



# REPORT TO DESIGN COMMISSION City of Sacramento

# 6

915 I Street, Sacramento, CA 95814-2671

INFORMATIONAL  
November 19, 2007

To: Members of the Design Commission

**Subject: Monthly Design Review Activity Report (M07-016)**

Design Review Staff to provide Design Commission with the Monthly Design Review Activity Report.

**Location/Council District:** Citywide

**Contact:** Luis R. Sanchez, AIA, Senior Architect, 808-5957

**Summary:** Per the ongoing request for Design Review Activities staff has provided an updated Design Review Activity Report from October 10, 2007 thru November 19, 2007 as an attached document for your review. Future Design Review Activity Reports will cover all Design Review activities that have occurred since the prior Design Commission meeting.

Respectfully submitted by:

LUIS R. SANCHEZ, AIA  
Senior Architect

Attachments:

Attachment 1

Monthly Design Review Activity Report (October 10, 2007 – November 19, 2007)

**Design Review Project List  
10/10 thru 11/19**

| <b>ALHAMBRA CORRIDOR SPD</b> |             |                               |                   |                                   |   |                         |
|------------------------------|-------------|-------------------------------|-------------------|-----------------------------------|---|-------------------------|
| <b>STATUS</b>                | <b>DR #</b> | <b>LEVEL OF DESIGN REVIEW</b> | <b>ADDRESS</b>    | <b>PLANNER</b>                    | <b>DESCRIPTION</b>  | <b>DATE OF APPROVAL</b> |
| <b>IN PROGRESS</b>           |             |                               |                   |                                   |   |                         |
|                              | DR07-0311   | Staff                         | 3168 Carly Way    | Raymond Costantino (916) 808-8826 | Enclose existing covered porch on existing SFR                              |                         |
|                              | DR06-313    | Design Director               | 3030 T Street     | Matthew Sites (916) 808-7646      | Development on infill site, providing 15 urban residential units.           |                         |
| <b>APPROVED</b>              |             |                               |                   |                                   |   |                         |
|                              | DR07-0284   | Staff                         | 3265 D Street     | Raymond Costantino (916) 808-8826 | Rehab of SFR  | 09/14/2007              |
|                              | DR07-0250   | Staff                         | 1114 33rd Street  | Blake Roberts (916) 808-5881      | Rear addition to SFR  | 09/20/2007              |
|                              | DR07-0285   | Staff                         | 3200 D Street     | Blake Roberts (916) 808-5881      | Replace siding, legalize window replacement, deck addition                  | 09/21/2007              |
|                              | DR07-0171   | Staff                         | 1111 33rd Street  | Leslie Gross (916) 808-5884       | Second floor addition to one story SFR                                      | 09/28/2007              |
|                              | DR07-0188   | Design Commission             | 2600 Capital Ave. | Matthew Sites (916) 808-7646      | New 4 story commercial bldg.  | 09/27/2007              |
|                              | DR07-0307   | Staff                         | 2631 H Street     | Blake Roberts (916) 808-5881      | Replace exterior door and wall, and remove existing windows in laundry room | 10/16/2007              |
|                              | DR07-0314   | Staff                         | 520 27th Street   | Blake Roberts (916) 808-5881      | New side yard addition to existing SFR                                      | 10/11/2007              |
|                              | DR07-0329   | Staff                         | 3022 D Street     | Blake Roberts (916) 808-5881      | Addition to existing SFR  | 10/29/2007              |
| <b>WAITING</b>               |             |                               |                   |                                   |   |                         |
|                              | DR07-0161   | Staff                         | 1217 20th St.     | Leslie Gross (916) 808-5883       | Rehab front yard existing SFR, and convert basement living space.           |                         |
|                              | DR07-0253   | Staff                         | 730 23rd St.      | Matthew Sites (916) 808-7646      | Rehab of existing commercial bldg.  |                         |



