



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 16, 2023
6:30 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. SUBJECT: 523 Main Street - Facade Restoration and Minor Storefront Rehabilitation within the Historic Downtown District

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action to approve the proposed facade restoration and storefront rehabilitation for 523 Main Street.

2. SUBJECT: Storefront Addition to an Existing Building in the Historic Downtown District

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action to approve the proposed storefront addition at 507 Bush Street, commonly known as the Meier Building.

3. SUBJECT: 514-518 Main Street (Diggs Building) - Minor Front Facade Restoration and Rear Alley Facing Facade Upgrade within the Historic Downtown District

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action to approve the proposed minor front facade restoration and rear alley-facing facade upgrade within the Historic Downtown District at 514-518 Main Street.

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 16, 2023
ITEM #: H.1
SUBJECT: 523 Main Street - Facade Restoration and Minor Storefront Rehabilitation within the Historic Downtown District

Recommendation for Action: Staff recommends that the Planning Commission take action to approve the proposed facade restoration and storefront rehabilitation for 523 Main Street.

Staff Contact:

Erika Bumgardner, Principal Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Background:

The purpose of this report is to provide information regarding the proposed facade restoration and minor storefront rehabilitation at 523 Main Street. The applicant, who is also the building owner, is proposing to restore the building façade, which is in some disrepair, to improve the overall appearance of the building, improve energy efficiency, and bring back key character defining architectural features of this building. Proposed improvements include (see also Attachment 2, Facade Proposal):

- Replace existing storefront windows with Low E dual pane windows, clear glass;
- Replace storefront system with dark bronze metal frame;
- Lower and reconstruct bulkhead below storefront windows to allow for taller display windows consistent with a majority of storefront display windows in the Historic District;
- Adhere 15" x 38" stone tile on front façade/kickplate;
- Remove stucco and plywood siding from upper story to reveal original transom windows;
- Remove rotted wood around transom windows and likely, based on condition of existing frames, replace with dark bronze metal frame to match storefront below; and
- Replace transom windows with Low E dual pane windows, clear glass.

The subject storefront is located on the North side of Main Street between First and College Street and is the home of the Woodland Sewing and Vacuum Center. This block is located in the A2 district (Downtown Core) of the Downtown Specific Plan. The A2 district is considered to be the heart of the downtown area. The uses along this portion of Main Street primarily consist of one to three story structures housing a mix of retail, restaurant and office uses. A majority of the structures in this district are zero lot line and front directly onto Main Street. Nearly all parking for these structures is located on the interior blocks accessed through alleys. Additional parking can be found in adjacent public parking lots throughout the downtown area and along Main Street itself.

SITE HISTORY (523 MAIN STREET):

The building at 523 Main Street was developed by Joseph H. Hall in 1867. The façade and building have since been remodeled into its current Mission Revival appearance, which became popular in California after the turn of the century. The first candy store in Woodland began here in the 1880's and from the late 1920's through the 1940's it was Fisher's Candy Store. "Fisher's Candy" remains inscribed in tile at the front entrance of the store.

The building is part of the original downtown central business district; however, due to significant façade alterations, the building was deemed ineligible for National, State or local listing as a historically significant building. Still, the building is deemed a “contributor” to Woodland’s National Register Historic Downtown District, signifying that the building adds historical integrity and/or architectural qualities that make the historic district significant.

Historic Resources Inventory Summary (1996): *This brick building has two stories. Atop the stuccoed façade is a tiled parapet. Beneath it is a pair of one-over-one vertically sliding aluminum windows capped by slightly arched hoods. A guyed awning tops the storefront, which has a central aluminum-side door and flanking display windows atop terra cotta tile walls. The floor fronting the door is inscribed “Fisher’s Candy.” The parapet and storefront appear to date from the 1940’s, though they could be older. Except for the window openings, the nineteenth-century appearance of the building has disappeared.*

The building has some architectural interest as a pre-1950 remodeling of a nineteenth-century structure. The rounded clay tile parapet and the terra cotta storefront wall both represent inexpensive ways of modernizing a small commercial building in the 1920’s, 1930’s, and 1940’s. The building is much older. It was put up by Joseph H. Hall around 1867. It was originally connected to 525 Main on the right. About twenty years later that building was remodeled into a separate structure. This building was the home of a candy business from the 1880’s to the 1940’s, including a candy factory in the rear. The structure contributes to a potential historic district in downtown Woodland.

REVIEW OF PROPOSED CHANGES:

Woodland Municipal Code Chapter 15.24, Historical Landmarks, Districts and Resources requires the review and approval of any exterior modifications, alterations, additions and proposed demolitions of any designated landmark, or any structure within a designated historical district by the Planning Commission. Upon application, there are six criteria that are provided within the ordinance that the Commission shall consider when evaluating the merits of each proposal.

The following is an evaluation of those criteria with regard to the proposed project.

Section 15.24.040.D.1: *The historic value and significance, or the architectural value and significance, or both, of the designated landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area.*

The building located at 523 Main Street has undergone significant façade alterations since its initial construction. Due to numerous changes, this building lacks historical and architectural significance. According to the State of California Resources Agency, the subject building has no historical significance and is therefore ineligible for historic listing. The building is, however, deemed a potential contributor to Woodland’s Historic Downtown District likely due to its historically characteristic height, scale, site placement, window placement, inset storefront and later added Mission Revival features such as the clay tile parapet, adding to the district’s sense of time and place and historical development. Therefore, preservation and/or restoration of any remaining architecturally defining features of the building are encouraged and addressed in the proposed project as described in the following section.

Section 15.24.040.D.2: *The relationship of the exterior architecture features of the structure to the rest of the structure and to the surrounding area.*

The subject building is located in the heart of the Downtown where numerous architectural styles are

present, including Italianate, Richardsonian Romanesque, Spanish Colonial, Beaux Arts, Modern and Renaissance Revival. Architectural styles immediately surrounding 523 Main Street have deteriorated over the years due to alterations of original facades. Many of the adjacent structures have undergone façade remodels/alterations since the mid 1950's.

Staff supports the proposed changes to 523 Main Street on the basis that the restoration proposed retains key architecturally defining features of the façade, including window placement, the recessed entryway, the historic awning and signage, and the pre-1950's rounded clay tile parapet. Uncovering the existing transom windows above the storefront reintroduces a typical and identifiable historic storefront feature. As noted in the Downtown Specific Plan, "[w]here transom windows exist, every effort shall be made to retain this traditional storefront feature." And while the original height of the bulkhead (section of wall below the storefront windows) is unknown, the proposed reduction in height to approximately 16 inches is in keeping with the predominate storefront façade style and rhythm in the downtown. The Downtown Specific Plan encourages storefront windows to be as large as possible (while retaining architectural rhythm and character), with the bulkhead height limited to 36 inches to maximize the visibility to the storefront displays and retail interior.

The proposed dark bronze storefront system is in keeping with similarly updated storefront systems in the downtown. While the applicant desires to retain the same front door, staff would encourage that the door and frame be replaced with the same dark bronze material to compliment the new storefront system or be painted to match. Staff would also encourage the retention of the wood window encasement around the transom windows, if salvageable. If not, the framework will match the storefront windows.

Section 15.24.040.D.3: *The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant.*

The proposed elevations feature primarily cosmetic enhancements and restoration/repair work with little to no structural changes. If approved, the storefront windows will be replaced with taller windows and a lower bulkhead allowing for more light to penetrate into the storefront and for increased pedestrian visibility into the retail space as encouraged by the Downtown Specific Plan. The proposed dark bronze metal storefront compliments the terracotta tile parapet and is a material mix similar to other Mission Revival buildings in the Downtown including the Woodland Public Library. The square ceramic tiles currently located on the building façade will be replaced by a black, smooth finished stone tile, simplifying the storefront color scheme. Removal of upper level stucco and plywood will reveal original transom windows.

Restoration of the second floor is a future endeavor of the building owner at which time the aluminum window casing around the two upper floor windows may be replaced to match the dark bronze storefront system.

Section 15.24.040.D.4: *Plans for structures which have little or no historical value or plans for new construction for their compatibility with surrounding structures.*

As noted above, the building is part of the original downtown central business district, however, due to significant façade alterations, the building was deemed ineligible for National, State or local listing as a historically significant building. Regardless, the proposed elevations have undergone Design Review for conformance with the design criteria as stated in the Downtown Specific Plan.

As part of this review process, consideration for compatibility with adjacent structures was considered. As designed, the proposed elevation incorporates elements found on historic structures throughout downtown. The proposed design retains remaining character defining features of the

building including recessed entryway, window placement and rhythms, and terracotta tile parapet, as well as proposed materials consist with many historic storefronts in the Downtown.

Section 15.24.040.D.5: *Conformance with guidelines and standards adopted by the commission;*

The Planning Commission is required to make the determination of whether the proposed elevations are in conformance with the adopted standards and guidelines as outlined above. These are primarily based on implementation measures contained in the City's General Plan with regard to historical preservation.

Section 15.24.040.D.6: *Conformance with Woodland area General Plan.*

Woodland's 2035 General Plan, Policy 2.H.2 states that the city should "encourage contextually appropriate building and façade improvement to promote Downtown as a pedestrian-oriented retail and service area."

Policy 2.H.4 speaks to a "streamlined review and permitting process for all building improvements within the Downtown."

Staff finds that the proposed façade improvements will enhance the Historic Downtown by repairing the façade of 523 Main Street and restoring some of the original features. The building façade has been modified over the years and includes a mix of architectural styles and features. The proposed improvements will reveal transom windows above the storefront which are a characteristic identifier of historic buildings in the Downtown. Storefront improvements will replace existing cracked glass, chipping tile and deteriorating internal wood framing with more durable and energy efficient materials while retaining the structural integrity of the façade.

Mr. Tkachuk, owner of the building and the Woodland Sewing and Vacuum Center business, intends to continue to upgrade his building, while retaining the remaining historical features.

Environmental Review:

The project as proposed qualifies as a Class 31 Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The purpose of The Secretary of Interior's Standards and Guidelines is to provide a framework and guidance for decision making about work or changes to a historic property. As described above, the building itself is deemed ineligible for historical designation due to the extent of facade alterations. However, as a potential contributor to the historic district, the remaining character defining features of the building are being preserved in line with applicable Secretary of Interior's Standards for Restoration and Rehabilitation, specifically:

- Changes to a property that have acquired historic significance in their own right will be retained and preserved (e.g. elements of later Mission Revival remodel).
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Additionally, the project qualifies as a Class 1, "Existing Facilities," Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Conclusion:

The owner of 523 Main Street, (Mr. Pavel Tkachuk) has submitted elevations for façade restoration and storefront to an existing structure. Staff has conducted Design Review on the proposed elevations for conformance to the Downtown Specific Plan. Furthermore staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Planning Commission evaluates structures within the Historic District. As a result of prior façade alterations, 523 Main Street in its current state has limited historical significance other than the fact that it is located within the Historic District. Staff feels that the proposed elevations will further contribute to the Downtown Specific Plan which states that is the goal of the City to "revitalize the heart of the City, through preservation of historic structures and rehabilitation of structures within the historic district."

Therefore, it is recommended that the Planning Commission take action to approve the proposed facade restoration and storefront rehabilitation for 523 Main Street.

Prepared by: Erika Bumgardner, Principal Planner

Attachments:

1. Resolution
2. General Application
3. Facade Proposal
4. Existing Storefront
5. 1996 and 1982 Historic Surveys

RESOLUTION NO. PC 23-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND CERTIFICATE OF APPROVAL FOR 523 MAIN STREET
FAÇADE RESTORATION AND STOREFRONT REHABILITATION**

WHEREAS, the applicant, Pavel Tkachuk, filed Planning Application # PLNG 23-00012, proposing an exterior alteration at 523 Main Street (APN:005-211-016); within the State Registered Historic District in Downtown Woodland, to include façade restoration and storefront rehabilitation; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 16, 2023, to review and consider approval of the proposed Historical Preservation Alteration Request; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the project as proposed qualifies as a Class 31 Categorical Exemption. Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Additionally, the project qualifies as a Class 1, “Existing Facilities,” Categorical Exemption. Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination; and

WHEREAS, the Planning Commission has reviewed all plans and documents regarding the proposed alteration, in relation to the Secretary of the Interior Standards for alterations within the State Registered Historic District; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the above findings, determinations, and recommendations with respect to the proposed project and recommends the approval of the proposed Alteration Request and the filing of a Certificate of Approval with the City Building Official for the proposed alterations.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular scheduled Planning Commission meeting held on the 16th day of March 2023, by the following vote:

AYES:

NOES:

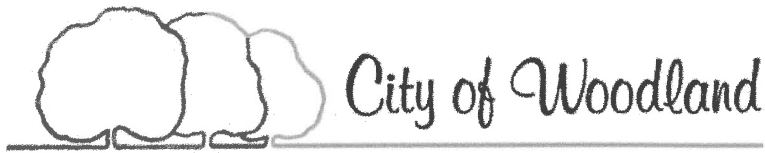
ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary



General Application Form

1. OWNER/APPLICANT

Property Owner:

PAVEL TRACHUK

Project Applicant:

same

Mailing Address:

523 main street

Mailing Address:

City State Zip Code:

Woodland CA 95695

City State Zip Code:

Phone Number:

B (530) 662 3838 (530) 902 7737

Phone Number:

E-mail Address:

4ever.pva@gmail.com

E-mail Address:

2. PROJECT DESCRIPTION

Project Name:

FACADE RENOVATION

Site Address or Location:

523 main street, Woodland CA

Total Acres or Square Feet:

Assessor's Parcel Number(s):

General Plan Land Use Designation:

Is Project in Flood Zone? ☐ Yes ☒ No

Existing Zoning:

Requested Entitlement/Permit Type:

