



# REPORT TO DESIGN REVIEW AND PRESERVATION BOARD City of Sacramento

# 2

HEARING  
September 6, 2006

Honorable Members of the Design Review and Preservation Board:

**Subject:** Commercial Rehabilitation and Addition. A request to construct an addition and rehabilitate an existing tire store on 0.3 acres in the C-2 (Retail/Commercial) zones. (DR06-140)

- A. Environmental Determination: The project is exempt per CEQA section 15301. Existing Facilities.
- B. Design Review for proposed project to construct an addition and rehabilitate an existing tire store in the C-2 zone.

**Location/Council District/ Design Review District:**

2601 Rio Linda Boulevard, Sacramento, CA 95815

Assessor's Parcel Number 265-0241-020

Council District 2

North Sacramento Design Review District

**Recommendation:** Staff recommends the Board approve the proposed project based on the findings of fact and subject to the conditions of approval. The Board has final approval authority over items A and B above, and its decision is appealable to Planning Commission.



**Contact:** Matthew Sites, Design Review, (916) 808-7646.

**Applicant:** Henry Rhetta, Rhetta Associates, Inc., (916) 441-7200, 250 Dos Rios Street, Suite AA, Sacramento, CA 95814

**Owner:** Ghulam Rasul, (916) 275-1138, 924 Bell Avenue, Sacramento, CA 95838

**Summary:** The applicant proposes to construct an addition and rehabilitate an existing tire store. This project is not controversial as it conforms to the surrounding neighborhood.

<b>Table 1: Project Information</b>
<b>Existing zoning of site:</b> C-2
<b>Existing use of site:</b> Commercial
<b>Property dimensions/area:</b> 0.3 acres/13,068 sq. ft./ 100 ft. X 140 ft.
<b>Building square footage:</b> 2,176 sq. ft. (proposed)
<b>Building height:</b> 18 ft.
<b>Exterior building materials:</b> Stucco, brick wainscot, single ply roof

**Background Information:** This project needs a zoning entitlement for combining two properties and expanding the current use.

**Public/Neighborhood Outreach and Comments:** Staff contacted the adjacent property owners and the following neighborhood associations with an Early Notice on June 1, 2006, and notice of this hearing August 15, 2006. Sacramento Housing and Redevelopment Agency (SHRA), DANA, Hagginwood Community Association, and North Sacramento Chamber have all been informed of this project. The North Sacramento SHRA RAC made recommendations on August 18, 2006. These recommendations were use of a brick veneer or comparable material as a wainscot, addition of decorative lighting at windows and doors, and awning/signage could be a metal casing with die cut letters, Plexiglas, and internally lit. No additional comments have been received.

**Environmental Considerations:** Exempt per CEQA 15301(e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet.

**General Plan Update Vision and Guiding Principles:** While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.

2. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.
3. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

**Project Design:**

<b>Table 2: Parking</b>			
<b>Use</b>	<b>Required Parking</b>	<b>Proposed Parking</b>	<b>Difference</b>
Commercial/ Retail	5	6	+1

<b>Table 2a: Bicycle Parking</b>			
<b>Total vehicle parking provided</b>	<b>Required bicycle parking</b>	<b>Provided bicycle parking</b>	<b>Difference</b>
6	0	0	0

As indicated above, the project meets or exceeds parking requirements.

**Setbacks, height and bulk**

<b>Table 3: Height and area standards</b>			
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation?</b>
Height	18'	18'	No
Front setback	20'	24'	+4'
Side setback	5'	6'	+1'
Street side setback	5'	28'	+23'
Rear setback	15'	50'	+35'

As indicated above, the project meets or exceeds all applicable height and area requirements.