**Design Review Project List  
10/10 thru 11/19**

|  |                                |                               |                  |                                   |  |                         |
|--|--------------------------------|-------------------------------|------------------|-----------------------------------|--|-------------------------|
|  | DR05-003                       | Design Commission             | 408 J Street     | Luis Sanchez (916) 808-5957       | Redevelopment and refurbishing of existing Westfield Shopping town Downtown Plaza    |                         |
|  | DR07-0009                      | Design Commission             | 831 L St.        | Matthew Sites (916) 808-7646      | Bldg. to be replaced my 13-story mixed use bldg.                                     |                         |
| <b>APPROVED</b>                            |                                |                               |                  |                                   |  |                         |
|  | DR07-0193                      | Staff                         | 729 L St.        | Matthew Sites (916) 808-7646      | Rehab of existing commercial bldg.   | 11/01/2007              |
| <b>WAITING</b>                             |                                |                               |                  |                                   |  |                         |
|  | DR04-324                       | Design Commission             | 1215 J St.       | Luis Sanchez (916) 808-5957       | Capitol Grand Tower. Demo existing building and construct a 56 story mixed-use bldg. |                         |
|  | DR07-0019                      | Staff                         | 300 Capitol Mall | Raymond Costantino (916) 808-8826 | Exterior Renovation  |                         |
| <b>CENTRAL CITY DESIGN REVIEW DISTRICT</b> |                                |                               |                  |                                   |  |                         |
|  | <b>DR #</b>                    | <b>LEVEL OF DESIGN REVIEW</b> | <b>ADDRESS</b>   | <b>PLANNER</b>                    | <b>DESCRIPTION</b>   | <b>DATE OF APPROVAL</b> |
| <b>IN PROGRESS</b>                         |                                |                               |                  |                                   |  |                         |
|  | DR05-300                       | Design Commission             | 1215 I Street    | Matthew Sites (916) 808-7646      | Epic Tower   |                         |
|  | DR05-402                       | Design Commission             | 921 10th St.     | Luis Sanchez (916) 808-5957       | New Condos w/ Retail   |                         |
|  | DR07-0119 (DR05-003 Withdrawn) | Design Commission             | 560 L St.        | Matthew Sites (916) 808-7646      | Downtown Plaza Remodel   |                         |
|  | DR07-0230                      | Staff                         | 1217 21st St.    | Raymond Costantino (916) 808-8826 | Remodel of existing commercial bldg.   |                         |

**Design Review Project List  
10/10 thru 11/19**

|                 |           |            |                                    |                                   |  |            |
|-----------------|-----------|------------|------------------------------------|-----------------------------------|--|------------|
|                 | DR07-0236 | Staff      | 310 Bannon Street                  | Raymond Costantino (916) 808-8826 | Construction of new SFR  |            |
|                 | DR07-0263 | Director   | 1601 Broadway                      | Matthew Sites (916) 808-7646      | Construction of new single-story commercial bldg.                    |            |
|                 | DR07-0283 | Commission | 1013 D Street                      | Matthew Sites (916) 808-7646      | New construction of commercial project                               |            |
|                 | DR07-0305 | Commission | 1901 Broadway                      | Matthew Sites (916) 808-7646      | New commercial/residential buildings                                 |            |
|                 | DR07-0351 | Staff      | 1610 17th Street                   | Blake Roberts (916) 808-5881      | New halfplexes   |            |
| <b>APPROVED</b> |           |            |                                    |                                   |  |            |
|                 | DR06-234  | Staff      | 1814 Broadway                      | Raymond Costantino (916) 808-8826 | Gas Station Façade Remodel   | 09/10/2007 |
|                 | DR07-0291 | Minor      | 2508 E Street                      | Blake Roberts (916) 808-5881      | New stairs   | 09/25/2007 |
|                 | DR07-319  | Staff      | 1901 J Street                      | Blake Roberts (916) 808-5881      | New fence around eating area of existing commercial building         | 10/10/2007 |
|                 | DR07-0322 | Staff      | 1600 K Street                      | Matthew Sites (916) 808-7646      | Enclose open space on 1st floor and rehabilitate existing façade     | 10/29/2007 |
|                 | DR07-0320 | Minor      | 216 15th Street                    | Blake Roberts (916) 808-5881      | New exterior lighting along loading docks                            | 10/15/2007 |
|                 | DR07-0326 | Staff      | 2421 V Street                      | Blake Roberts (916) 808-5881      | Construct new two-car detached garage at back of property            | 10/26/2007 |
|                 | DR07-0297 | Commission | NW & SW corners of 16th & O Street | Blake Roberts (916) 808-5881      | Construct two new 4-story mixed-use residential and commercial bldgs | 11/05/2007 |
|                 | DR06-234  | Staff      | 1814 Broadway                      | Raymond Costantino (916) 808-8826 | Gas Station Façade Remodel   | 09/28/2007 |
|                 | DR07-0272 | Director   | 2020 L Street                      | Matthew Sites (916) 808-7646      | Exterior Renovation & addition of trash enclosure                    | 10/04/2007 |
| <b>WAITING</b>  |           |            |                                    |                                   |  |            |