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Pavel Trachuk 02.10.2023

Applicant

Date

Applicant

Date

Pavel Trachuk 02.10.2023

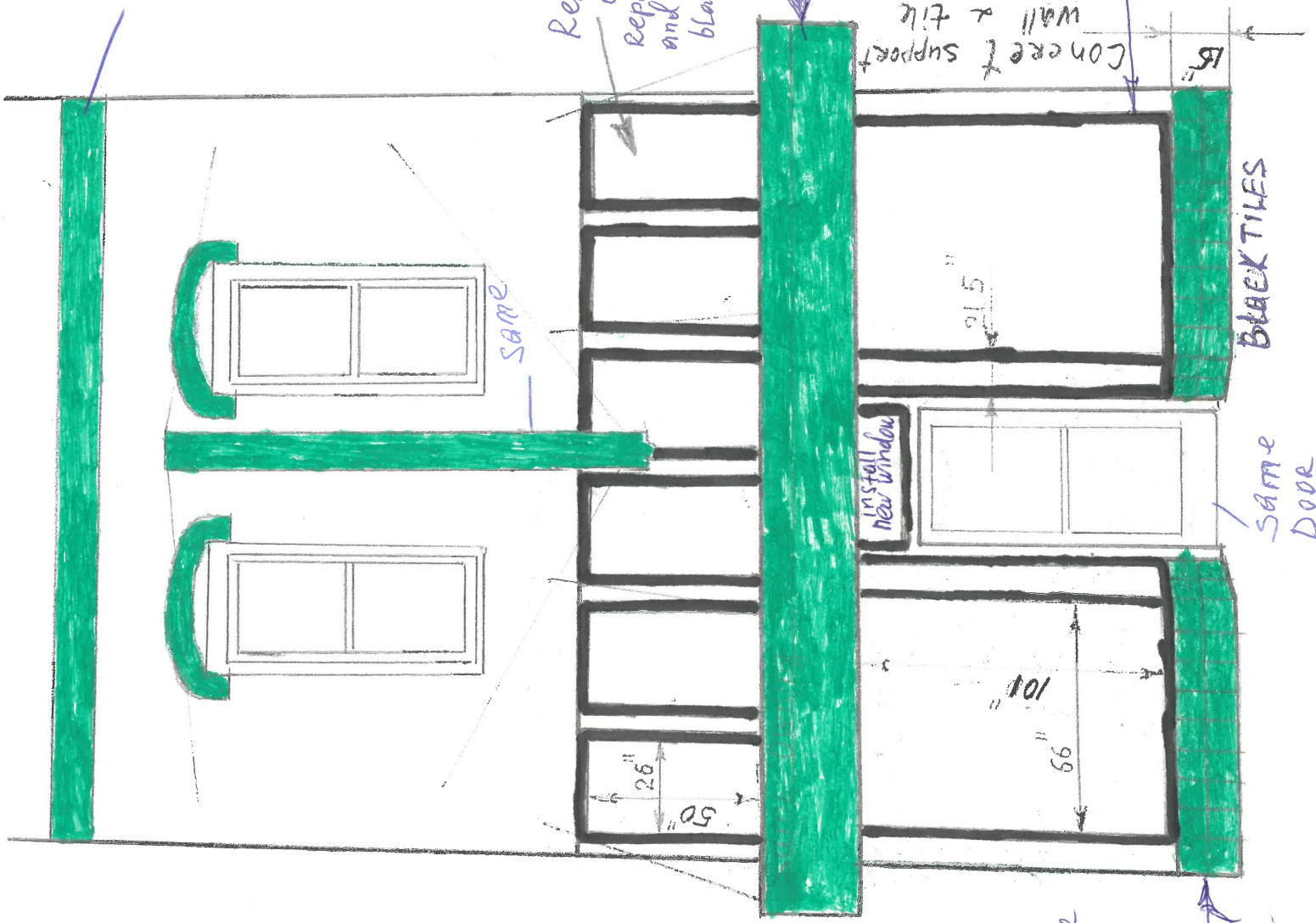
Legal Owner

Date

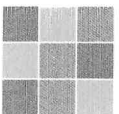
Legal Owner

Date

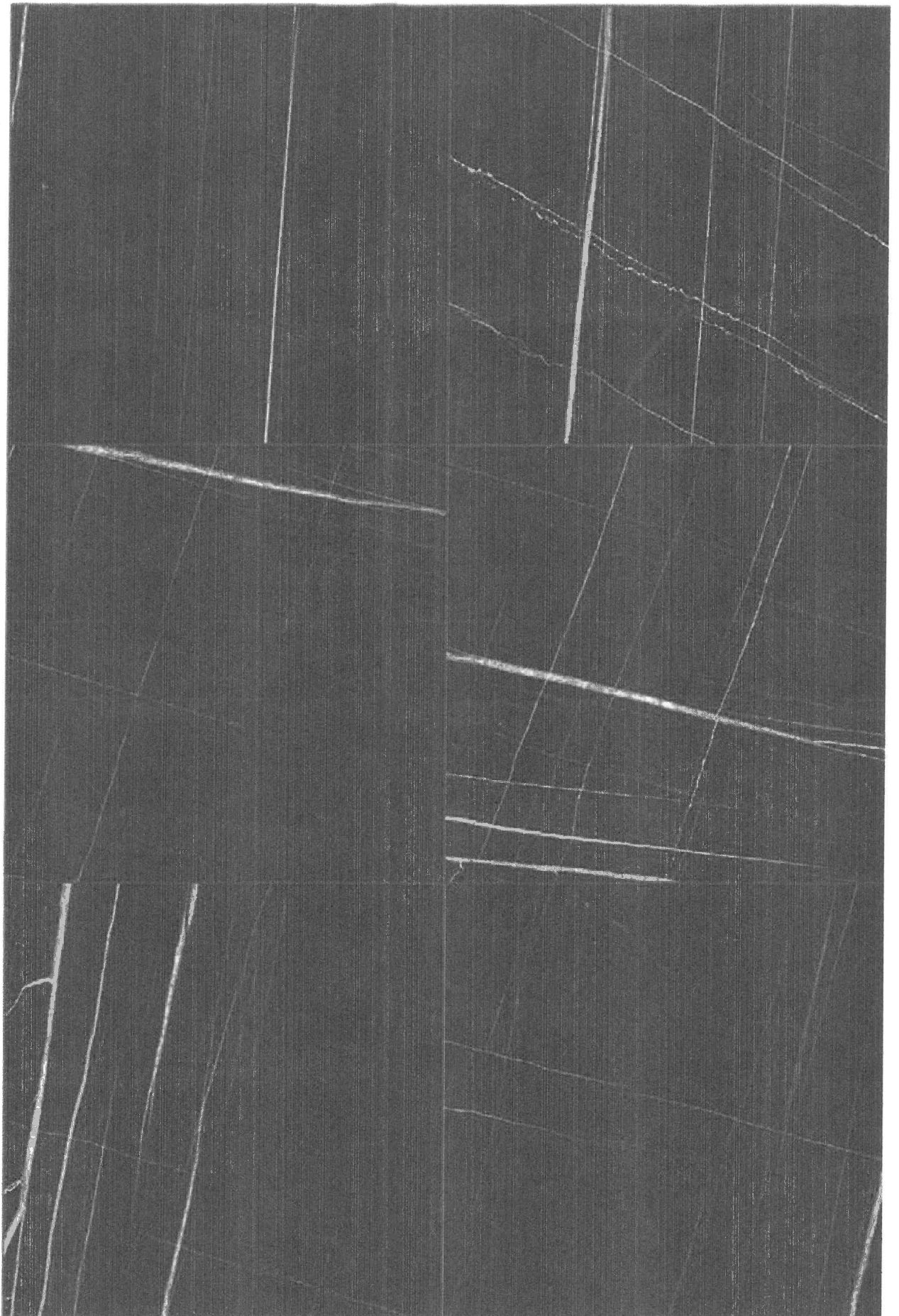
Proposing changes for 523 Main Street
Same cornice molding



Replace existing wooden supports of the large windows, with concrete shorter wall, reinforced with rebar and finished with black porcelain tiles.



v3



matte

glossy

15" $\frac{3}{8}$ X 31" $\frac{5}{8}$ STONE SAHARA NOIR





Woodland
HISTORIC RESOURCES INVENTORY

523 Main Street

Resource Name/Address

P2. **Location:** Unrestricted a. **County:** Yolo

b. **USGS 7.5' Quad:** Woodland, Calif.,

Date: 1952, photorevised 1981

c. **Address:** 523 Main Street

City: Woodland

ZIP: 95695

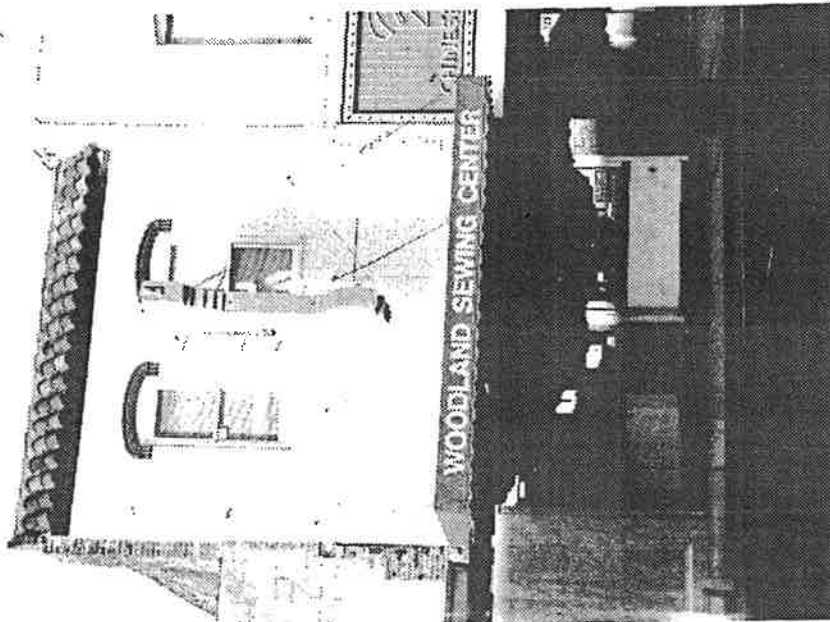
e. **Other Locational Data:** APN --- 5-211-16

P3a. Description:

This brick building has two stories. Atop the stuccoed facade is a tiled parapet. Beneath it is a pair of one-over-one vertically sliding aluminum windows capped by slightly arched hoods. A guyed awning tops the storefront, which has a central aluminum-sided door and flanking display windows atop terra cotta tile walls. The floor fronting the door is inscribed, "Fisher's Candy." The parapet and storefront appear to date from the 1940s, though they could be older. Except for the window openings, the nineteenth-century appearance of the building has disappeared. The property's boundary is its current parcel.

P3b. **Resource Attributes:** HP6—Shop

P4. **Resources Present:** Building



P5b. Description of Photo:

Front Elevation / 12/92-6/93
Roll & Frame --

P6. Date Constructed:

1867 Estimated

P7. Owner and Address:

Robert Mullen
523 Main Street
Woodland, CA 95695

P8. Recorded by:

Donald S. Napoli
Community Development Dept.
City of Woodland
300 First Street
Woodland, CA 95695

P9. Date Recorded: 12/20/96

P10. Type of Survey: Intensive

P11. Report Citation: City of Woodland. Planning Department. "Redevelopment Area Historic Structures Inventory," March 1997.
DPR 523A - Test (1/95)— Attachment: Building, Structure, and Object Record

B1. **Historic Name:** J. H. Hall Building
B2. **Common Name:** Woodland Sewing Center
B3. **Original Use:** Shop
B4. **Present Use:** Shop

B5. **Architectural Style:** No Style
B6. **Construction History:** Facade remodeling, before 1950

B7. **Moved:** No
B8. **Related Features:** None

B9a. **Architect:** Unknown
b. **Builder:** Unknown

B10. **Significance:** Theme: Urbanization: Downtown Commercial Development Area: Woodland
Period of Significance: 1870-1955 Property Type: Small Retail Buildings Applicable Criterion: A
This building has some architectural interest as a pre-1950 remodeling of a nineteenth-century structure. The rounded clay tile parapet and the terra cotta storefront wall both represent inexpensive ways of modernizing a small commercial building in the 1920s, 1930s, and 1940s. The building is much older. It was put up by Joseph H. Hall around 1867. It was originally connected to 525 Main on the right. About twenty years later that building was remodeled into a separate structure. This building was the home of a candy business from the 1880s to the 1940s, including a candy factory in the rear. The structure contributes to a potential historic district in downtown Woodland.

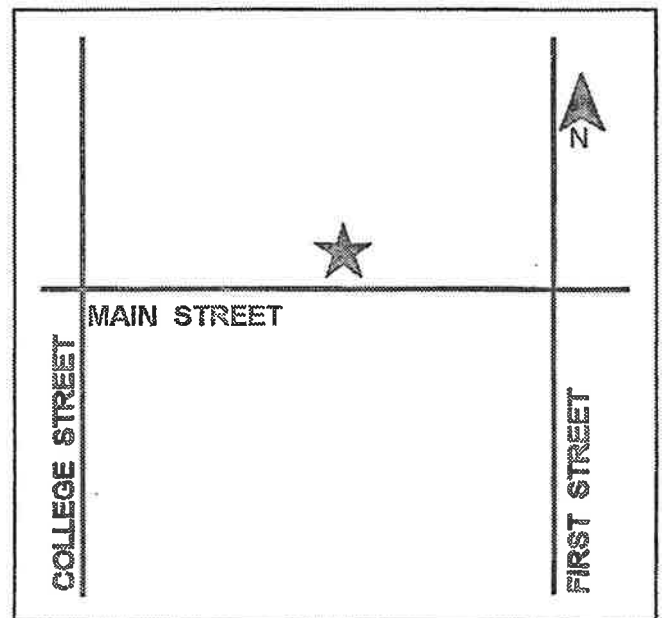
B11. **Additional Resource Attributes:**

B12. **References:** Wilkinson, *et al.*, *Historical Downtown Woodland*, 1992; Sanborn Fire Insurance Maps, 1886-1949.

