA (6-15 GAL)
WHITE BIRCH

VINCA MINOR 'BONNA' (12 OC)

LIGUSTRUM TEXANUM (26-10 GAL)

LAGERSTROEMIA INDICA (6-15 GAL)
CAPE MYRTLE (STANDARD) 'RED'
THREE LINING BOTH SIDES OF BUILDING

WESTERIA FLORIBUNDA (24-16 GAL)
JAPANESE WISTERIA (LOCATED AT TRELLIS ROSES)

LAGERSTROEMIA INDICA (3-12 GAL)
CAPE MYRTLE (STANDARD) 'WHITE'
THREE AT BUILDING ENTRANCES

AGAPANTHUS 'AFRICANUS' (23-1 GAL)
LILY-OF-THE-NILE

PYRACANTHA 'DWARF' (4-8 GAL)
PYRACANTHA

TRACHYCARPUS FORTUNEI (6-24" BOX)
WINDMILL PALM

HEDE 'EVAN' (27-1 GAL)
HEDE

EXISTING TREES (2)

NEW TURF 8' STREET

GAZANIA (12 OC)

LANDSCAPE PLAN

OPTION 2

001644

SHADE ANALYSIS	
TOTAL PARKING AREA	= 1600 SF
TOTAL PARKING SHADE REQUIRED	= 600 SF
SHADE PROVIDED	= 642 SF
MAGNOLIA 3' DIA	= 1062 SF



SCALE: 1" = 10'

REVISIONS	BY
001	APP



14TH AND 'G' APARTMENT REHAB
 1418 'G' STREET, SACRAMENTO, CALIFORNIA
 SECURITY PACIFIC BANK, OWNER
OPTION 2

DATE	8-11-84
BY	APP
CHECKED	APP
SCALE	1" = 10'
PROJECT NO.	84057

September 6, 1984

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Appeal of Design Review Board Denial of Rehabilitation
Plans for Apartments at 1415 G Street (DR 84-170)

On August 1, 1984, the Design Review Board considered the applicants initial submittal of plans for the rehabilitation of a vacant 41-unit apartment building. The project was approved in concept, subject to numerous changes to be brought back to the Board for final review.

On August 15, the Board reviewed revised plans, among which were 3 color schemes provided on the front elevation and a modified east and west side elevations.

Following a discussion of the revisions, a motion was made to approve the project with the following conditions:

1. Detailed landscape and irrigation plans shall be submitted for review and approval of the Board.
2. Fencing along the west property line shall be stucco over concrete block.
3. New stucco areas on building shall match existing stucco texture.
4. Three alternative color schemes shall be submitted for review and approval of the Board and shall include a darker off-white.
5. All new windows shall match the existing style and pattern.
6. Alternative decorative tile designs shall be submitted for review and approval of the Board.
7. The mechanical equipment shall be screened to the satisfaction of the Board.
8. Redesign the elements of the east and west elevation to break up the mass of the wall, to the satisfaction of the Board.
9. Redesign the back stairs for review and approval of the Board. Either an open or closed design may be used.
10. Either a lift shall be provided for handicapped access or the handicapped ramp shall be relocated to the rear. Alternative elevations shall be submitted for review and approval by the Board.

001628

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~~September 13, 1984~~
~~September 27, 1984~~

10-11-84

Item No. ~~37~~
36-34

The applicant was not agreeable to these conditions. There was then a motion to continue the hearing to the September 5, 1984 meeting. The applicant was unwilling to have a continuance and requested that the Board deny his project in order that he could appeal it to the Commission.

APPLICANTS GROUNDS FOR APPEAL: Excessive additional construction required for a basic "Paint & Repair" project. Insistence by the Board for a handicap lift vs. ramp in a high vandalism area. Inability of Board to agree upon a landscaping and painting scheme (3 proposed). Requirement for masonry wall on west side in lieu of staff approved 6' wood fence.