**Design Review Project List  
10/10 thru 11/19**

| DR #   | Design Commission             | Address               | Planner                           | Description                            | Date of Approval        |
|--|-------------------------------|-----------------------|-----------------------------------|--|-------------------------|
| DR07-0110                                      | Design Commission             | 725 14th St.          | Matthew Sites (916) 808-7646      | New commercial building                |                         |
| DR07-0185                                      | Design Director               | 1819 J St.            | Matthew Sites (916) 808-7646      | Two story addition to existing bldg.   |                         |
| <b>DEL PASO HEIGHTS DESIGN REVIEW DISTRICT</b> |                               |                       |                                   |  |                         |
|  | <b>LEVEL OF DESIGN REVIEW</b> | <b>ADDRESS</b>        | <b>PLANNER</b>                    | <b>DESCRIPTION</b>                     | <b>DATE OF APPROVAL</b> |
| <b>IN PROGRESS</b>                             |                               |                       |                                   |  |                         |
|  | DR07-0239                     | 3419 Rio Linda Blvd.  | Raymond Costantino (916) 808-8826 | Construction of new two-story duplex   |                         |
|  | DR7-0240                      | 3427 Rio Linda Blvd.  | Raymond Costantino (916) 808-8826 | New two-story SFR                      |                         |
|  | DR07-0292                     | 3525 Osmer Lane       | Raymond Costantino (916) 808-8826 | New SFR                                |                         |
|  | DR07-0293                     | 3525 Osmer Lane       | Raymond Costantino (916) 808-8826 | New SFR with attached garage           |                         |
| <b>APPROVED</b>                                |                               |                       |                                   |  |                         |
|  |                               |                       |                                   |  |                         |
|  |                               |                       |                                   |  |                         |
| <b>WAITING</b>                                 |                               |                       |                                   |  |                         |
|  | DR07-0116                     | 4000 Marysville Blvd. | Matthew Sites (916) 808-7646      | Addition of storage containers         |                         |
| <b>EXPANDED NORTH DESIGN REVIEW DISTRICT</b>   |                               |                       |                                   |  |                         |
|  | <b>LEVEL OF DESIGN REVIEW</b> | <b>ADDRESS</b>        | <b>PLANNER</b>                    | <b>DESCRIPTION</b>                     | <b>DATE OF APPROVAL</b> |
| <b>IN PROGRESS</b>                             |                               |                       |                                   |  |                         |
|  | ER07-018                      | 1875 Glenrose Ave.    | Raymond Costantino (916) 808-8826 | Subdivision w/ nine 2-story SFRs       |                         |
|  | ER07-211                      | 479 Haggin Avenue     | Blake Roberts (916) 808-5881      | New side-yard addition to existing SFR |                         |
|  | ER07-182                      | 355 33rd Street       | Raymond Costantino (916) 808-8826 | Addition of 2nd story to existing SFR  |                         |