B13. **Remarks:**

B14. **Evaluator:** Donald S. Napoli
Date of Evaluation: 12/17/96

(This space reserved for official comments.)



ENCODING SHEET

State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

1. Ser. No.: <u>57-5695-</u> - <u>21</u> Cntr City Zip Form No. Prop. No.		10. Registration Status: ☐ 1) listed ☐ 2) determined eligible ☐ 3) appears eligible ☐ 4) may become eligible		☐ 5) eligible local listing ☒ 6) ineligible ☐ 7) undetermined	
2. UTM Zone Easting Northing A _____ B _____ C _____ D _____ Cntr <u>10</u> <u>606790</u> <u>4281440</u>		11. Check One: ☐ 1) part of district ☒ 2) individual property		☐ 1) district ☐ 2) site ☒ 3) building ☐ 4) structure ☐ 5) object	
3. Property Name: Common Name: <u>Singer</u> Historic Name: _____		12. NR Class Category: ☐ 1) district ☐ 2) site ☒ 3) building ☐ 4) structure ☐ 5) object		☐ 6) CHL ☐ 7) CPHI ☐ 8) Local Listing ☐ 9) County/Regional Park ☐ 10) other	
4. Address: _____ Parcel No. _____ <u>523 Main St.</u> Number Street Name Nearest Cross Street <u>Woodland</u> City/Town <u>95695</u> Zip code Vicinity of City/Town <u>(v)</u>		13. Other Registration: ☐ 1) HABS ☐ 2) HAER ☐ 3) NHL ☐ 4) SHP ☐ 5) SCP		☐ 6) CHL ☐ 7) CPHI ☐ 8) Local Listing ☐ 9) County/Regional Park ☐ 10) other	
5. Type of Ownership: ☐ 1) unknown ☐ 2) federal ☐ 3) state ☒ 4) private ☐ 5) county ☐ 6) city ☐ 7) special district		14. Property Attributes: ☐ 1) unknown ☐ 2) sing. family prop. ☐ 3) mult. family prop. ☐ 4) ancillary blgs. ☐ 5) hotel/motel ☒ 6) comm. blgs., 1-3 st. ☐ 7) comm. blgs., over 3 st. ☐ 8) industrial blgs. ☐ 9) public utility blgs. ☐ 10) theatre ☐ 11) engineering struct. ☐ 12) civic auditorium ☐ 13) cmnty cntr/soc. hall ☐ 14) government blg. ☐ 15) educational blg. ☐ 16) religious blg. ☐ 17) R/R depot ☐ 18) train ☐ 19) bridge		☐ 20) canal/aqueduct ☐ 21) dam ☐ 22) lake/river/reservoir ☐ 23) ship ☐ 24) lighthouse ☐ 25) amusement park ☐ 26) monument/mural ☐ 27) folk art ☐ 28) street furniture ☐ 29) landscape architr. ☐ 30) trees/vegetation ☐ 31) urban open space ☐ 32) rural open space ☐ 33) farm/ranch ☐ 34) military property ☐ 35) CCC/WPA structure ☐ 36) ethnic minority property ☐ 37) highway/trail ☐ 38) women's minority property ☒ 39) other - <u>SIGN</u>	
6. Present Use: ☐ 1) unknown ☒ 2) commercial ☐ 3) residential ☐ 4) private non-comm. ☐ 5) public ☐ 6) none		15. Architectural Plans and Specifications: _____ yes _____ no		1) Environmental Review No. _____ 2) Tax Reform Act No. _____ 3) Grants-in-Aid No. _____	
7. Year of Initial Construction: _____					
8. Architect(s): _____ Builder(s): _____					
9. Year of Survey: <u>1982</u>					



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 16, 2023
ITEM #: H.2
SUBJECT: Storefront Addition to an Existing Building in the Historic Downtown District

Recommendation for Action: Staff recommends that the Planning Commission take action to approve the proposed storefront addition at 507 Bush Street, commonly known as the Meier Building.

Staff Contact:

Erika Bumgardner, Principal Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Project Proposal:

The purpose of this report is to provide information regarding the proposed storefront addition on the Bush Street side of the "Meier Auto Building," located at 507 Bush Street. The building is located at the north-east corner of Bush and College Streets. Originally built in 1921, the 22,000 square foot Meier Auto Dealership, or "Meier Building", has undergone extensive remodeling from its original plans, and currently has six commercial storefronts and lease spaces along College Street, ranging from approximately 900sf to 1,500sf, and two large commercial lease spaces on storefronts on Bush Street, 2,869sf and 9,049sf. The proposed new entryway and storefront addition is located immediately west of the existing midblock storefront on the Bush Street side of the building, and just east of the utility and emergency egress door leading to an interior hallway. The new entryway would provide access to a newly created and leasable office space along the Bush Street side of the building. The proposed storefront would mimic the design of the storefront entryway to the east including dark bronze steel storefront system and steel awning, decorative base tile and inset doorway.

SITE HISTORY:

The Historic Evaluation of the Meier Automobile Dealership Building Survey indicates that the building was constructed in 1921. In 1998, the Redevelopment Agency had a historic resource survey of Downtown prepared to support the City's nomination for National Register Designation. "The National Register Nomination found the building at 427-433 College Street and 519 Bush Streets to contribute to the historic district by virtue of being one of the first automobile dealerships in the City and as a contributor to the commercial character of the district." The survey states the following: "The building retains sufficient integrity to convey its significance and has the same appearance that it had in 1998 at the time of designation." The building is designed in the Moderne style popular in the 1920s and 1930s. Moderne was intended to celebrate mechanization and industrialization, and was frequently employed in the design of car dealerships. The Historical Evaluation prepared by Meade and Hunt in October 2009, identified this building as one of three remaining buildings within the National Register District which recalls an important period in Woodland's commercial history and is identified as a contributor to the District. This block is located in the A2 District (Downtown Core) of the Downtown Specific Plan.

In 2015, the Historical Preservation Commission, then active, approved a significant facade renovation and remodel of the commercial space along the College and Bush Street frontages, resulting in the additional storefronts and openings and architectural elements seen today. Key elements of the renovation included:

- Replacement of prior existing single-pane aluminum windows with new historic steel windows or metal clad wood windows with clear glazing.
- Removal of the plaster panels over the existing transom windows.
- Retention of the existing plaster parapet and detailing as much as possible.
- Removal of the brick veneer.
- Addition of a new cement plaster texture with an imperfect smooth finish.
- Addition of cast stone water table base.
- Addition of decorative porcelain tile below the windows.
- Addition of steel awnings between the transom windows and storefront windows along College Street, and new horizontal steel canopies at Bush Street.
- Installation of new exterior wall mounted light-fixtures that are reminiscent of the early 20th century industrial aesthetic.

REVIEW OF PROPOSED CHANGES:

Woodland Municipal Code Chapter 15.24, Historical Landmarks, Districts and Resources requires the review and approval of any exterior modifications, alterations, additions and proposed demolitions of any designated landmark, or any structure within a designated historical district by the Planning Commission. Upon application, there are six criteria that are provided within the ordinance that the Commission shall consider when evaluating the merits of each proposal.

The following is an evaluation of those criteria with regard to the proposed project.

Section 15.24.040.D.1: *The historic value and significance, or the architectural value and significance, or both, of the designated landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area.*

The Historical Evaluation prepared by Meade and Hunt in October 2009, identified this building as one of three remaining buildings within the National Register District which recalls an important period in Woodland's commercial history and is identified as a contributor to the District. The building continues to clearly convey its original purpose and commercial function as an auto showroom and garage. The survey indicates that there is a particularly strong concentration of Moderne buildings on First and Bush Street that includes Meier Automotive.

The building has undergone significant façade alterations, even since the time of the 2009 survey. The applicant intends to add an additional entryway into a small leasable office space on the Bush Street side of the building, reflective of the new storefront systems approved by the Historical Preservation Commission and added after 2016.

Section 15.24.040.D.2: *The relationship of the exterior architecture features of the structure to the rest of the structure and to the surrounding area.*

Staff supports the proposed changes to 507 Bush Street on the basis that the additional entryway does not significantly alter or destroy historic materials, features, or spacial relationships that characterize the property and is located on a secondary elevation. The proposed entryway is compatible with the historic size, scale, proportion, and massing of the facade and with prior and newly added entryways approved in 2016.

Section 15.24.040.D.3: *The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant.*

The proposed entryway and storefront will replicate the recently installed storefronts on the west and south elevations of the building and will include a recessed doorway flanked by two windows, a steel awning and transom windows.

Section 15.24.040.D.4: *Plans for structures which have little or no historical value or plans for new construction for their compatibility with surrounding structures.*

The proposed design offers careful consideration to original and restored appearances.

Section 15.24.040.D.5: *Conformance with guidelines and standards adopted by the commission;*

The Planning Commission is required to make the determination of whether the proposed elevations are in conformance with the adopted standards and guidelines as outlined above. These are primarily based on implementation measures contained in the City's General Plan with regard to historical preservation.

Section 15.24.040.D.6: *Conformance with Woodland area General Plan.*

Woodland's 2035 General Plan, Policy 2.H.2 states that the city should "encourage contextually appropriate building and façade improvement to promote Downtown as a pedestrian-oriented retail and service area."

Policy 2.H.4 speaks to a "streamlined review and permitting process for all building improvements within the Downtown."

Staff finds that the proposed façade improvements will enhance the Historic Downtown by creating additional commercial lease space within the downtown core while retaining the historic integrity of the Meier Auto Building. The entryway proposal replicates new storefront features approved in 2016, and is compatible in size and scale with the historic building and its original features. The proposal does not obscure or destroy any character-defining features of the building.

Environmental Review:

The project as proposed will qualify as a Class 31 Categorical Exemption from the California Quality Environmental Act (CEQA). Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following:

Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Additionally, the project qualifies as a Class 1, "Existing Facilities," Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Conclusion:

The owners of 507 Bush Street (College and Bush Investors, LLC) have submitted elevations for a minor remodel to an existing structure. Staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Historic Preservation Commission evaluates structures within the

National Register Historic District. Staff finds that the proposed entryway addition will further contribute to and not deter from the National Register District.

Therefore, it is recommended that the Planning Commission take action to approve the proposed storefront addition at 507 Bush Street, commonly known as the Meier Building.

Prepared by: Erika Bumgardner, Principal Planner

Attachments:

1. Resolution
2. General Application
3. Proposed Entryway
4. Meier Building Floor Plan
5. Office Space Floor Plan
6. 2015 Site Photos
7. October 26, 2009 Historic Evaluation for 427-433 College St

RESOLUTION NO. PC 23-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND CERTIFICATE OF APPROVAL FOR 507 BUSH STREET
STOREFRONT ADDITION**

WHEREAS, the applicant, College and Bush Investors, LLC, filed Planning Application # PLNG 23-000 __, proposing an exterior alteration at 507 Bush Street (APN:006-561-021); within the State Registered Historic District in Downtown Woodland, to include a new storefront and entryway; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 16, 2023, to review and consider approval of the proposed Historical Preservation Alteration Request; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the project as proposed qualifies as a Class 31 Categorical Exemption. Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Additionally, the project qualifies as a Class 1, “Existing Facilities,” Categorical Exemption. Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination; and

WHEREAS, the Planning Commission has reviewed all plans and documents regarding the proposed alteration, in relation to the Secretary of the Interior Standards for alterations within the State Registered Historic District; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the above findings, determinations, and recommendations with respect to the proposed project and recommends the approval of the proposed Alteration Request and the filing of a Certificate of Approval with the City Building Official for the proposed alterations.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 16th day of March 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary

General Application Form

1. OWNER/APPLICANT

Property Owner:

College & Bush Investors, LLC

Mailing Address:

1207 Cleveland Street

City State Zip Code:

Woodland, CA 95695

Phone Number:

(530) 537-8153

E-mail Address:

ron@caceresrealestate.com

Project Applicant:

Ron Caceres - Managing Member

Mailing Address:

1207 Cleveland Street

City State Zip Code:

Woodland, CA 95695

Phone Number:

(530) 537-8153

E-mail Address:

ron@caceresrealestate.com

2. PROJECT DESCRIPTION

Project Name:

Meier Building

Total Acres or Square Feet:

22,000 SF Approx.

General Plan Land Use Designation:

Commercial Downtown Mixed-Use

Existing Zoning:

Downtown Mixed-Use

Site Address or Location:

505-507 Bush Street, Woodland, CA

Assessor's Parcel Number(s):

006-561-021

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:

Remodel

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Ron Caceres 03/06/2023
Applicant Date

Managing Member - College & Bush Investors, LLC
Legal Owner Date

Applicant Date

Legal Owner Date

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development?

☐ Yes ☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlements(s). The Letter of Agency must be notarized.