PROJECT EVALUATION: Staff has the following comment regarding the proposed project:

1. Relocation of the handicap unit and ramp to the rear of the building as opposed to a lift at the front of the building would be preferable to staff. Improved aesthetic for the front elevation, consistent with the Board's desire, and proximity of handicapped access to the building with the location of on-site parking would also be achieved. The ground level entry on "G" Street" must be made handicap accessible back to the handicap unit.
2. Staff differs from the Board on the design of the east elevation. Option 3 of the applicants most recently revised plans is staff's preference. This option retains the false chimneys originally proposed by the applicant and considered by the Board on August 1st, 1984.

The false chimneys as opposed to a lattice would provide a more integrated design.

3. After testimony from adjacent property owner staff now agrees with the Board on the desirability of a stuccoed wall instead of a wood fence on the west property line. A stucco wall would also complement the building.
4. Staff would not object to the Board's preferences relative to other aspects of the project.

STAFF RECOMMENDATION: Staff recommends the following action by the Commission:

1. Approve the appeal of the denial;
2. Approve submitted plans, including Option 3 for the side elevations. Recommend Option 3 of the landscape plans to the Design Review/Preservation Board.

Approval is subject to conditions and based on the findings of fact that follow:

001629

FINDINGS OF FACT:

1. Approval of the appeal of denial will allow the applicant to proceed with city review of a project which will upgrade a vacant building.
2. The conditions of approval of the appeal of denial are in keeping with sound planning principles and Design Guidelines.
3. The conditions of approval require the applicant to have Board review and approval on those design aspects best reviewed by the Design Review Preservation Board.

CONDITIONS:

1. The trash enclosure shall be constructed of stuccoed 6 foot masonry walls and a metal gate.
2. The wheel stop for the compact space shall be no further than 2 feet from the head of the stall.
3. Fencing along the west property line shall be stucco over concrete block.
4. New stucco areas on building shall match existing stucco texture.
5. Three alternative color schemes shall be submitted for review and approval of the Board and shall include a darker off-white.
6. All new windows shall match the existing style and pattern.
7. Alternative decorative tile designs shall be submitted for review and approval of the Board.
8. The mechanical equipment shall be screened to the satisfaction of the Board.
9. Redesign the back stairs for review and approval of the Board. Either an open or closed design may be used.
10. The handicapped unit and ramp shall be moved to the rear handicapped access from "G" Street shall also also be provided back to the handicapped unit. The revised front and rear elevation shall be submitted for review and approval by the Board.

Respectfully submitted,



for Richard B. Hastings
Design Review/Preservation Director

001630

RL:ag

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY ~~PLANNING COMMISSION~~ DR/PB

DATE: August 23, 1984

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
~~DR/PB~~
~~Planning Commission~~ of 8-15-84 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application REHAB OF EXISTING STRUCTURE

was: Granted Denied by the ~~Commission~~ BOARD

GROUNDS FOR APPEAL: (Explain in detail)

Excessive additional construction required for a basic "Paint & Repair"
project. Insistance by the board for a handicap lift vs ramp in a high
vandalism area. Inability of board to agree upon a landscaping and
painting scheme (3 proposed). Requirement for masonry wall on west side in
lieu of staff approved 6' wood fence.

PROPERTY LOCATION: 1415 "G" Street

PROPERTY DESCRIPTION: Vacant, 41-unit apartment building 2 story.

ASSESSOR'S PARCEL NO. 002 - 165 - 24 001631

PROPERTY OWNER: Security Pacific National Bank

ADDRESS: P. O. Box 7636 Suite 5-105, San Francisco, CA 94120

APPLICANT: Comstock Johnson Architects,

ADDRESS: 3417 - B Arden Way, Sacramento, CA 95825 488-3464

APPELLANT: (Signature) (Duane M. Johnson)
(SIGNATURE) PRINT NAME

ADDRESS: _____

FILING FEE: \$85.00

by Applicant: ~~\$100.00~~ RECEIPT NO. 4400

by 3rd party: 60.00

FORWARDED TO ~~CITY CLERK~~ ON DATE OF: 8/23/84 rc

~~PLANNING DIVISION~~

DR/PB
84-170

5/82

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PLANNING DIVISION
AUG 23 1984
RECEIVED

DISTRIBUTE TO -
(4 COPIES REQUIRED):

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SG - (Original)

September 27, 1984

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10-11-84

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