



# REPORT TO DESIGN COMMISSION City of Sacramento

# 7

915 I Street, Sacramento, CA 95814-2671

INFORMATIONAL  
December 11, 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 November 20, 2007 thru December 11, 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 (November 20, 2007 thru December 11, 2007)

**Design Review Project List  
11/20 thru 12/11**

<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>						
	DR06-313	Design Director	3030 T Street	Matthew Sites (916) 808-7646	Development on infill site, providing 15 urban residential units.	
	DR07-0311	Staff	3168 Carly Way	Raymond Costantino (916) 808-8826	Enclose existing covered porch on existing SFR	
	DR07-0356	Staff	3135 Carly Way	Raymond Costantino (916) 808-8826	Applicant proposes to construct a new accessory structure/garage	
<b>APPROVED</b>						
	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	10/17/2007
	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.	
<b>BROADWAY/STOCKTON SPD</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>						
	DR06-254	Design Director	3631 Stockton	Raymond Costantino (916) 808-8826	Mixed Use	

**Design Review Project List  
11/20 thru 12/11**

	DR07-0155	Staff	4411 4th Ave.	Raymond Costantino (916) 808-8826	Construct new two-story duplex	
	DR07-0252	Director	6353 Stockton Blvd.	Matthew Sites (916) 808-7646	Demolish existing restaurant & construct new restaurant	
<b>APPROVED</b>						
	DR07-0321	Staff	6105 Stockton Blvd.	Blake Roberts (916) 808-5881	Addition to existing commercial building	10/29/2007
<b>WAITING</b>						

**CAMPUS COMMONS DESIGN REVIEW DISTRICT**

	DR #	LEVEL OF DESIGN REVIEW	ADDRESS	PLANNER	DESCRIPTION	DATE OF APPROVAL
<b>IN PROGRESS</b>						
	DR07-362	Staff	531 Hartnell Pl.	Blake Roberts (916) 808-5881	Addition to interior side of existing SFR	
<b>APPROVED</b>						

**CENTRAL BUSINESS DISTRICT**

	DR #	LEVEL OF DESIGN REVIEW	ADDRESS	PLANNER	DESCRIPTION	DATE OF APPROVAL
<b>IN PROGRESS</b>						
	DR05-402	Design Commission	921 10th Street	Matthew Sites (916) 808-7646	Mixed use tower development, will include residential condos, commercial/retail spaces at street level, and off street parking spaces	
	DR07-0009	Design Commission	831 L St.	Matthew Sites (916) 808-7646	Bldg. to be replaced my 13-story mixed use bldg.	

**Design Review Project List  
11/20 thru 12/11**

	DR07-119	Design Commission	560 J Street	Matthew Sites (916) 808-7646	Redevelopment and refurbishing of existing Westfield Shopping town Downtown Plaza	
	DR07-350	Design Commission	1112 15th Street	Jean Corcoran (916) 808-5317	New Construction 24 Story Commercial Structure	
<b>APPROVED</b>						
	DR07-0193	Staff	729 L St.	Matthew Sites (916) 808-7646	Rehab of existing commercial bldg.	11/1/2007
<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>						
	DR05-402	Design Commission	921 10th St.	Matthew Sites (916) 808-7646	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.	
	DR07-0263	Design Director	1601 Broadway	Matthew Sites (916) 808-7646	Construction of new single-story commercial bldg.	

**Design Review Project List  
11/20 thru 12/11**

	DR07-0278	Design Director	1621 16 th Street	Matthew Sites (916) 808-7646	New resturant space to replace existing vacant retail space.	
	DR07-0283	Design Commission	1013 D Street	Matthew Sites (916) 808-7646	Proposing to construct new mixed use development at the existing Crystal Cream and Butter Company site. Consists of residential lofts, office space, rehabilitation and addition to the Wells Fargo Livery Building, several duplexes, and 4 sets of rowhouses. On site parking will be provided.	
	DR07-0351	Staff	1610 17th Street	Robert Williams (916) 808-7686	New halfplexes	
	DR07-380	Staff	2026 16th Street	Matthew Sites (916) 808-7646	Install roll down security doors at front elevation of existing cafe	
	DR07-382	Staff	1714 X St.	Matthew Sites (916) 808-7646	New fence to enclosed property	
<b>APPROVED</b>						
	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