Date: March 6, 2023

To: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Community Development Department:

To apply for the entitlement(s) listed below

☐ General Plan Amendment	☐ Zoning Amendment	☐ Tentative Subdivision Map
☐ Tentative Parcel Map	☐ Specific Plan Amendment	☐ Lot Line Adjustment
☐ Variance	☐ Conditional Use Permit	☐ Planned Development
☒ Site Plan Review	☐ Design Review	☒ Zoning Administrator Permit
☐ Specific Plan	☐ Cannabis Business Permit	☐ Cannabis Conditional Use Permit
Is this request part of another application? Yes ☐ No ☐	Other: _____	

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: _____ Phone: _____

Applicant's Address: _____

The subject property is located at: _____

Assessors Parcel Number: _____

Signature of Owner(s) of Record (must be an original signature)

Print Legal Owner(s) of Record Name

Address of Legal Owner (*attach title report*)

Phone:

E-mail Owner(s) of Record:

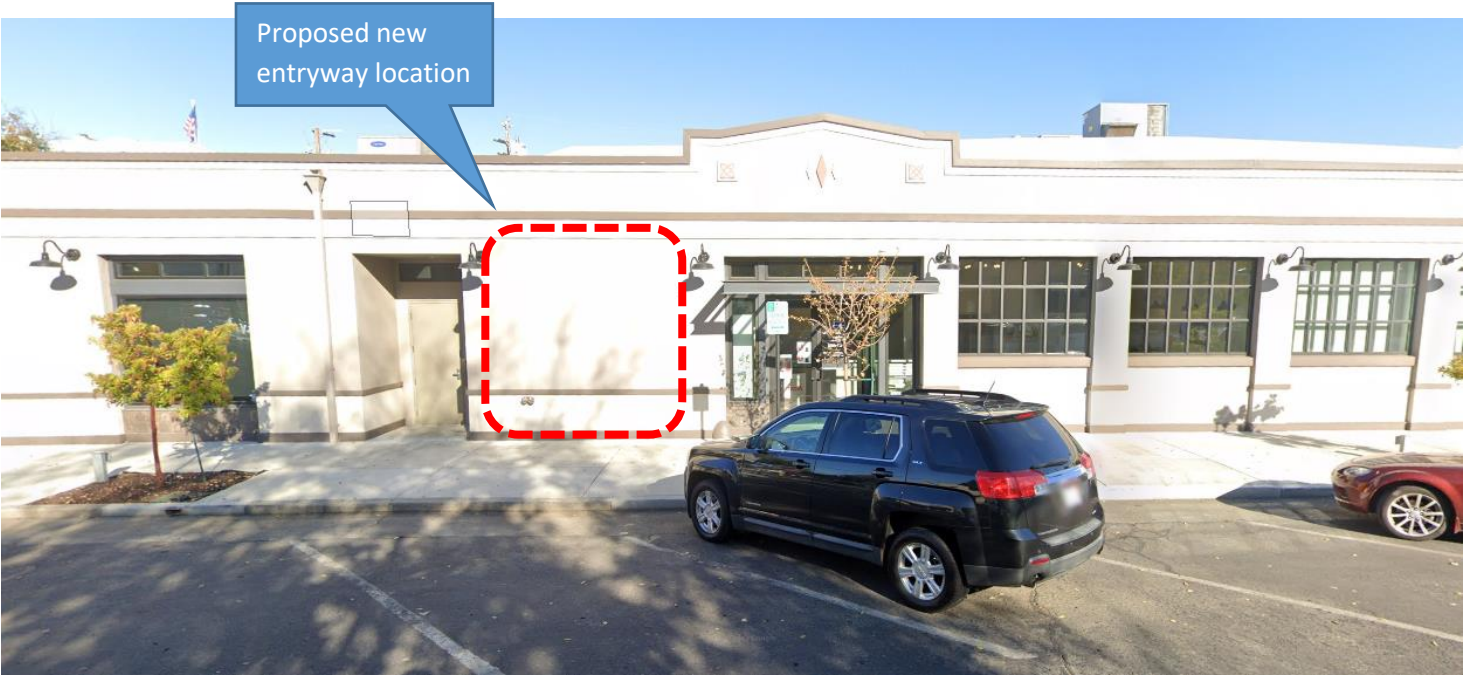
County of _____}

☐ Personally know to me ☐ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Signature of Notary Public

Proposed Entryway / Storefront - 507 Bush Street



Existing Bush Street Elevation and location of proposed entryway



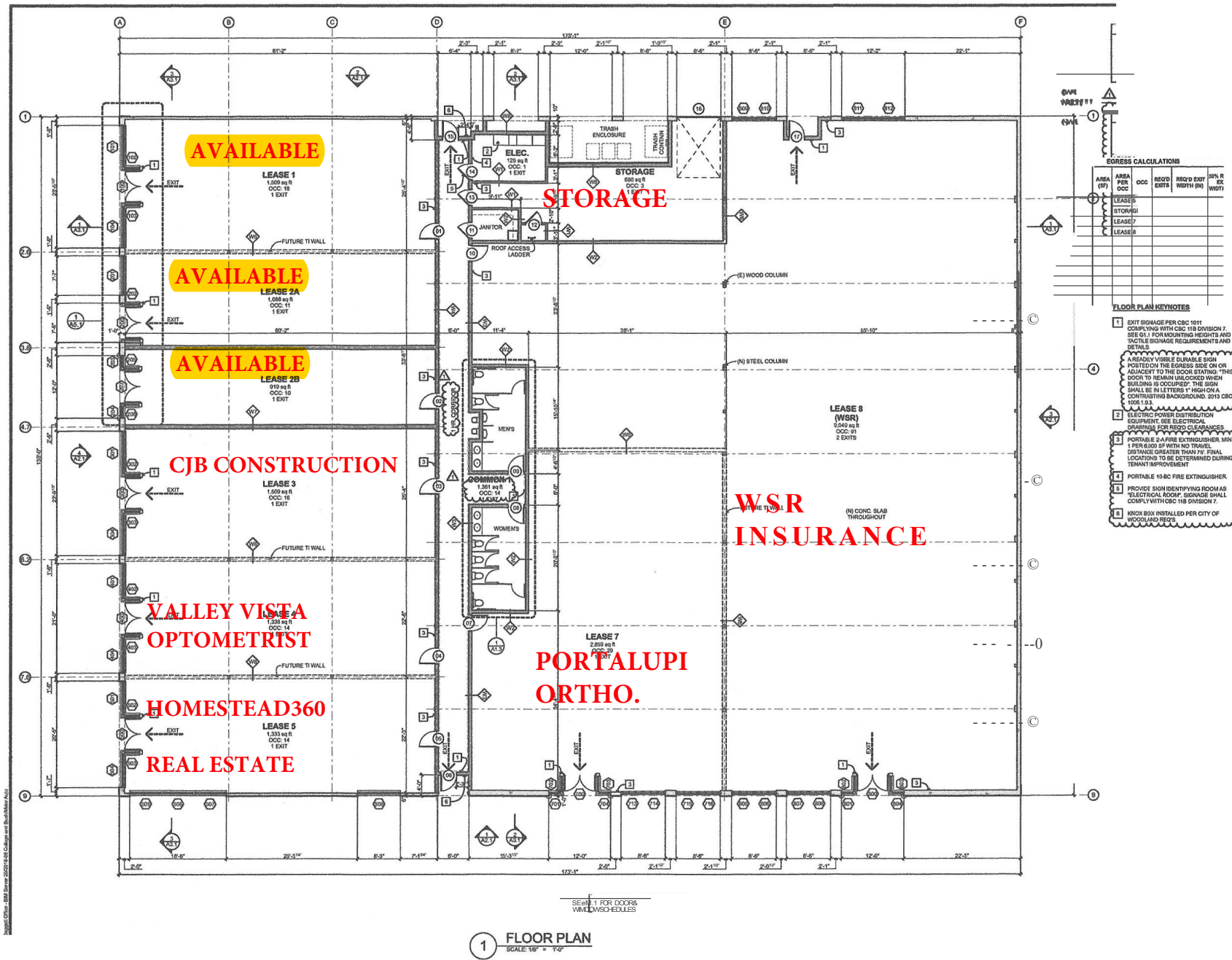
Proposed entryway



Proposed entryway facing east toward First Street



Proposed entryway facing west toward College Street





WALL LEGEND

- (E) PARTITION TO REMAIN
- AREA NOT IN SCOPE
- (N) FULL HEIGHT PARTITION, 20 GA 6" METAL STUDS @ 16" OC WITH 3/8" TYPE "X" GYP BD ON EACH SIDE, SEE DETAILS
- (N) PARTITION TO +10'-0" AFF. 20 GA 3 1/2" METAL STUDS @ 16" OC WITH 3/8" TYPE "X" GYP BD ON EACH SIDE, SEE DETAILS

FLOOR PLAN
SCALE: 1/4" = 1'-0"



520 VERNON STREET
ROSEVILLE, CA 95678
916.303.4343
916.303.4344 FAX
WWW.LJ2INTERIORS.COM



3845 ATHERTON ROAD, SUITE 9
ROCKLIN, CALIFORNIA
916.772.4192
WWW.BLUENORTHERNBUILDERS.COM

DR PORTALUPI
507 BUSH STREET
WOODLAND, CALIFORNIA

APPROVED FOR THE OWNER BY:		
APPROVED FOR THE DESIGNER BY:		DATE
ISSUE	DESCRIPTION	00.00.00
-	-	-

STAMP:

REF NORTH: N
SCALE: SEE SHEET
PROJECT NO: 191064
DRAWN BY: JR PLOT DATE: 09.11.19
SHEET NO:

FLOOR PLAN

A3.0

2015 Site Photos



CORNER PERSPECTIVE - COLLEGE ST. & BUSH ST.



WDC BUILDING - NORTH OF PROJECT SITE



MOJO'S KITCHEN - EAST OF PROJECT SITE



VIEW EAST - DOWN ALLEY



VIEW WEST - ALLEY FACADE



WEST ELEVATION - COLLEGE STREET



SOUTH ELEVATION - BUSH STREET



October 26, 2009

Mr. Paul Hanson, Senior Planner
City of Woodland
520 Court Street
Woodland, CA 95695

Subject: Historical Evaluation of the Meier Automobile Dealership Building
427-433 College Street and 519 Bush Street
Downtown Woodland Historic District
Woodland, California

Dear Mr. Hanson:

In September 2009 the City of Woodland (City) requested Mead & Hunt, Inc. (Mead & Hunt) to review the historic resource evaluations of the Meier Automobile Dealership Building located at 427-433 College Street and 519 Bush Street to ascertain if the property continues to contribute to the National Register of Historic Places (National Register)- and California Register of Historic Resources (California Register)- listed Downtown Woodland Historic District. Based on the eligibility conclusions, the City also requested that Mead & Hunt prepare an impact analysis of a proposed project that would renovate portions of the building and demolish the rear warehouse/garage portion of the building along Bush Street. This letter report presents the eligibility conclusions for the building and a preliminary evaluation of the potential impact of the proposed alteration and demolition on the building individually and on the historic district to which it is presently a contributing resource.

Previous Studies

In 1996 the City initiated a historical resources survey of the predominantly commercial buildings in the city's downtown area. Buildings were surveyed and recorded on Department of Parks and Recreation (DPR) 523 forms by Donald Napoli, Historical Consultant. As a result of this survey a National Register District Nomination was prepared in 1998 for historic district consisting of 93 buildings constructed between 1853 and 1948. Sixty buildings were determined to be contributing resources under *Criterion A* for their association with important events that have made a significant contribution in the commercial, political, and social history of Woodland. The district nomination was accepted by the State Historical Resources Commission and was listed in the National Register.

The district was not nominated under *Criterion C* for its architectural qualities; however, the significance statement notes that the varied architectural qualities displayed by the buildings of the district comprise an important element in the character of the district to convey its history and commercial development.

Mead & Hunt Inc. 180 Promenade Circle, Suite 240, Sacramento, California 95834

916.971.3961 fax: 916.971.0578 www.meadhunt.com

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The Meier Automobile Dealership located at 427-433 College Street and 519 Bush Street was designated as a contributing resource to the Downtown Woodland Historic District. The district falls within the boundaries of the city's redevelopment area and within the boundaries of the Downtown Specific area.

Methodology

Mead & Hunt reviewed the following sources: DPR survey forms for the property (1996); the National Register District Nomination Form (1998); the City's *Downtown Specific Plan* (2003); the *Historical Downtown Woodland Walking Tour* (1992); the *Walking Tour of Historic Woodland* (1997); *Explore Historic Woodland* (2007); and David Wilkinson's extensive history on Woodland's built environment, *Crafting as Valley Jewel: Architects and Builders of Woodland* (2003).

A visual reconnaissance survey of the historic district and the building at 427-433 College and 519 Bush Streets was conducted on September 26, 2009. One c.1935 historic photograph of the building was located in the historical archive of the Yolo County Library. The building was compared with the historic photograph and the 1996 survey photographs to ascertain if it had been altered or had deteriorated since its designation as a contributor to the district. During the reconnaissance survey, the other Art Deco and Moderne style buildings and the other historic automotive businesses and showrooms within the district were considered in order to evaluate the cumulative impact of the proposed project on particular district property types. The building was photographed again, using high-resolution digital photography, and new DPR 523 forms A and B were prepared as part of this evaluation.

Description

The building is single-story with a rectangular plan measuring roughly 150 by 200 feet. The building is poured concrete construction with stucco cladding on the west and south elevations. The north and south elevations, facing on the alley and rear parking lot, are unfinished concrete with clear evidence of the original concrete forms still evident. The building occupies a large lot that takes up approximately one-quarter of the block between Main and Bush and First and College Streets. It is a corner building with public facades on both College and Bush Streets. It has a flat roof surrounded on the south and west by a parapet that is accentuated by raised pediments with decorative bas relief on both street facades. The corner of the parapet is emphasized by geometric cut-outs.

The front of the building, facing College Street, is occupied by what was originally an automotive showroom. Commercial windows extend across the entire front façade and across a portion of the Bush Street façade. These large windows extend from what appears to have been a transom, and is now a raised concrete strip, to approximately one foot from the sidewalk. The aluminum window and door frames suggest that the window frames were replaced in the 1950s. There are two pedestrian entrances on the front façade. The main entrance is slightly recessed and emphasized by flanking windows. The rear portion of the building was originally occupied by an approximately 14,000 square foot garage. The garage has three large automotive entrances with metal roll-up doors. Two entrances are located on the Bush Street side of the building. The roofline above the entrances has parapets. A ribbon of industrial metal sash windows runs between the two entries. The other auto entrance opens off the alley on the

north side of the building. Molded concrete bollards are at the base of the roll-up doors. A fire gutted the interior of the building circa 1935, but left the original façade largely intact.

The building is designed in the Moderne style popular in the 1920s and 1930s. Moderne was intended to celebrate mechanization and industrialization, and was frequently employed in the design of car dealerships; the automobile embodying the modern and mechanized world of the early 20th century.

