

City Planning Commission
Sacramento, California

Members in Session:

Subject: Appeal of the Design Review Board's conditions on the approval for a new office warehouse project at 3204 Broadway (DR86-216)

BACKGROUND INFORMATION: The Board approved the project with amended conditions on December 3, 1986. Prior to the Board hearing, a meeting had been held between the applicant, the Redevelopment Agency, Councilman Serna, and Planning staff. At that meeting it was understood by Planning staff that conditions one through six on the attached staff report were agreed to. Those conditions pertained to painting of a horizontal band on the side elevations; the provision for a uniform parapet height on all elevations; the Housing and Redevelopment Agency staff was to look into the possibility of finding additional funding sources to pay for the added cost of raising the parapet height; trash storage was to be provided within the building; the conditions which were not in conflict from the previous staff report were to be retained, those conditions which were in conflict with the revised staff recommended conditions were to be deleted.

On December 3, the Board in reviewing the project added three new conditions over those in the original staff report. The added conditions were; that all smooth block surfaces and stucco was to be painted; that final landscaping and irrigation plans for front and rear area were to be reviewed and approved by staff, and that the applicant is to provide a trash enclosure in the rear behind the building, design is to be reviewed and approved by staff.

The Board in discussing the project felt that although the present applicant may intend to keep their trash within the building this could not be guaranteed once the building was sold at a future date. Therefore, the Board felt that the condition requiring an exterior trash storage area was a needed provision. The applicant feels that the cost of this additional construction requirement is more than they feel is necessary.

Staff feels that the staff conditions placed on the project are not onerous and that in order to upgrade Broadway it is important to maintain a consistent and higher quality construction and design style within the Oak Park Design Review District. These conditions would be in keeping with the Redevelopment Agency's continuing expenditure of funds on new and rehabilitated structures as well as street scape repair and landscaping. Staff is not requiring more of this applicant than that which would be required on any other project reviewed in the City.

STAFF RECOMMENDATIONS: Staff recommends that the Commission approve the appeal based on the following conditions:

1. All conditions of the approved staff report dated December 3, 1986, are to be retained except condition number nine which requires a trash enclosure to be built behind the rear of the building.
2. A designated trash storage area will be shown on the plans. This storage area will be placed within the building and will be set aside for trash storage and no other use will be placed in the designated area.

3. The Commission action will be noted on the approved building permit that no exterior trash storage is to be allowed on this site. Should exterior trash storage be found to exist at a future date, the site will be red tagged as being in violation of Planning Commission action.

Approval of the appeal is based on the following Findings of Fact:

1. The conditions as applied to the project will benefit the redevelopment area.
2. The project when completed will be equal to or better to existing buildings in the area.
3. The conditions as applied do not present a hardship to the applicant.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RH:tc

Enclosure

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

DATE: _____

TO THE PLANNING DIRECTOR: -

I do hereby make application to appeal the decision of the City DESIGN
REVIEW/PRESERVATION BOARD of _____ when:
(DATE)

_____ Structure Review _____ Building Move
_____ Sign Review _____ Other _____
Conditions for new building

was: Granted _____ Denied by the Board

GROUNDS FOR APPEAL: Changing of the height of Parapet wall too high, construction of
trash bin outside building and split face block to brick.

PROPERTY LOCATION: 3204 Broadway, Sacramento, CA

ASSESSORS PARCEL NO.: 010-0308-002-0000

PROPERTY OWNER: George Kriegal

ADDRESS: 4125 53rd, Sacramento, CA 95820

APPLICANT: R.J. Teeple, Jr., R.J. Teeple III, and Steven D. Teeple

ADDRESS: 7831 Clifton Road, Sacramento, CA 95826

APPELANT: R.J. Teeple, Jr. _____
(signature)

ADDRESS: 7831 Clifton Road, Sacramento, CA 95826

PHONE NUMBER: (916) 454-4268

FILING FEES: By Applicant - Paid \$150.00 Receipt No. 30634
(check one) _____ By 3rd Party - Paid \$ _____

FORWARDED TO PLANNING DIRECTOR ON DATE OF: December 10, 1986

DR/PB # 86-216

(5 COPIES REQUIRED)
Distribute To: MVD
AG
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RH
SG (orig.)

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DR86-216

January 8, 1987
1-22-87

Item 32
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APPROVED WITH AMENDED CONDITIONS

Design Review/Preservation Board
Sacramento, California

Members in Sessions:

SUBJECT: 3204 Broadway, office/warehouse project revision from Board approved plans. (DR86-216)

BACKGROUND: The Board approved the project with conditions on November 5, 1986. The project is to be funded by the Sacramento Housing and Redevelopment Agency. A meeting of SHRA staff, the owner, Mr. Teeple, Councilman Serna and Planning Staff was held to work out the process of funding, Design Review and Permit Issuance. The concerns of Councilman Serna were as follows:

1. The project should be taken back to the Board;
2. The Board should be requested to delete the condition requiring a horizontal band of split-face concrete block on each side elevation. It was felt that the cost of split-face concrete block was not worth the possible short term visibility to the public.
3. The SHRA is to look into additional funding sources to pay for the added parapet height.
4. The Board should delete the condition requiring a trash enclosure at the rear of the building. It was felt that the owners trash could be easily handled within the building.