**Design Review Project List  
11/20 thru 12/11**

	DR07-0305	Design Commission	1901 Broadway	Matthew Sites (916) 808-7646	New commercial/residential buildings	11/29/2007
	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	11/5/2007
	DR06-234	Staff	1814 Broadway	Raymond Costantino (916) 808-8826	Gas Station Façade Remodel	9/28/2007
	DR07-0272	Director	2020 L Street	Matthew Sites (916) 808-7646	Exterior Renovation & addition of trash enclosure	10/4/2007
<b>WAITING</b>						
	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.	
	DR07-0236	Staff	310 Bannon Street	Raymond Costantino (916) 808-8826	Construction of new SFR	
<b>DEL PASO HEIGHTS 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>						
	DR07-173	Staff	3332 Del Paso Blvd.	Raymond Costantino (916) 808-8826	Nine unit sub-division with 2 story SFR	
	DR07-0239	Staff	3419 Rio Linda Blvd.	Raymond Costantino (916) 808-8826	Construction of new two-story duplex	
	DR7-0240	Staff	3427 Rio Linda Blvd.	Raymond Costantino (916) 808-8826	New two-story SFR	
	DR07-0292	Staff	3525 Osmer Lane	Raymond Costantino (916) 808-8826	New SFR	
	DR07-0293	Staff	3525 Osmer Lane	Raymond Costantino (916) 808-8826	New SFR with attached garage	

**Design Review Project List  
11/20 thru 12/11**

	DR07-378	Design Director	3521 Marysvill Blvd.	Raymond Costantino (916) 808-8826	Re-submittal for Design Review approval extension	
<b>APPROVED</b>						
	DR07-373	Staff	3610 Branch St.	Blake Roberts (916) 808-5882	Exterior remodel	12/11/2007
	DR07-374	Staff	3808 Alder St.	Blake Roberts (916) 808-5882	Exterior remodel	12/11/2007
<b>WAITING</b>						
	DR07-0116	Staff	4000 Marysville Blvd.	Matthew Sites (916) 808-7646	Addition of storage containers	
<b>EXPANDED NORTH 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>						
	ER07-018	Staff	1875 Glenrose Ave.	Raymond Costantino (916) 808-8826	Subdivision w/ nine 2-story SFRs	
	ER07-132	Design Director	2075 Edgewater Rd.	Raymond Costantino (916) 808-8826	New construction of two story SFR with attached garage	
	ER07-212	Design Director	2216 Grand Ave	Raymond Costantino (916) 808-8826	New 2 story duplex	
<b>APPROVED</b>						
	ER07-061	Staff	Corner of Edgewater and Lochbrae Road	Raymond Costantino (916) 808-8826	New duplex development	10/18/2007
	ER07-210	Staff	2110 Pebblewood Dr.	Blake Roberts (916) 808-5881	Applicant proposes to bring non-permitted external changes to compliance	12/11/07
	<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>						

**Design Review Project List  
11/20 thru 12/11**

	DR06-317	Design Commission	1500 Del Paso Blvd	Luis Sanchez (916) 808-5957	Gas Station Remodel	
	DR07-0173	Staff	3332 Del Paso Blvd.	Raymond Costantino (916) 808-8827	Subdivision w/ nine 2-story SFRs	
	DR07-0280	Design Director	830 El Camino Avenue	Blake Roberts (916) 808-5881	Rear addition to SFR	
	DR07-371	Staff	1800 Del Paso Blvd.	Blake Roberts (916) 808-5881	Exterior remodel of existing building	
	DR07-377	Design Commission	1790 Expo PKWY	Matthew Sites (916) 808-7646	Applicant proposinig to add 9900 square feet to existing REI store	
	DR07-339	Design Director	950 El Camino Avenue	Matthew Sites (916) 808-7646	New 3 story mixed use project with on-site parking	
	DR07-365	Staff	2019 Del Paso Blvd.	Raymond Costantino (916) 808-8827	Façade remodel of existing restaurant	
<b>APPROVED</b>						
	DR07-0290	Staff	2319 Erickson St.	Blake Roberts (916) 808-5881	Single unit addition	10/15/2007
	DR07-0318	Minor	461 Arden Way	Raymond Costantino (916) 808-8827	Replace siding of existing SFR	11/29/2007
	DR07-342	Staff	2441 Rio Linda Blvd.	Blake Roberts (916) 808-5881	Replace siding of existing SFR and convert patio	11/19/2007
	DR07-0204	Staff	2558 Clay St.	Raymond Costantino (916) 808-8827	Remodel of existing single-story SFR, addition of covered porch	11/5/2007
<b>WAITING</b>						
<b>NORTHGATE BOULEVARD SPD</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>						