Building History

The building was constructed in 1921 on a lot that had previously been occupied by the Hesperian School, a primary through high school academy founded by the Disciples of Christ Church. In 1887 the school moved to a new location and sold the lot to William P. Gibson. In 1895 an Armory building was built on the east portion of the lot and in 1921 Fed Meier developed the large corner Moderne style building to serve as his automotive dealership. Meier, who came to Woodland from Minnesota in 1872, had prospered in the grain business and was turning to the newly emerging auto business in the 1920s. Although Meier retired in 1931, the building continued as a dealership through World War II.

Criteria of Significance

The 1998 National Register District Nomination provides a thorough narrative of the chronological development of the district, delineates its major architectural characteristics and dominant styles, and provides a well-documented case for the importance of the district in the commercial and civic history of the town. The National Register nomination found the building at 427-433 College and 519 Bush Streets to contribute to the historic district by virtue of being one of the first automobile dealerships in the City and as a contributor to the commercial character of the district. The building retains sufficient integrity to convey its significance and has the same appearance that it had in 1998 at the time of designation. It continues to be a historically significant building that contributes to the National and California Register district.

The building is the first Ford and Buick automobile dealership and garage in Woodland and one of the earliest automobile dealerships in the city. The building is associated with Woodland's leadership in automotive retail prior to World War II. Growing from a novelty in the teens to the dominant mode of family transportation in America by the 1930s, the automobile, its sales and servicing, was a continually growing and thriving commercial enterprise. By 1925 Woodland had established itself as a major automobile sales center in Yolo County. In the pre-World War II period the town had eight car dealerships, all located in the downtown. The Meier Automotive dealership is one of only three buildings in the district that recall this important aspect of Woodland's commercial history. The other two automotive dealerships in the district are located at 333 and 325 Main Street. These two buildings have been approved for demolition as a part of another project.

In the late 1920s and 1930s the sleek, minimally decorated Moderne style of architecture became popular throughout the country, particularly for commercial buildings. Although this is a style primarily associated with urban areas, Woodland acquired a small but distinctive group of Moderne buildings, several of which are contributors to the Downtown Historic District. Three of these, the Century Buick Building (333 Main

Street), Main Street Motors (325 Main Street), and the Meier Auto Dealership, were associated with automotive sales and servicing. Three others, Safeway Store (320 Elm), Purity Market (528 Bush Street), and Yolo Grocery (534 Bush Street), are associated with the grocery business. The other two buildings are a frozen food locker and the State Theater. There is a particularly strong concentration of these Moderne buildings on First and Bush Street that includes Meier Automotive.

Historical Integrity

A visual comparison of the building with the photographs from the 1996 survey indicates that little change has occurred since the building was evaluated for inclusion in the historic district. Alterations to the College Street façade were made prior to the historic resource survey and consisted of the blocking of the transom windows, removal of garage entry on the north side of façade, replacement of original windows, removal or covering of the marble veneer below the showroom windows, and the addition of a brick veneer. The building is currently vacant but securely maintained. There is no evidence of vandalism. It continues to clearly convey its original purpose and commercial function as an auto showroom and garage.

Potential Effects of the Proposed Project:

The standard for assessing the effect of a project on historical resources is set forth in Public Resources Code (PRC) § 21084.1: "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." A historical resource is defined as a resource listed or eligible for listing in the California Register. As a contributor to the National Register District, the building also is listed in the California Register (PRC § 5024.1). Substantial adverse change is defined as "demolition, destruction, relocation or alteration such that the significance of an historical resource is impaired" (PRC § 5021.1(q)).

The project proposes to make a number of changes to the façade of the building and to demolish the rear garage, which is the largest portion of the building. The proposed alterations to the remaining portion of the building include: replacement of existing single-pane aluminum windows; removal of plaster panels over windows to reveal transoms; maintenance of the plaster parapet to the degree possible; removal of brick veneer; installation of decorative tile or marble below windows; installation of steel canopies or awnings; installation of new lighting; modification of the pattern of openings on College Street; and updating of the building envelope to meet minimum criteria for LEED-EB (Ellis Architects, Project Description, Oct. 8, 2009).

The demolition of a large part of the building, approximately 14,000 square feet out of a total 22,000 square feet, would constitute demolition or destruction of an historical building as defined in PRC § 5021.1(q). The Secretary of Interior's *Standard's for Rehabilitation* (Standards) do permit the removal of alterations or later additions (which are not themselves historically significant) of historic buildings. However, the proposed demolition would remove a substantial portion of original historic fabric and would significantly alter the appearance of the building and its ability to continue to convey the reasons for which it is significant. The rear garage portion of the building is integral to the building's history as an auto dealership that sold and serviced automobiles in the first half of the twentieth century. Demolition would

alter the building's form and massing, and would remove a large portion of its character-defining parapet, original steel frame side windows, and automobile entry doors on the Bush Street facade.

Some of the proposed alterations to the College Street facade, such as opening the now obscured transom, removal of the brick veneer, and replacement of the 1950s window frames with more historically compatible frames, could improve the historic appearance of the building. Based on a review of the original architectural drawings for the building, the proposed transom rehabilitation, removal of the brick veneer, installation of marble below the showroom windows, the proposed window replacements, and use of fabric awnings would be consistent with the original design of the building.

The proposed modification of the building openings to create "balance, hierarchy and structural stability," would result in a partial facade rehabilitation on the south side of the College Street facade. However, the design of the new entry and the north side of the College Street facade would not conform to the historic appearance of the building. The current facade design, in conjunction with the demolition of a large portion of the historic fabric of the building, would constitute a significant impact on the authenticity of the historic building. The retention of the rear portion of the building and some modification of concept design for the College Street facade could bring the project into conformance with the Secretary of the Interior's Standards. If the project meets the Secretary's Standards the project would not cause a significant impact on the environment (PRC § 15331).

While the loss of the building is not large in relation to the overall numbers of buildings in the district, its loss has a disproportionate effect on the district's twentieth century resources. Downtown Woodland, unlike many California rural towns, remained an economically and commercially viable center through World War II. During this period the downtown continued to grow and enjoy considerable prosperity. The inclusion of the properties on Bush, Main, and Elm Streets within the historic district strengthens the representation of this aspect of the city's twentieth century history and development. The removal of one of these twentieth century commercial buildings diminishes the historical record of the city's dominant economic and governmental position within the county and the region.

Demolition of the Meier Automotive building would remove all of the buildings in the district that are directly linked to the sales and servicing of automobiles and the introduction of the automobile into the economy and culture to the town and adjacent region. The development of an auto-based transportation system and the mobility that was created in consumer, entertainment, and housing choices for individuals and families, is one of the most profound changes that occurred in 20th century American society. As noted above, Woodland was one of the principal points of distribution for cars in Yolo County, and Woodland demonstrated an early and high percentage of auto ownership.

The partial demolition of the Meier Automotive building also would have a significant effect on Moderne style buildings among Woodland's commercial architectural heritage. As the 1998 National Register Nomination points out, the commercial buildings of the early twentieth century were constructed in several architectural styles. Approximately one-third of the buildings were designed in the Moderne style. Of the 18 contributing buildings from the 1920s, 1930s, and 1940s, seven were designed in the Moderne style:

Mr. Paul Hanson
October 26, 2009
Page 6

the Purity Market (528 Bush), Yolo Grocery (534 Bush), Mulcahay Building (443 First), Meier Car Dealership (Bush/College), Century Buick (333 Main), Main Street Motors (325 Main), and Safeway (320 Elm). The demolition of a large portion of the Meier Automotive Dealership, in conjunction with the previously approved demolition of Century Buick and Main Street Motors, would cause a cumulative impact on an architectural type that is now well represented in the district.

The demolition of a large portion of the Meier Automotive Dealership building would remove the last remaining historic automotive dealership building - a significant property type - within the district. Meier Automotive is the last remaining evidence of this once prominent aspect of the city's commercial activity. In addition, it removes a significant example of Moderne style architecture within the district. In both regards the proposed project has a cumulative effect on the integrity of the district.

Demolition, destruction, or alteration of a historic property such that it can no longer convey its significance is a substantial adverse change to a historic resource and a significant impact on the environment. A substantial adverse change in a significant historical resource is a mandatory finding of significance under CEQA and would require the preparation of an EIR.

Sincerely,

MEAD & HUNT, Inc.



Carol Roland

Attachment

Other Moderne Buildings on or near Bush Street in the Downtown Historic District that form a concentration of this architectural style in the Downtown Woodland Historic District



Yolo Market 543 Bush



Purity Market 524 Bush



Mulcahay Building 443 1st Street

State of California □ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 1

*Resource Name or #: 427-433 College Street

P1. Other: Meier Automobile Dealership

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Yolo

*b. USGS 7.5' Quad: Woodland Date: 1952, photo revised 1981.

c. Address: 427-433 College Street, California City: Woodland

Zip: 95695

d. UTM: Zone: mE/ mN

e. Other Locational Data: None

***P3a. Description:**

The building is single-story with a rectangular plan measuring roughly 150 by 200 feet. The building is poured concrete construction with applied stucco cladding on the west and south elevations. The north and east elevations, facing on the alley and rear parking lot, are unfinished concrete with clear evidence of the original concrete forms still evident. It has a flat roof surrounded on the south and west by a parapet that is accentuated by raised pediments with decorative bas relief on both street facades. The corner of the parapet is emphasized by geometric cut-outs.

The front of the building consists of the west elevation and faces onto College Street, with the south facade running along Bush Street. It is occupied by what was originally an automotive showroom. Commercial windows extend across the entire front facade and across the front portion of the Bush Street facade. These large showroom windows extend from the covered transom to approximately one foot from the sidewalk. The aluminum window and door frames suggest that the window (See con't sheet)

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: HP 6

*P4. Resources Present: ☒ Building
Structure Object Site District Element
of District Other

P5b. Description of Photo: (view, date):
Front facade, view northeast, 9-27-09

*P6. Date Constructed/Age: 1921

Source: Pinger, Ron and David Wilkinson,
Explore Historic Woodland, Woodland: City of
Woodland, 197.

☒ Historic ☐ Prehistoric

☐ Both

*P7. Owner and Address:

Jeffrey D. Morgan
PO Box 888
Woodland, CA 95776

*P8. Recorded by:

Carol Roland, Ph.D.
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, CA 95834

*P9. Date Recorded: 9-27-09

* P11. Report Citation: Report: Historical

Evaluation of Meier Automobile Dealership. Prepared for City of Woodland.

P10. Survey Type: ☒ Intensive

☐ Reconnaissance ☐ Other

Attachments:

☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ District Record ☐ Archeological Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

Roland Nawi Associates
DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 1D

Page of 1 of 1

*Resource Name or #: 427-433 College Street

B1. **Historic Name:** Meier Automobile Dealership

B2. **Common Name:** None

B3. **Original Use:** Automobile dealership and garage

B4. **Present Use:** Vacant

*B5. **Architectural Style:** Moderne

*B6. **Construction History:** Building was constructed in 1921. Circa 1935 a fire gutted the interior of the building, but left the exterior largely intact. In the 1950s or 1960s alterations were made to the front facade of the building (facing on College Street). These alterations include covering the ribbon of transom windows, replacement of showroom windows and doors, and installation of brick veneer under the showroom windows and at the corners of the building.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:** N/A

*B8. **Related Features:** None

B9a. **Architect:** Unknown

b. **Builder:** Unknown

*B10. **Significance:** **Theme:** Urbanization: Downtown Commercial Development

Area: Woodland, California **Period of Significance:** 1870-1955

Property Type: Automobile Dealership **Applicable Criteria:** Criterion A

The building was the first Ford and Buick automobile dealership and garage in Woodland and one of the earliest automobile dealerships in the city. It is representative of automotive businesses that had particular currency to the period of the 1920s-1940s. The building is associated with Woodland's leadership in automotive retail prior to World War II. In the early twentieth century automobile travel grew from a novelty in the teens to the dominant mode of family transportation within a period of twenty years.

The building is a contributor to the National Register listed Downtown Historic District, Woodland. It was surveyed in 1996 in conjunction with the National Register nomination. Field inspection of the building, September 29, 2009 indicated that there have been no changes or alterations to the building since it was listed.

B10.. **Additional Resource Attributes:** N/A

*B12. **References:**

City of Woodland. *Downtown Specific Plan*. 2003. Available at City of Woodland Community Planning Department, Woodland California.

City of Woodland. *Historical Downtown Woodland Walking Tour*. n.p. 1992.

City of Woodland. *Walking Tour of Historic Woodland*. n.p. 1997.

Jackson, Kenneth. *Crabgrass Frontier: Suburbanization of the United States*. N.Y.: Oxford University Press, 1985.

"Meier Automobile Dealership, 1935," photograph. Available at Yolo County Archives, Woodland, California.

National Register of Historic Places, "District Nomination, Downtown Woodland Historic District," 1998. Available at City of Woodland, Community Planning Department, Woodland, California.

(This space reserved for official comments.)

Sanborn Company, "Sanborn Map, Woodland California, 1926-1949." Available at San Jose Public Library.