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

1. A painted horizontal band equal to the width of the split-face concrete block band found on the front elevation be provided on the two side walls. The color to be reviewed and approved by staff;
2. The building to have a uniform parapet height. The height to be sufficient to hide any HVAC equipment from street view. Height to be based on the average height of equipment required to heat/cool an office area equal to that proposed within this project;
3. Trash storage to be provided within the building;
4. Conditions number 2 may be appealed to the Planning Commission as a request for a variance to eliminate the required six foot masonry block wall. If the variance is approved, then the owner of the project will provide a six foot cyclone fence with vertical wood lath;
5. The following conditions of the attached report will be retained: 1,5,6,7,10 and 11;
6. The following conditions of the attached report are to be deleted: 2, 3, 4, 8 and 9/.

see conditions 7,8 and 9 on following page.

DESIGN REVIEW & PRESERVATION BOARD
1231 "I" Street Suite 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Redevelopment Agency, 630 I Street, Sacramento, CA 95814		
OWNER	Bob Teeple, 7831 Clifton Road, Sacramento, CA 95826		
PLANS BY	Bud Goldberg, 8920 Sunset Avenue, Fair Oaks, CA		
FILING DATE	-		
NEGATIVE DEC.	N/A	FIR	N/A
ASSESSOR'S PCL. NO.	010-308-02		REPORT BY: RH:ds

Approved with Added Conditions

LOCATION: 3204 Broadway

PROPOSAL: The applicant proposes construction of a single story commercial structure on the subject site.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Church and Parking; R-2A
South: Residential; R-2B
East: Commercial; C-2
West: Commercial and Residential; C-2

Parking Required: Three Spaces
Parking Provided: Three Spaces
Parking Ratio: 1 - 400 for office use; 1 per 1,000 for warehouse use
Property Dimensions: Varied
Square Footage of Building: 1,976 for warehouse; 597 for office
Height of Building: One story - 19 feet to parapet
Exterior Building Colors: Brown
Exterior Building Materials: Concrete Block, Glass

BACKGROUND INFORMATION: The application is a proposal to construct a combination warehouse and office use building on a vacant parcel in the Oak Park Redevelopment Area. The parcel fronts onto Broadway and runs to an alley in the rear. The project is being funded by the Sacramento Housing and Redevelopment Agency.

PROJECT EVALUATION:

1. The design of the facade which will face Broadway will upgrade the existing architectural character of the block face.
2. Planters are proposed to extend from the facade of the building two feet into the public right of way. This area along Broadway is currently under reconstruction to provide new sidewalks and landscaping. It is possible that the two foot width of the planter may extend too far into the public walkway and would reduce the width of the sidewalk in areas down to three feet in width. The applicant will need to coordinate the placement of a planter with the City's Public Works Department in order to allow the proposed planting area to conform with the redevelopment of the Broadway Street and sidewalk area.

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Approval is based on the following Findings of Fact:

1. The revised conditions will allow the project to continue to fruition;
2. The project will be equal to or better than existing buildings in the area.

Respectfully submitted,

R. HASTINGS

Richard B. Hastings,
Design Review/Preservation Board Director

RBH:vf

7. All smooth block and stucco to be painted.
8. Final landscaping and irrigation plans for front and rear to be reviewed and approved by staff.
9. The applicant is to provide a trash enclosure in the rear behind the building, design to be reviewed and approved by staff.

3. Two existing residential structures are located behind the two story commercial/residential building facing Broadway to the west of the subject site. The residential structures front onto 32nd Street. The area of the parking lot from the rear of the building to the alley on the west side of the subject site will need to have a six-foot concrete block wall to meet City Zoning Ordinance requirements.
4. Because the side elevations of the new construction on both the west and east side will be visible; the staff suggest that a horizontal band of split-faced concrete block matching that used on the front of the proposed structure be carried along the side elevations in order to give visual relief to these elevations. This is particularly important on the elevation facing toward the west which backs up to the rear of two residential units. The elevation facing towards the east will presently have a vacant parcel between it and the next structure further to the east on Broadway.
5. The facade of the building is proposed to have a low parapet. Staff is concerned that should any AC equipment be placed on the roof of the structure, it would be visible from the street. The project should have the parapet of the facade raised a sufficient amount to shield any AC equipment from view.
6. The applicant proposes to use graylight glass in the store front portion of the elevation. Staff feels it would be more appropriate to use clear glass unless the graylight is needed for energy conservation. The recommendation for clear glass is so that there will be more of a feeling of eyes on the street between the sidewalk area and the interior of the building.

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

1. The applicant shall coordinate the location of a planter with the appropriate City departments.
2. The applicant shall provide a six-foot high masonry block wall along the western side of the property running from the rear of the building to the alley.
3. The applicant shall continue a horizontal band of split-faced concrete block to match that found on the front elevation around both side elevations of the proposed structure.
4. ~~The applicant shall raise the parapet of the front elevation a sufficient amount to hide any AC units placed on the roof.~~
5. The applicant shall provide clear glass in the store front section of the front elevation.
6. The applicant shall provide watering systems to both planter boxes if those boxes are provided on the front elevation.
7. The applicant shall provide a hose bib at some location at the front elevation of the building.
8. The parapet is to have a uniform height around the entire building. The height is to be a minimum 40" above the roof at the front elevation.

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Continued on page 3.

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Approval is based on the following findings of fact:

1. The proposal will upgrade the architectural character of the area.
2. The development is in keeping with the Redevelopment Agency Guidelines and with the City's Zoning Ordinance.
3. The development with those conditions recommended by staff will allow the building to blend into the neighborhood when adjacent to residential use.

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.

9. *The applicant is to provide a trash enclosure in the rear behind the building, design to be reviewed and approved by staff.*
10. *The wood trellis at the front elevation is to have a 6" minimum thickness of wood and no plywood is to be used.*
11. *Building colors and signage to be reviewed and approved by staff.*

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