**STAFF EVALUATION:** Staff has the following comments:**A. Site Design**

1. The project site is located on the northwest corner of Lampasas Avenue and Rio Linda Boulevard. New street sidewalk and planter improvements are proposed. The new addition is located northwest of the existing building. New landscaping, vehicular circulation, and parking are proposed for the site.
2. **Entries:** Pedestrian entry to the retail sales floor is accomplished through a single point at the southwest corner of the building. New man doors are added to the rear of the structure for access to the trash enclosure, storage, and shop areas.
3. **Auto Access /Site Layout / Landscape:** Automobile entry is provided from Lampasas Ave. and circulates as a one way pattern to the exit onto Rio Linda Blvd. Two garage doors provide the access into the shop area off of the internally circulated driveway. New large canopy trees have been provided in several locations on the landscape plan. The proposed addition of sidewalk planters is also a significant improvement over the existing paved site. Staff recommends adding a planter at the Southeast corner of the sales building.
4. **Fences / Walls:** A 6' concrete masonry unit wall will be placed on both the west and north property lines as required for separation of commercial and residential areas. Staff recommends that the CMU be integral color split-faced to match building color.
5. **Site Lighting:** Exterior lighting style and design should be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Staff believes the proposed wall mounted fixture is unacceptable and a decorative style shall be adopted to complement building design. Staff recommends a lighting design that avoids the use of wall pack security lighting. Wall packs tend to throw a lot of light in one direction, and are not neighbor friendly. Appropriate lighting should light up wall surfaces or landscape areas. Pole mounted fixtures shall be 14'-0" high max.
6. **Mechanical / site equipment:** Mechanical equipment is not currently shown. Any mechanical or site equipment must be adequately screened with a design that is integral to the project and per the Board's guidelines. Backflow prevention devices, SMUD boxes, etc., should also be placed where not visible from street views, and screened from any pedestrian view. Such screens should be of a character consistent with that of the overall project. Final mechanical and site equipment plans to be submitted to staff for review and approval.
7. **Service Areas:** Any required or proposed service areas for the site are to be located where least visible from pedestrian and street views. Any service area shall match the projects materials and colors board and be attractively screened from view by landscaped

elements. At this time service areas are not indicated in this submittal.

8. **Trash Enclosures:** Any required or proposed trash enclosures for the site are to be located where least visible from pedestrian and street views. The trash enclosure shall be constructed and finished with the same materials as the property line separation wall. The trash enclosures shall match the projects materials and colors board and be attractively screened from view by landscaped elements. Trash enclosure is provided at the rear of the project. A secondary access into the enclosure is provided per the North Sacramento Commercial Design Review Guidelines.
9. **Bicycle Parking and Storage:** Bicycle parking shall be provided per City Ordinance.

**B. Building Design**

30. **Massing/Rhythm and Height:** The building mass is broken into two distinct elements with the larger of the two being the shop area and the smaller the sales/retail area. The new shop area is oriented perpendicular to Lampasas Ave. and attached to the existing building which is oriented on a 45 degree angle. The rhythm of the building is defined by the use of the storefront system and cement plaster reveal lines, and change from the originally proposed cement plaster wainscot to the currently proposed brick wainscot. The height of the building is in keeping with adjacent parcels as well as the use. The overall height of the building to the parapet is 27'-2" and 32'-0" to top of mechanical parapet. This height seems compatible with buildings in the area and provides prominence at the intersection.
41. **Color, Texture and Materials:** The color palette for the project is based on surrounding earth-tone buildings. The primary material is a smooth finished cement plaster painted beige. The secondary material originally proposed as cement plaster has been modified to a thin brick veneer wainscot with integrated brick sill that provides a different texture and darker complementary color. The parapet is capped with a cornice molding painted a complementary cream color. Staff recommends minimizing the cornice cap to a maximum of 6"-8". Clear anodized aluminum door and window storefront system is provided at three sides of the sales/retail area. Staff recommends the removal of spandrel panel at storefront windows and raise sill height to match storefront systems proposed on adjacent walls. Dark bronze anodized aluminum canopies are provided over each storefront system. Roll-up garage doors and rear man doors shall be painted a charcoal grey color. Staff recommends additional awnings above each garage door to match window awnings.
52. **Offsets, Insets, and Reveals:** The design is fairly unarticulated as proposed due to the nature of the new shop and storage area being provided. The brick veneer will provide some articulation to the façades of the building. Staff recommends that the introduction of some reveal lines in the cement plaster be provided to break up the uninterrupted fields of cement plaster on the east and west façades of the new shop area. Provide updated elevations with integrated reveal lines to staff prior to submitting for Building Permit.
63. **Mechanical Equipment:** Mechanical equipment shall be roof mounted and placed behind the proposed parapet wall, or placed within mechanical rooms. Roof mounted equipment shall be completely screened and not visible from any street views. A roof plan showing equipment heights and locations along with a sight line section shall be provided for staff review and approval prior to Building Permit submittal. No mechanical equipment shall be visible from any street view above parapet wall.