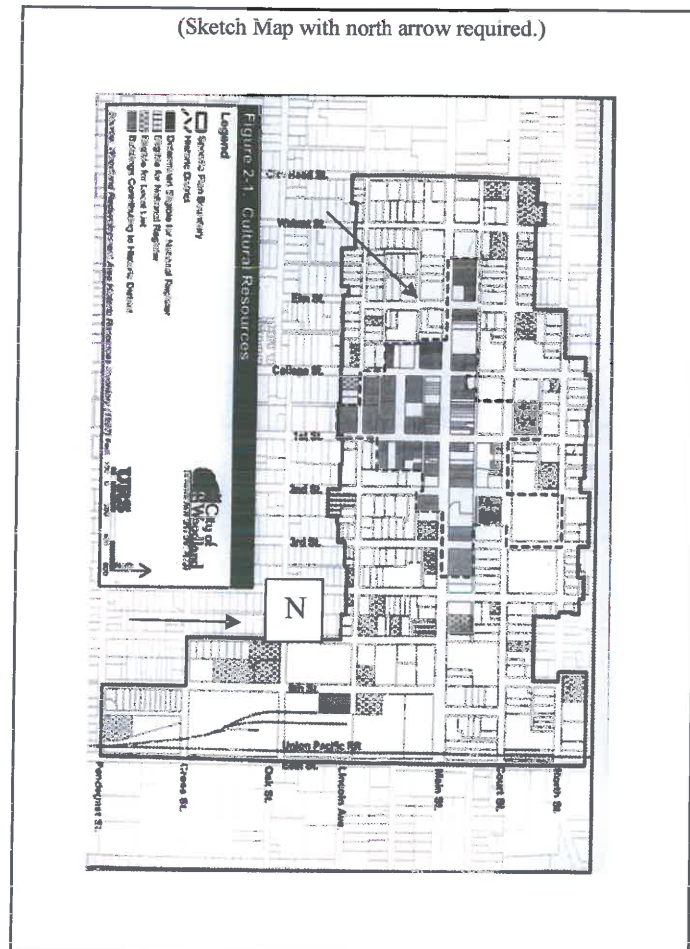
Pringer, Ron and David Wilkinson et al. *Explore Historic Woodland*. Woodland: City of Woodland, 2007.

Wilkinson, David. *Crafting a Valley Jewel: Architects and Builders of Woodland*. Woodland: Yolo County Historical Society, 2003.

B13. Remarks: None

***B14. Evaluator:** Carol Roland, Ph.D.

***B15. Date of Evaluation:** October 5, 2009



State of California ■ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary
HRI #
Trinomial

#

Page 1 of 1

*Resource Name or # 427-433 College Street

*Recorded by: Carol Roland, Ph.D.

*Date 10-05-09

☐ Continuation ■ Update

P.3.a Description con't:

casements were replaced in the 1950s. There are two pedestrian entrances on the front façade. The main entrance is slightly recessed and emphasized by angled flanking windows. The rear portion of the building was originally occupied by an approximately 14,000 square foot garage. The garage has three large automotive entrances with metal roll-up doors. Two entrances to the garage portion are located on the Bush Street side of the building and topped by parapets. A ribbon of industrial metal sash windows runs between the two entries. One auto entrance opens off the alley on the north side of the building. There are molded concrete bollards at the base of the garage automotive entrance. A fire gutted the interior of the building circa 1935, but left the original façade largely intact.

Page 1 of 1

*Resource Name or # 427-433 College Street

*Recorded by: Carol Roland, Ph.D.

*Date 10-05-09

☐ Continuation ☒ Update

Additional Information:



Figure 1 Partial South elevation, view northwest



Figure 2. North Elevation on alley, view east



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 16, 2023
ITEM #: H.3
SUBJECT: 514-518 Main Street (Diggs Building) - Minor Front Facade Restoration and Rear Alley Facing Facade Upgrade within the Historic Downtown District

Recommendation for Action: Staff recommends that the Planning Commission take action to approve the proposed minor front facade restoration and rear alley-facing facade upgrade within the Historic Downtown District at 514-518 Main Street.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:

The purpose of this report is to provide information regarding the proposed remodel/redevelopment of the building located at 514-518 Main Street. The applicant is proposing to maintain the existing front façade and complete a minor alteration to the south alley-facing facade of the building to allow for egress from the second-floor housing units.

The subject building is known locally as the “Diggs” building and is located on the south side of Main Street between College and First Streets. This block is located in the A2 District (Downtown Core) of the Downtown Specific Plan. The A2 District is considered to be the heart of the downtown area. The uses along this portion of Main Street primarily consist of one to three-story structures housing a mix of retail housing and office uses. A majority of the structures in this district are zero lot lines and directly front onto Main Street. Nearly all parking for these structures is shared parking opportunities throughout the downtown area with some limited dedicated parking accessed off the alleys. (Attached Historic District Map).

The building has recently been purchased by a new owner, Kasra Holding, LLC, who desires to keep the current façade facing Main Street and only alter the back of the building to facilitate residential housing units. The south façade of the building has relatively no architectural features (see Attached elevations), and the proposed alterations are needed to conform to the California Building Code and California Fire Code requirements for means of egress from the proposed second-floor residential housing units.

The proposed windows on the south façade will match architecturally to the windows on the north face and are designed to be reminiscent of vintage double-hung windows with detailed molding and sashing. Planning will work with the applicant to add decorative light fixtures on either side of the man doors for additional lighting in the alleyway. Circulation in and out of the building will be improved with additional windows and man doors installed at the back of the building and potentially add architectural interest to the alley-facing façade, thus activating the alleyway. Proposed improvements include (see also Attached Alteration Planset):

- Eliminate existing openings on the south façade to be replaced by new openings that align with interior tenant improvements.

- Add twelve additional windows to the south alley-facing façade to facilitate residential units on the second floor and to increase light and air into the back of the building.
- Add banding and stucco plant-on detailing around the second-story windows to match the front/north façade.
- The south façade will have stucco that matches the smooth texture stucco on the front façade.
- Replace existing storefront windows and transom windows like for like with energy-efficient dual pane clear glass.
- A new trash enclosure is to be installed adjacent to the alley south of the building.

The building will house a mix of uses, with the larger first-floor area (on the east side) allocated to a “food court” space for up to four kiosks with a central dining area. The smaller first-floor area at 514 Main Street will be used as the main entrance to the second-floor residential and lower-level arcade. The second floor will be redeveloped to have five housing units with a mix of one and two bedrooms. The lower basement level will be allocated to an entertainment arcade in the north half and the remaining portion of the basement level will be a cold storage area to support the food vendors. The entirety of the building will be seismically retrofitted, fully sprinklered, and fully accessible, in compliance with all current building code requirements.

The project has been submitted as a staff-level Design Review with a proposed environmental Categorical Exemption. A more detailed description of the proposed use has been provided by the project architect, AA Architects, and is included in the Attached Alterations Planset for the Commission’s review.

Site History (514-518 Main Street):

Survey information indicates that the building dates to approximately 1873 although the window placard states 1890. The building may originally have been part of the Freeman Block, constructed in 1973 by Woodland founder, Frank Freeman. Around 1885 Marshall Diggs bought two sections of the block and a few years later hired local contractor Harrison Ervin to either remodel them or construct a new building. The result was a two-story building with a “dramatic” stepped parapet and arched windows. Diggs used the building to expand the hardware business originally founded by Freeman. When he left Woodland for Sacramento a few years later, the hardware business continued in this location. It was followed by a buggy and harness shop and a grocery store. In a photo from 1981, the building was occupied by Foys Toys with a large mural on the upper, altered façade.

In 2012, a seismic upgrade was done to the exterior façade of the building, providing an update to the building reminiscent of its original design, removing the second story wall and four pairs of six over six windows and replacing it with two center arches with two rectangular window shapes. Transom windows were revealed above the storefronts and colored tile was added on the lower level at the base of the storefront.

Historic Resources Inventory Summary:

This brick and stucco building has two stories and a stepped concrete parapet that becomes an upper story level with two oversized symmetrical arched windows flanked by pairs of two over two sashed windows. The storefront has large display windows and two recessed entrances, both with double swinging doors and transoms. The storefront might be a remnant of the 1920s or 1930s, but the upper portion of the front façade was redesigned in 2012 with the large arched windows and geometric detailing seen on the building in its current state today.

The building is within the National Register District Boundaries but is not a contributing building. City

surveys, conducted in 1982 and again in 1996, state that; “The building is part of the original downtown central business district. However, due to significant façade alterations, the building was deemed ineligible for national, state, or local listing as a historically significant building. Still, the building does add some level of historical integrity and/or architectural qualities that make the historic district significant.”

Review of Proposed Changes:

Woodland Municipal Code Chapter 15.24, Historical Landmarks, Districts, and Resources requires the review and approval of any exterior modifications, alterations, additions, and proposed demolitions of any designated landmark, or any structure within a designated historical district by the Planning Commission. Upon application, there are six criteria that are provided within the ordinance that the Commission shall consider when evaluating the merits of each proposal.

The following is an evaluation of those criteria with regard to the proposed project.

Section 15.24.040.D.1: *The historic value and significance, or the architectural value and significance, or both, of the designated landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area.*

The building located at 514-518 Main Street has undergone serious façade alterations. None of the original exterior detailing has been preserved in the process of past remodels. The original façade was demolished and the building was stuccoed over during the urban renewal period before a more recent cosmetic remodel. Due to these changes, this building lacks historical architectural significance. According to the State of California Resources Agency, the subject building is listed as ineligible for the National Register, California Register, or Local designation. However, the building is located within a National Register District. Prior to the historic downtown district designation, the building was already considered a “noncontributing” resource due to the degree to which it had been altered, but is still a prominent building and façade in the downtown and based on the more substantial nature of the proposed alterations, the City’s Municipal Code requires review by the Planning Commission for overall conformance and contribution to the broader downtown historic district. Although a majority of the requested alterations to the building are being proposed for the south alley-facing facade, the aim is to have a consistent architectural design and to encourage the upgrade and active engagement of our alleyways in the downtown for use in commerce, housing, and patrons of historic downtown Woodland.

Section 15.24.040.D.2: *The relationship of the exterior architecture features of the structure to the rest of the structure and to the surrounding area.*

Although Woodland’s historic downtown contains many different architectural styles the Diggs building in its current state at 514-518 Main Street does not reflect any one specific architectural style used by the Department of Parks and Recreation when reviewing/evaluating the status of Historic Structures. According to the State of California, the Department of Parks and Recreation (Resource Agency) which provides written documentation for Woodland’s “Historic Structures Inventory”, the subject building lacks historical significance due to serious alterations.

The owner intends to retain the remaining architectural detailing from the 1920s, such as the transom windows and inset doorways. Additionally, the applicant will continue the pattern of renovation that was added in 2012 to the south-facing alleyway façade.

Staff supports the proposed changes to 514-518 Main Street on the basis that the remodel incorporates elements found on the existing north facade. The proposed changes to 514-518 Main Street will improve the quality and viability of downtown by retrofitting the building to support

additional residential units on the second floor.

Section 15.24.040.D.3: *The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant.*

The owner has worked with architect AA Architects, to generate the proposed elevations with a majority of the work proposed for the south-facing facade. Careful consideration was taken with the proposed design to support the end multitenant use, so the Diggs building will once again be a usable space.

As stated above, the front façade will keep its stucco wall finish, and the south-facing wall will be designed to match the existing smooth stucco finish. The window retrofit will install non-tinted energy-efficient glass and utilize the existing metal frames painted to match the proposed color palette.

Section 15.24.040.D.4: *Plans for structures that have little or no historical value or plans for new construction for their compatibility with surrounding structures.*

The proposed design utilizes similar detailing, as the north facade. The design, though a departure from the original building design of the late 1800s, still reflects the scale, pattern, and height of existing buildings along the streetscape and will create a visually appealing addition and focal point on the block. Seismic and accessibility upgrades will improve the overall structural integrity of the building.

Section 15.24.040.D.5: *Conformance with guidelines and standards adopted by the commission;*

The Planning Commission is required to make the determination of whether the proposed elevations are in conformance with the adopted standards and guidelines as outlined above. Staff finds that this renovation will result in a significant improvement to this block on Main Street and further, will result in a building that has been structurally improved to allow its continued use for future tenants.

Section 15.24.040.D.6: *Conformance with Woodland area General Plan.*

Applicable Woodland 2035 General Plan Policies:

Policy 6.H.1 states that the city shall “support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. Encourage an active and vibrant Downtown with a 24/7 presence by allowing a mix of entertainment, retail, and cultural uses as well as residential and office uses.”

Policy 2.H.2 states that the city shall “encourage contextually appropriate building and façade improvement to promote Downtown as a pedestrian-oriented retail and services area.”

Policy 2.H.4 speaks to “streamlined review and permitting process for all building improvements within the Downtown.”

Staff finds that the proposed façade changes will enhance the Historic Downtown by incorporating elements found on existing historic structures, through adherence to existing patterns, scale, and height of existing facades, and through reinvestment into the entire structure to allow for meaningful reuse of this significantly sized and prominently located building in the heart of downtown. The proposed improvements will likely spur additional downtown structural and façade improvements to

other surrounding buildings and encourage additional economic activity on Main Street.

Environmental Review:

The project as proposed qualifies as a Class 31 Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The purpose of The Secretary of Interior's Standards and Guidelines is to provide a framework and guidance for decision-making about work or changes to a historic property. As described above, the building itself is deemed ineligible for historical designation due to the extent of facade alterations. However, as a potential contributor to the historic district, the remaining character-defining features of the building are being preserved in line with the applicable Secretary of Interior's Standards for Restoration and Rehabilitation, specifically:

- Changes to a property that has acquired historic significance in its own right will be retained and preserved (e.g. lower level of the front facade dating from, the 1920s/1930s).
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The historical character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Additionally, the project qualifies as a Class 1, "Existing Facilities," Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Conclusion:

The owners of 514-518 Main Street have submitted elevations for façade enhancements to an existing structure. Staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Historic Preservation Commission evaluates structures within the Historic District. Due to numerous serious façade alterations, 514-518 Main Street in its current state has no historical significance other than the fact that it is within the Historic District. Staff finds that the proposed renovations will further contribute to the National Register District, and significantly improve the viability of the Historic Downtown and the Diggs building. The Downtown Specific Plan states that it is the goal of the City to "revitalize the heart of the City, through preservation of historic structures and rehabilitation of structures within the historic district."

Therefore, it is recommended that the Historic Preservation Commission approve the proposed elevations for 514-518 Main Street.