**Design Review Project List  
10/10 thru 11/19**

| <b>APPROVED</b>                                |                                |                        |                                       |                                   |                                   |   |  |  |  |  |  |                  |
|--|--------------------------------|------------------------|---------------------------------------|-----------------------------------|-----------------------------------|---|--|--|--|--|--|------------------|
| <b>APPROVED</b>                                | ER07-061                       | Staff                  | Corner of Edgewater and Lochbrae Road | Raymond Costantino (916) 808-8826 | Raymond Costantino (916) 808-8826 | New duplex development  |  |  |  |  |  | 10/18/2007       |
| <b>NORTH SACRAMENTO DESIGN REVIEW DISTRICT</b> |                                |                        |                                       |                                   |                                   |   |  |  |  |  |  |                  |
| <b>IN PROGRESS</b>                             | DR #                           | LEVEL OF DESIGN REVIEW | ADDRESS                               | PLANNER                           | PLANNER                           | DESCRIPTION   |  |  |  |  |  | DATE OF APPROVAL |
|  | DR06-317                       | Design Commission      | 1500 Del Paso Blvd                    | Luis Sanchez (916) 808-5957       | Luis Sanchez (916) 808-5957       | Gas Station Remodel   |  |  |  |  |  |                  |
|  | DR07-0173                      | Staff                  | 3332 Del Paso Blvd.                   | Raymond Costantino (916) 808-8827 | Raymond Costantino (916) 808-8827 | Subdivision w/ nine 2-story SFRs                                |  |  |  |  |  |                  |
|  | DR07-0280                      | Design Director        | 830 El Camino Avenue                  | Blake Roberts (916) 808-5881      | Blake Roberts (916) 808-5881      | Rear addition to SFR  |  |  |  |  |  |                  |
|  | DR07-0280                      | Minor                  | 461 Arden Way                         | Raymond Costantino (916) 808-8827 | Raymond Costantino (916) 808-8827 | Replace siding of existing SFR                                  |  |  |  |  |  |                  |
|  | DR07-342                       | Staff                  | 2441 Rio Linda Blvd.                  | Blake Roberts (916) 808-5881      | Blake Roberts (916) 808-5881      | Replace siding of existing SFR and convert patio                |  |  |  |  |  |                  |
|  | DR07-339                       | Design Director        | 950 El Camino Avenue                  | Matthew Sites (916) 808-7646      | Matthew Sites (916) 808-7646      | New 3 story mixed use project with on-site parking              |  |  |  |  |  |                  |
| <b>APPROVED</b>                                |                                |                        |                                       |                                   |                                   |   |  |  |  |  |  |                  |
|  | DR07-0233                      | Staff                  | 3114 Judah St.                        | Raymond Costantino (916) 808-8827 | Raymond Costantino (916) 808-8827 | Construction of new SFR   |  |  |  |  |  | 09/28/2007       |
|  | DR07-0290                      | Staff                  | 2319 Erickson St.                     | Blake Roberts (916) 808-5881      | Blake Roberts (916) 808-5881      | Single unit addition  |  |  |  |  |  | 10/15/2007       |
|  | DR07-0204                      | Staff                  | 2558 Clay St.                         | Raymond Costantino (916) 808-8827 | Raymond Costantino (916) 808-8827 | Remodel of existing single-story SFR, addition of covered porch |  |  |  |  |  | 11/05/2007       |
|  | DR07-0259                      | Staff                  | 2735 Ellen Street                     | Raymond Costantino (916) 808-8827 | Raymond Costantino (916) 808-8827 | Rear addition to SFR  |  |  |  |  |  | 10/02/2007       |
| <b>WAITING</b>                                 | <b>NORTHGATE BOULEVARD SPD</b> |                        |                                       |                                   |                                   |   |  |  |  |  |  |                  |

**Design Review Project List  
10/10 thru 11/19**

|  | DR #      | LEVEL OF DESIGN REVIEW | ADDRESS                            | PLANNER                           | DESCRIPTION   | DATE OF APPROVAL |
|--|-----------|------------------------|------------------------------------|-----------------------------------|---|------------------|
| <b>IN PROGRESS</b>                     |           |                        |                                    |                                   |   |                  |
| <b>APPROVED</b>                        |           |                        |                                    |                                   |   |                  |
|  | ER07-184  | Staff                  | 2200 Northgate Blvd.               | Blake Roberts (916) 808-5881      | Renovate exterior or existing commercial bldg           | 10/16/2007       |
| <b>OAK PARK DESIGN REVIEW DISTRICT</b> |           |                        |                                    |                                   |   |                  |
|  | DR #      | LEVEL OF DESIGN REVIEW | ADDRESS                            | PLANNER                           | DESCRIPTION   | DATE OF APPROVAL |
| <b>IN PROGRESS</b>                     |           |                        |                                    |                                   |   |                  |
|  | DR07-0213 | Staff                  | 4315 Martin Luther King, Jr. Blvd. | Matthew Sites (916) 808-7646      | Construction of new gym on existing Hight School campus |                  |
|  | DR07-0246 | Staff                  | 2931 39th Street                   | Raymond Costantino (916) 808-8827 | New SFR with attached garage                            |                  |
|  | DR07-0266 | Staff                  | 3940 14th Avenue                   | Raymond Costantino (916) 808-8827 | New construction of small subdivision                   |                  |
|  | DR07-0276 | Staff                  | 3216 MLK, Jr. Blvd.                | Matthew Sites (916) 808-7646      | Rehab exterior of existing office bldg.                 |                  |
|  | DR07-0279 | Staff                  | 4320 3rd Ave.                      | Raymond Costantino (916) 808-8827 | Rehab of SFR  |                  |
|  | DR07-0317 | Staff                  | 3430 21st Street                   | Blake Roberts (916) 808-5881      | Addition to existing SFR and appurtenant structure      |                  |
|  | DR07-327  | Staff                  | 3801 1st Street                    | Raymond Costantino (916) 808-8827 | Construct new two story SFR                             |                  |