**Design Review Project List  
11/20 thru 12/11**

	ER07-354	Design Director	3000 Northgate Blvd	Matthew Sites (916) 808-7646	Façade enhancement and exterior window awnings, also interior remodel	
<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>						
	<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>						
	DR07-0246	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	
	DR07-327	Staff	3801 1st Street	Raymond Costantino (916) 808-8827	Constrcut new two story SFR	
	DR07-383	Staff	3317 42nd Street	Raymond Costantino (916) 808-8827	Install horizontal lap vinyl siding at all elevations of SFR	
	DR07-388	Staff	3621 43rd Street	Raymond Costantino (916) 808-8827	New detached garage	
<b>APPROVED</b>						
	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
	DR07-0279	Staff	4320 3rd Ave.	Raymond Costantino (916) 808-8827	Rehab of SFR	10/22/2007

**Design Review Project List  
11/20 thru 12/11**

	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	11/5/2007
	DR07-330	Staff	3808 32nd Street	Blake Roberts (916) 808-5881	Remove and replace siding and add new windows	10/23/2007
	DR07-331	Staff	3412 San Carlos Way	Blake Roberts (916) 808-5881	Garage addition and rehav of existing SFR	11/19/2007
<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	
	DR07-0276	Staff	3216 MLK, Jr. Blvd.	Matthew Sites (916) 808-7646	Rehab exterior of existing office bldg.	
	DR07-0317	Staff	3430 21st Street	Blake Roberts (916) 808-5881	Addition to existing SFR and appurtenant structure	
	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**

	DR #	LEVEL OF DESIGN REVIEW	ADDRESS	PLANNER	DESCRIPTION	DATE OF APPROVAL
<b>IN PROGRESS</b>						
<b>APPROVED</b>						
	DR07-353	Minor	1901 S Street	Blake Roberts (916) 808-5881	New sidewalk café	11/2/2007
	DR07-366	Staff	1815 26th St.	Blake Roberts (916) 808-5881	Rebuild Rear Staircase	12/11/2007
<b>WAITING</b>						

**Design Review Project List  
11/20 thru 12/11**

	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>RAILYARDS SPD</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>						
<b>APPROVED</b>						
<b>RICHARDS BOULEVARD SPD</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>						
	DR07-370	Design Director	320 N. 10th St.	Matthew Sites (916) 808-7646	New warehouse on existing parcel with warehouse and office space	
<b>APPROVED</b>						
<b>STRAWBERRY MANOR 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>						
	DR06-338	Staff	120 Ford Rd.	Raymond Costantino (916) 808-8827	New SFR with Detached Garage	
<b>APPROVED</b>						
	DR07-0310	Staff	304 Ford Road	Blake Roberts (916) 808-5881	Addition to existing SFR	10/22/2007
<b>WAITING</b>						

**Design Review Project List  
11/20 thru 12/11**

	DR06-247	Staff	133 Mercy Ave.	Raymond Costantino (916) 808-8827	90 Unit Subdivision	
	DR06-338	Staff	120 Ford RD.	Raymond Costantino (916) 808-8827	New SFR	
<b>EXPANDED CITYWIDE</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>						
	ER06-082	Commission	4300 Brookfield Dr.	Luis Sanchez (916) 808-5957	New constructino	
	ER07-357	Design Commission	6207 Logan St.	Matthew Sites (916) 808-7646	Addition and remodel of George Sim Community Center	
	ER07-225	Staff	4625 P St.	Blake Roberts (916) 808-5881	Second story additon to SFR	
	ER07-227	Staff	62 Primrose Wy.	Blake Roberts (916) 808-5881	Second story additon to SFR	
<b>APPROVED</b>						
	ER07-207	Staff	3 Gold Moon Court	Raymond Costantino (916) 808-8826	New construction SF	10/30/2007
	ER07-195	Staff	1617 48th Street	Blake Roberts (916) 808-5881	Remodel rear portion of existing SFR	10/16/2007
	ER07-182	Staff	355 33rd Street	Raymond Costantino (916) 808-8826	Addition of 2nd story to existing SFR	12/10/2007
<b>WAITING</b>						
	ER07-073	Staff	4810 Carey Road	Leslie Gross (916) 808-5881	Addition to existing first story, and second story adding to existing 1-story SFR	
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