Prepared by: Megan Meier, Associate Planner

Attachments:

1. Resolution
2. Planning Application
3. Historic Downtown District Map
4. Proposed Alterations Planset

RESOLUTION NO. PC 23-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND CERTIFICATE OF APPROVAL FOR THE DIGGS
BUILDING HISTORICAL PRESERVATION ALTERATION REQUEST**

WHEREAS, the applicant, Kasra Holding, LLC, filed Planning Application # PLNG 22-00066, proposing an exterior alteration and renovation to the “Diggs Building” located at 514-518 Main Street (APN:006-561-006); within the State Registered Historic District in Downtown Woodland, to include new windows, doors, architectural features, and stucco to the south façade, and window upgrades to the north façade; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 16, 2023, to review and consider approval of the proposed Historical Preservation Alteration Request; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the project as proposed qualifies as a Class 31 Categorical Exemption. Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Additionally, the project qualifies as a Class 1, “Existing Facilities,” Categorical Exemption. Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination; and

WHEREAS, the Planning Commission has reviewed all plans and documents regarding the proposed alteration, in relation to the Secretary of the Interior Standards for alterations within the State Registered Historic District; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the above findings, determinations, and recommendations with respect to the proposed project and recommends the approval of the proposed Alteration Request and the filing of a Certificate of Approval with the City Building Official for the proposed alterations.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 16th day of March 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary

General Application Form

1. OWNER/APPLICANT

Property Owner:

Kasra Holding

Mailing Address:

514 & 518 Main street woodland

City State Zip Code:

CA 95776

Phone Number:

530-400-9370

E-mail Address:

farhan.shirkhodaei@yahoo.com

Project Applicant:

AAA DESIGN / M. MUSAWI

Mailing Address:

3911 ANNADALE LANE # 03

City State Zip Code:

CA 95821

Phone Number:

916-578-7219

E-mail Address:

aaarchitects5@gmail.com

2. PROJECT DESCRIPTION

Project Name:

Tenant Improvement

Total Acres or Square Feet:

0.18 acre

General Plan Land Use Designation:

R2, A2, A4 AND S2

Existing Zoning:

Storefront Retail/Office

Site Address or Location:

514 & 518 MAIN STREET, WOODLAND, CA 95

Assessor's Parcel Number(s):

006-561-006-000

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:

MIX USED

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☐ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☒ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

AAA DESIGN

Applicant

Date

08/09/2022

Applicant

Date

KASRA HOLDING

Legal Owner

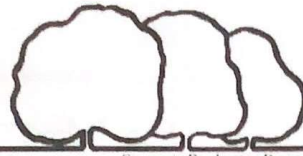
Date

08/09/2022

Legal Owner

Date

DEPARTMENT USE ONLY		
Entitlement Type		
☐ Zoning Administrator Permit (ZAP)	☐ Zoning Amendment	☐ Sign Plan
☐ Conditional Use Permit (CUP)	☐ Zone Interpretation	☐ Tentative Parcel Map
☐ CUP/PUD/ZAP Modification	☐ Design Review	☐ Tentative Subdivision Map
☐ Annexation Application	☐ Site Plan Review	☐ Amendment to Tentative Map
☐ Lot Line Adjustment	☐ General Plan Petition	☐ Variance
☐ Lot Merger	☐ General Plan Amendment	☐ Other: _____
Is this request related to another development? ☐ Yes ☐ No Explain: _____		
<u>Intake</u>		
Amount Paid: _____		
Amount Owed: _____		
Logged by: _____ Date: _____		
Planner: _____ Date: _____		
Project No: _____		



City of Woodland

Community Development Department, 300 First Street, Woodland CA 95695, (530) 661-3820 fax (530) 496-0832

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s). The Letter of Agency must be notarized.

Date: 07/27/2022

To: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Community Development Department:

To apply for the entitlement(s) listed below

☐ General Plan Amendment	☐ Zoning Amendment	☐ Tentative Subdivision Map
☐ Tentative Parcel Map	☐ Specific Plan Amendment	☐ Lot Line Adjustment
☐ Variance	☐ Conditional Use Permit	☐ Planned Development
☐ Site Plan Review	☒ Design Review	☐ Zoning Administrator Permit
☐ Specific Plan	☐ Cannabis Business Permit	☐ Cannabis Conditional Use Permit
Is this request part of another application? Yes ☐ No ☐	Other:	

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: AAA DESIGN / M. Musawi Phone: 916-578-7219
Applicant's Address: 3911 ANNADALE LANE #3, Sacramento CA 95821
The subject property is located at: 514-518 MAIN STREET, WOODLAND, CA 95695
Assessors Parcel Number: 006-561-006-000
Kayvan D. Haddadan
Signature of Owner(s) of Record (must be an original signature)
Print Legal Owner(s) of Record Name
729 Sunrise Ave #611 Roseville, CA 95661
Address of Legal Owner (attach title report) Phone: 415 786 6192
E-mail Owner(s) of Record: Kayvanh@APDSS.com

State of California)

) ss.

County of Yolo)

On 7-28-2022, before me, Brian Agnell, personally appeared
Kayran D. Haddadan

☐ Personally know to me ☒ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Brian Agnell
Signature of Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

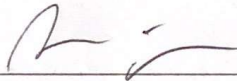
On 7-28-22 before me, Brian Thomas Agnell, notary public
(insert name and title of the officer)

personally appeared Kayvan Huddedan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Placed on Nat'l Registry

6.22.99

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

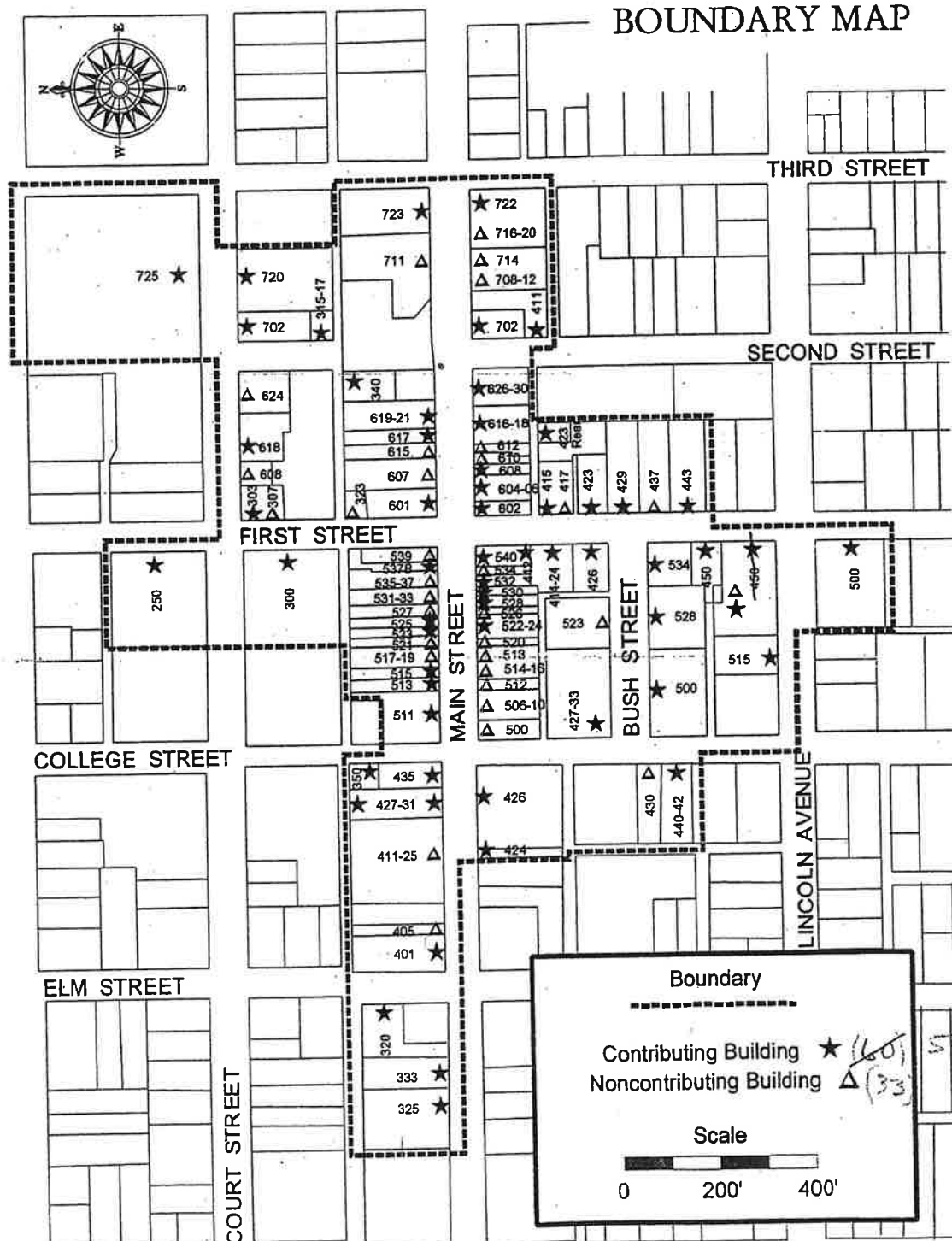
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation Page 55

Downtown Woodland Historic District
name of property

Yolo Co., CA

county and State

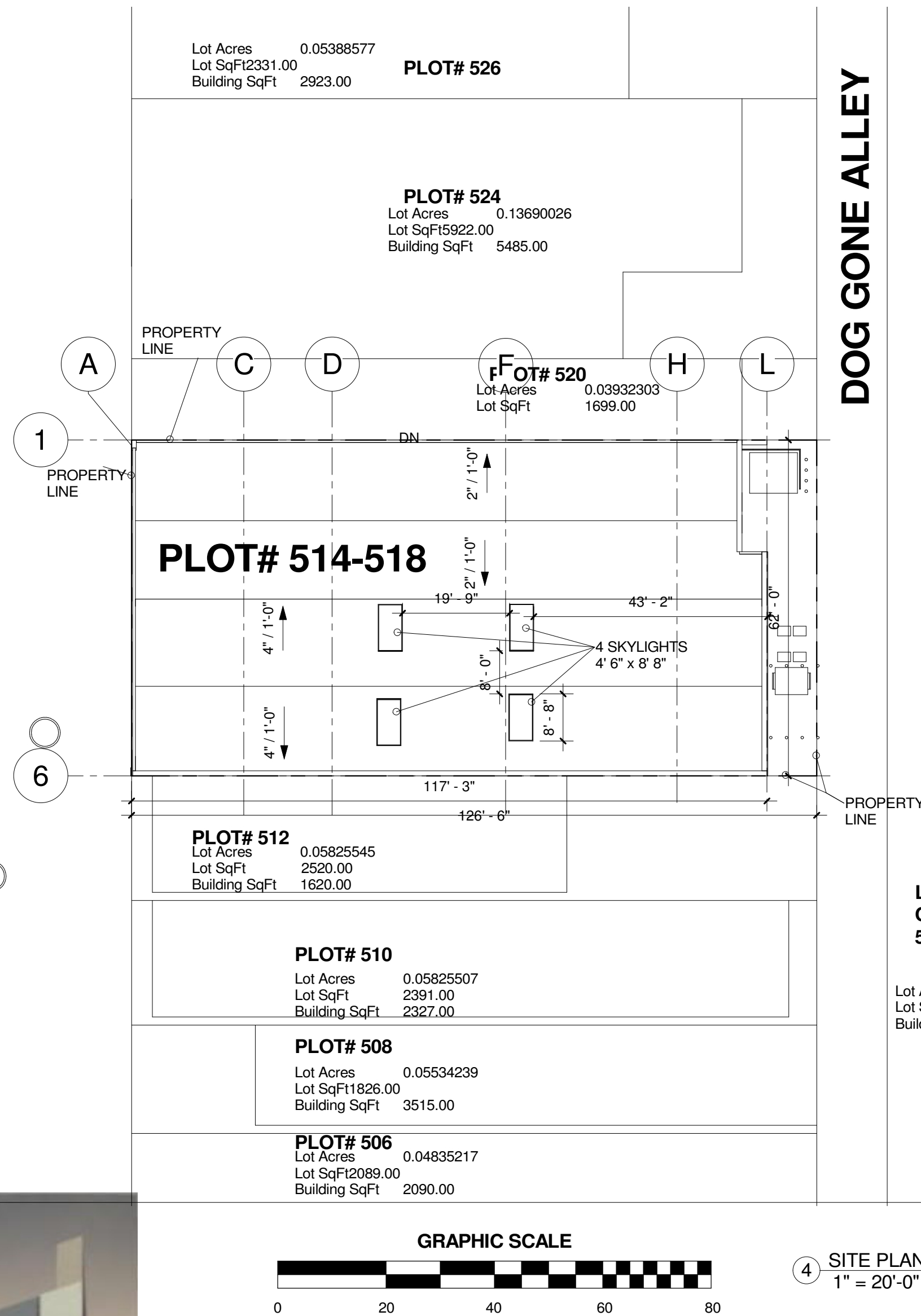




**NORTH / REAR SIDE
PERSPECTIVE**



**SOUTH / FRONT SIDE
PERSPECTIVE**



TENANT IMPROVEMENT PROJECT ADDRESS: 514 & 518 MAIN STREET, WOODLAND, CA 95405

DESIGN:
AAA DESIGN Inc

STRUCTURAL:
US BUILDING ENGINEERING Inc

MEP:
PIVOT ENGINEERING Inc

Note:

The 2019 CMC, CPC, CBC, by State of California and local jurisdiction are applicable to this project.