**Design Review Project List  
10/10 thru 11/19**

|                 |           |                 |                                    |                                   |  |            |
|-----------------|-----------|-----------------|------------------------------------|-----------------------------------|--|------------|
|                 | DR07-331  | Staff           | 3412 San Carlos Way                | Blake Roberts (916) 808-5881      | Garage addition and rehav of existing SFR  |            |
| <b>APPROVED</b> |           |                 |                                    |                                   |  |            |
|                 | DR07-0277 | Director        | 3425 MLK, Jr. Blvd.                | Matthew Sites (916) 808-7646      | Construction of new gym and banquet room   | 09/21/2007 |
|                 | DR07-0295 | Staff           | 2841 39th Street                   | Raymond Costantino (916) 808-8827 | New windows  | 09/27/2007 |
|                 | DR07-0323 | Staff           | 5071 Martin Luther King Jr. Blvd.  | Raymond Costantino (916) 808-8827 | New SFR  | 10/05/2007 |
|                 | DR07-0213 | Staff           | 4315 Martin Luther King, Jr. Blvd. | Matthew Sites (916) 808-7646      | Construction of new gym on existing Hight School campus                                    | 10/10/2007 |
|                 | DR07-308  | Minor           | 3600 24th Ave.                     | Raymond Costantino (916) 808-8827 | Exterior Repair to side of house due to fire, including window, siding and portion of roof | 11/05/2007 |
|                 | DR07-330  | Staff           | 3808 32nd Street                   | Blake Roberts (916) 808-5881      | Remove and replace siding and add new windows  | 10/23/2007 |
| <b>WAITING</b>  |           |                 |                                    |                                   |  |            |
|                 | DR06-030  | Staff           | 3914 Hiron St.                     | Raymond Costantino (916) 808-8827 | New SFR  |            |
|                 | DR06-235  | Design Director | Broadway/MLK                       | Raymond Costantino (916) 808-8827 | Mixed Use  |            |
|                 | DR07-0004 | Design Director | 9th Ave. and 45th St.              | Raymond Costantino (916) 808-8827 | 21 SFR   |            |
|                 | DR07-0024 | Staff           | 3609 23rd Ave.                     | Raymond Costantino (916) 808-8827 | New two-story SFR  |            |

**R STREET CORRIDOR SPD**

Design Review Project List  
10/10 thru 11/19

|  | DR #      | LEVEL OF DESIGN REVIEW | ADDRESS       | PLANNER                      | DESCRIPTION  | DATE OF APPROVAL |
|--|-----------|------------------------|---------------|------------------------------|--|------------------|
| IN PROGRESS                                    |           |                        |               |                              |  |                  |
| APPROVED                                       |           |                        |               |                              |  |                  |
| WAITING  |           |                        |               |                              |  |                  |
|  | DR07-353  | Minor                  | 1901 S Street | Blake Roberts (916) 808-5881 | New sidewalk café  | 11/02/2007       |
|  | DR07-0109 | Commission             | 1803 3rd St.  | Matthew Sites (916) 808-7646 | New mixed-use bldg. to consist of retail and residential. Parking to provided on site. |                  |
|  |           |                        |               |                              |  |                  |
| <b>RAIL YARDS SPD</b>                          |           |                        |               |                              |  |                  |
|  |           |                        |               |                              |  |                  |
| IN PROGRESS                                    |           |                        |               |                              |  |                  |
| APPROVED                                       |           |                        |               |                              |  |                  |
|  |           |                        |               |                              |  |                  |
| <b>RICHARDS BOULEVARD SPD</b>                  |           |                        |               |                              |  |                  |
|  |           |                        |               |                              |  |                  |
| IN PROGRESS                                    |           |                        |               |                              |  |                  |
| APPROVED                                       |           |                        |               |                              |  |                  |
|  |           |                        |               |                              |  |                  |
| <b>STRAWBERRY MANOR DESIGN REVIEW DISTRICT</b> |           |                        |               |                              |  |                  |
|  |           |                        |               |                              |  |                  |
| IN PROGRESS                                    |           |                        |               |                              |  |                  |