14. **Exterior Lighting:** Decorative exterior lighting is encouraged to complement the building and site design and should be illustrated on final plans. Staff recommends that the lighting concept be provided for review by staff before submitting for Building Permit.
  
15. **Signage:** A sign program for this project has not yet been established. A preliminary sign program has been submitted indicating suggested shapes, locations, and initial materials. According to the Sign Ordinance, only two attached signs are permitted per occupancy. Such signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy. The preliminary sign program does conform to the North Sacramento Commercial Design Review Guidelines recommendation of placing signage on awning or canopies. Staff recommends the use of individual channel letters with internal lighting, or externally lit signage with complementary lighting scheme that matches the exterior lighting design. The primary business sign and address shall be lighted or self-illuminating, and visible from the street. Final signage plans and details shall be provided for review and approval by staff prior to submittal for Building Permit.

Respectfully submitted by:



**MATTHEW SITES**  
Design Review

Recommendation Approved:



**LUIS R. SANCHEZ, AIA**  
Design Review Director

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**Proposed Findings and Conditions**  
**Findings Of Fact**

- A. Environmental Determination:** This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301(e).
- B. The Design Review** request to construct a new retail building with drive-through window is approved subject to the following Findings of Fact and Conditions of Approval:
1. The project is based upon sound principles of land use in that the proposed use is allowed in the General Commercial (C-2) zone and includes conditions addressing building and site design and signage.
  2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
  3. The project, as conditioned, will complement certain aspects of the structures in the vicinity, and conforms to the Board's design criteria.
  4. The design and location of the facility will not create a nuisance for adjacent properties in that the design and location of the retail building is compatible with existing shopping center and the existing on-site circulation patterns will remain.

**Conditions Of Approval**

The Design Review request to construct an addition and rehabilitate an existing tire store is hereby approved subject to the following conditions:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:**
1. The building shall be sited as indicated in the report and exhibits.
  2. The project shall have setbacks as indicated in the report and exhibits.
  3. Auto access and site layout shall be as indicated in the report and exhibits.
  4. Final landscape plans shall be reviewed and approved by staff. Final landscape plans shall match final Architectural Site Plan. Street planters and sidewalk shall be provided per Development Engineering standards.
  5. Provide an integral color split-faced CMU wall to match field color of buildings. Final masonry wall design shall be reviewed and approved by staff.
  6. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a

- minimum 1.0 foot candle throughout. Parking lot lighting shall complement the building design and colors. Pole mounted fixtures shall be 14'-0" high max. Final fixture selections and design of lighting layout shall be reviewed and approved by staff.
7. Mechanical equipment shall be screened as necessary to fit in with the design of the new building. HVAC, backflow prevention devices, SMUD boxes, etc., shall be placed where not visible from street views, and screened from any pedestrian view. The Applicant shall submit final mechanical locations and screening to staff for review and approval.
  8. Final sign program shall be submitted for review and approval by staff.
  9. Final Service area plans shall be reviewed and approved by staff.
  10. Final Trash Enclosure plans shall be reviewed and approved by staff.
- B. The design of the building (see plans attached) is hereby approved subject to the following conditions:**
11. The building design for the new shop shall be revised to integrate reveal lines on the east and west building façades and shall be submitted to staff for review and approval.
  12. Provide a painted smooth finished cement plaster with a brick veneer wainscot at all elevations. Provide a complementary colored cornice molding at the parapet cap. Provide a clear anodized aluminum storefront system without proposed spandrel panel at heights of other window systems. Provide dark bronze anodized aluminum canopies. All glazing shall be clear glass. Provide roll-up garage doors and rear man doors painted a charcoal grey.
  13. Decorative lighting that "complements the building design" shall be provided. Final building lighting shall be reviewed and approved by staff prior to receiving a Building Permit.
  14. Final roof plan with mechanical equipment locations shall be reviewed and approved by staff. No equipment shall be visible above parapet wall, and from any street views.
  15. All required new and revised plans shall be submitted for review and approval of staff prior to issuance of building permits. **A set of the appropriate plans shall be submitted directly to Design Review staff.** Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign off of plans.
  16. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
  17. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.