SCOPE OF THE WORK :

TENANT IMPROVEMENT FOR PROPERTY ADDRESS 514 & 518 MAIN STREET, WOODLAND, CA 95405 TO BELLOW SERVICES :

A- SERVICE SIDE S2 OCCUPANCY:

- | | |
|-----------------|--------|
| 1- Walk in 01 | 155 sf |
| 2- Walk in 02 | 170 sf |
| 3- Walk in 03 | 167 sf |
| 4- Cooler lobby | 229 sf |
| 5- Lift | 79 sf |

Total area 800 sf

B- Arcade side A4 occupancy

- | | |
|-----------|---------|
| 1- Arcade | 2322 sf |
| 2- Store | 170 sf |
| 3- Stair | 218 sf |
| 4- Lift | 120 sf |
| 5- Lobby | 91 sf |

Total area 2,731 sf

C- Food court side A2 occupation

- | | |
|--------------------|--------|
| 1- Food prepare 01 | 346 sf |
| 2- Food prepare 02 | 349 sf |
| 3- Food prepare 03 | 349 sf |
| 4- Food prepare 04 | 418 sf |
| 5- Lobby | 590 sf |
| 6- Women toilet | 47 sf |
| 7- Men's toilet | 161 sf |
| 8- Lift | 50 sf |
| 9- Cleaning Rm. | 88 sf |

Total area 2,316 sf

D- Food court sitting side A2 occupation

- | | |
|-----------------------|---------|
| 1- Food Court sitting | 2202 sf |
| 2- Coffee & Ice cream | 95 sf |
| 3- Fountain | 88 sf |
| 4- Men's toilet | 150 sf |
| 5- Lobby | 101 sf |
| 6- Women toilet | 87 sf |
| 7- Men's toilet | 161 sf |

Total area 2,884 sf

E - Residential Units R2 occupation.

- | | |
|-------------------------|---------|
| 1- Unite 01 | 913 sf |
| 2- Unite 02 | 860 sf |
| 3- Unite 03 | 839 sf |
| 4- Unite 04 | 1211 sf |
| 5- Unite 05 | 817 sf |
| 6- Residential Services | 1440 sf |
| 7- Residential entrance | 697 sf |

Total area 6,777 sf

Grand total

Area's as below :

- | | |
|----------------------|----------|
| 1- Basement level | 3,450 sf |
| 2- First floor level | 6,301 sf |
| 3- Second level | 6,154 sf |

Net floor area sf : 15,905 sf

Gross floor area sf : 18,145

GENERAL NOTES:

GENERAL REQUIREMENTS:

1. ALL WORK SHALL MEET REQUIREMENTS OF BUILDING CONSIDER THESE REQUIREMENTS AS PART OF THESE PLANS.
2. VERIFY DIMENSIONS AND CONDITIONS AT SITE. NOTIFY ENGINEER OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH WORK.
3. REFER UNCLEAR INFORMATION ON THESE DRAWINGS TO THE ENGINEER FOR INTERPRETATION BEFORE PROCEEDING WITH WORK.
4. DESIGN AND FURNISH SHORING, BRACING, PROTECTIVE FENCES AND CANOPIES AS REQUIRED TO SAFELY EXECUTE WORK. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION ARE THE CONTRACTOR'S RESPONSIBILITY.
5. SPREAD OUT MATERIALS PLACED ON STRUCTURE. DO NOT EXCEED DESIGN LIVE LOAD.
6. NOTES AND TYPICAL DETAILS APPLY IN ADDITION TO ALL OTHER REQUIREMENTS.

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5. SPREAD OUT MATERIALS PLACED ON STRUCTURE. DO NOT EXCEED DESIGN LIVE LOAD.
6. NOTES AND TYPICAL DETAILS APPLY IN ADDITION TO ALL OTHER REQUIREMENTS.

MEP SCOPE OF WORK:

MECHANICAL, ELECTRICAL AND PLUMBING WORK FOR RESIDENTIAL AND COMMERCIAL HVAC, POWER AND LIGHT. WASTE, GAS, COLD AND HOT WATER SHALL BE SUPPLIED AND INSTALL BY CONTRACTOR PER M.E.P PLANS.

PROJECT INFORMATION

SCOPE OF WORK: TENENAT IMPROVEMENT

PROJECT ADDRESS: 514-518 MAIN STREET WOODLAND , CA 95695

OWNER : KASRA INVESTMENT
A.P.N. : 006-561-006-000
LEGAL DESCRIPTION :

ZONE : C2
LOT AREA : 7,804 S.F 0.1792 ACRE
BUILDING HEIGHT : 36'-0"
NUMBER OF STORIES : 2 STORIES & BASEMENT (S2,A2,A4 & R2)
SPRINKLER SYSTEM : WITH SPRINKLER SYSTEM
TYPE OF CONSTRUCTION : TYPE V-A
FLOOR AREA : 18,397 SF

BUILDING FOOTPRINT AREA : 7,176 SF
LOT COVERAGE : 99.50%
REQ'D PARKING SPACE: 0 SF
PROPOSED PARKING SPACE: 0 SF
LANDSCAPE AREA : 0 SF
OCCUPANCIES : FOOD COURT (A-2), RESIDENTIAL MULTI-UNIT (R-2), 5 UNITS
NUMBER OF UNITS : 5 UNITS
RESIDENTIAL TYPES : 1- 1 NO. 1 BEDROOMS MOBILITY & 2- 1 NO. 1 BEDROOM COMMUNICATION ADAPTED 3- 3 NOS. 2 BEDROOMS ADAPTED

OPEN SPACE REQ'D : 0
OPEN SPACE PROVIDED : 0



2020 HURELY WAY SACRAMENTO
www.aaarchitectsa.com

DATE: 11/2/2022

No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

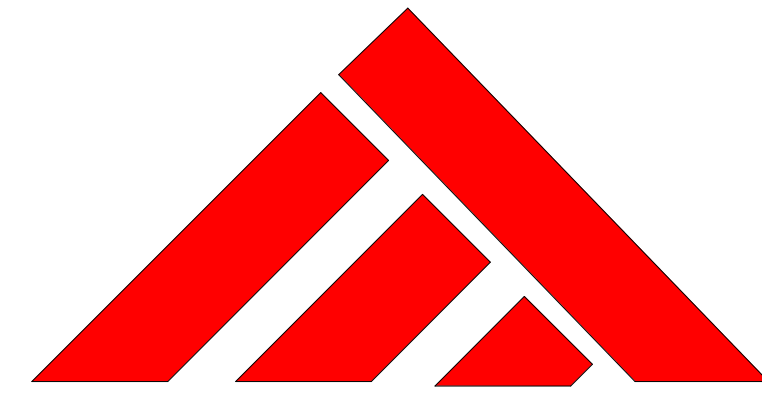
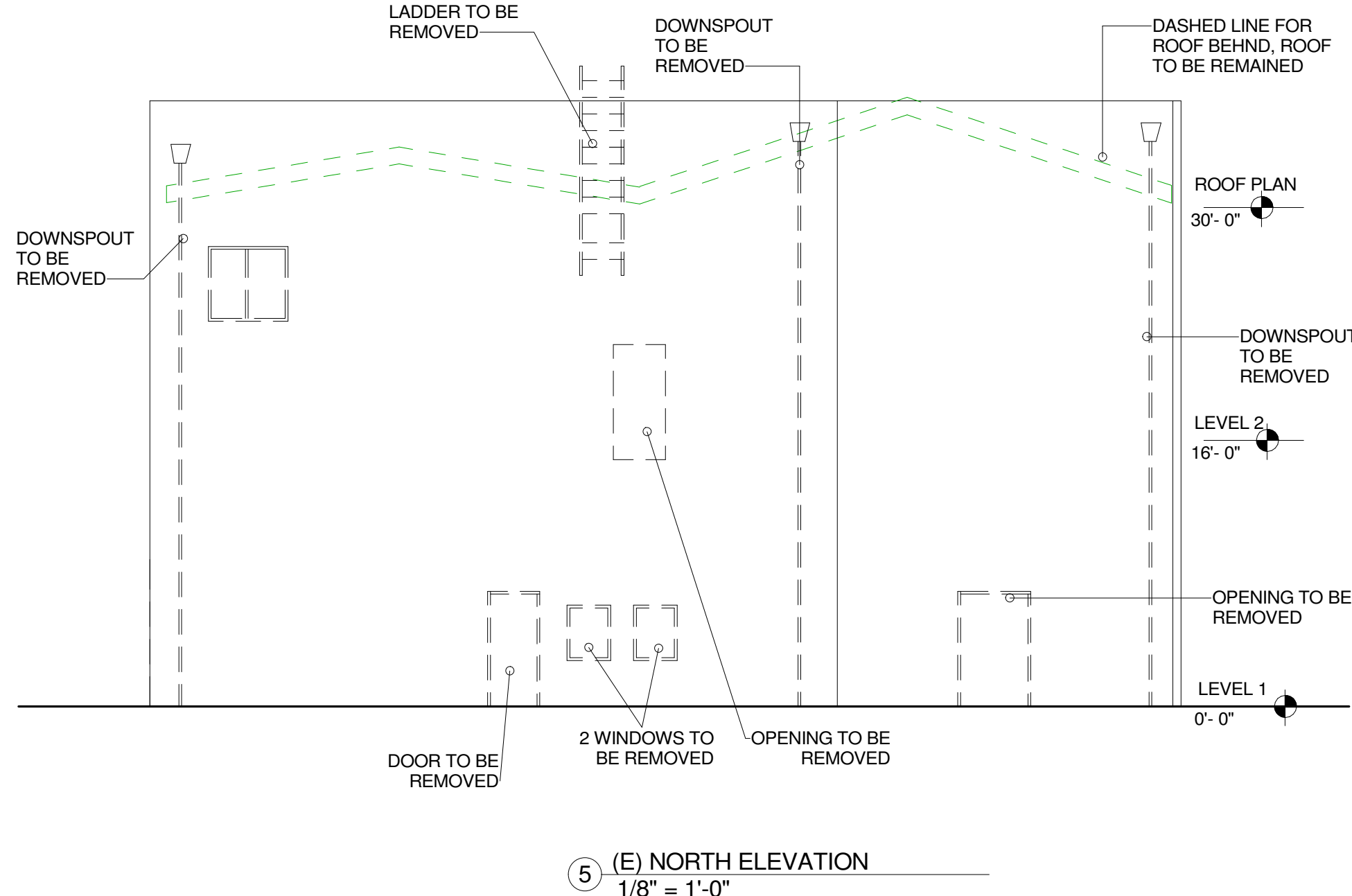
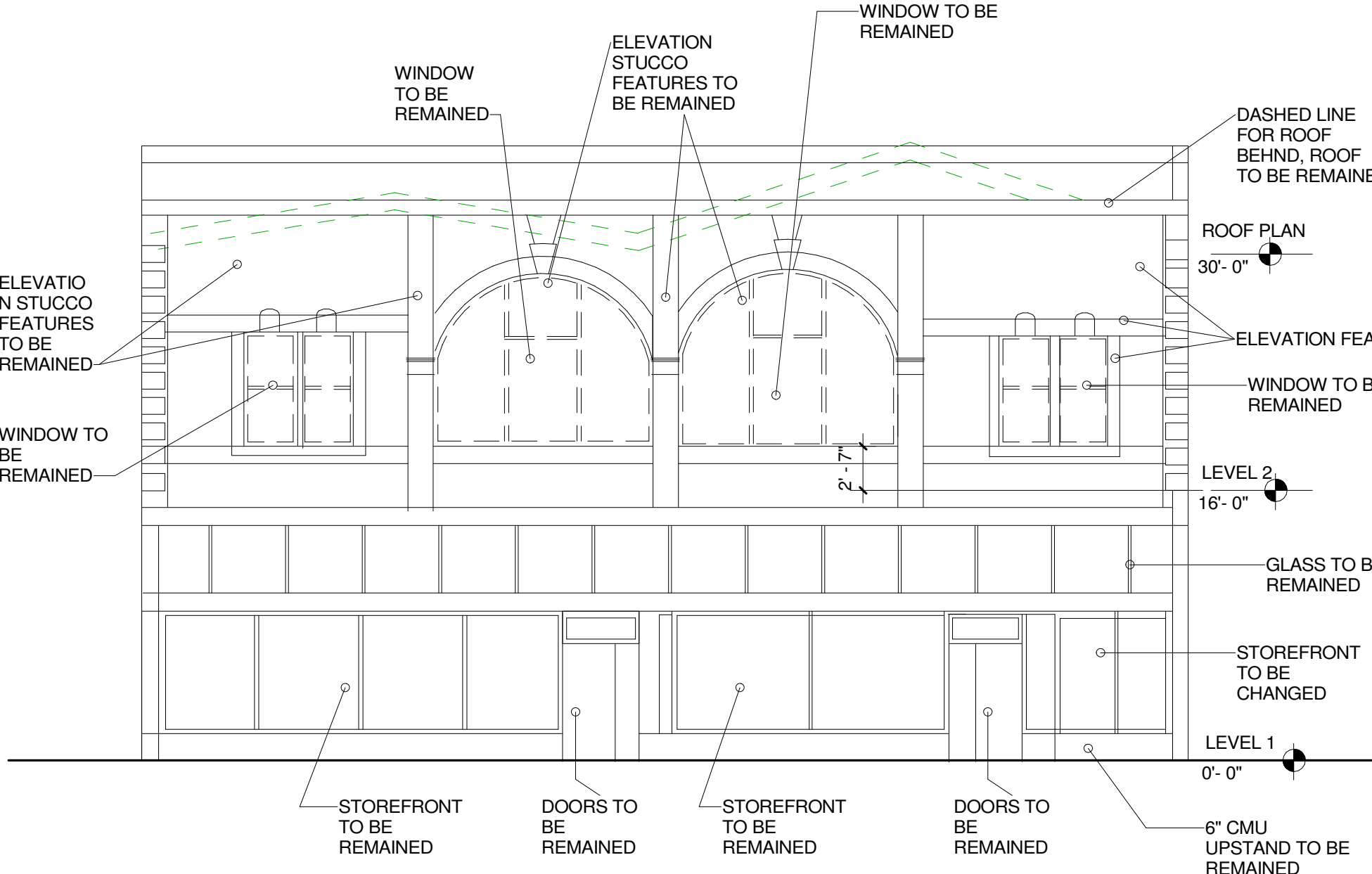
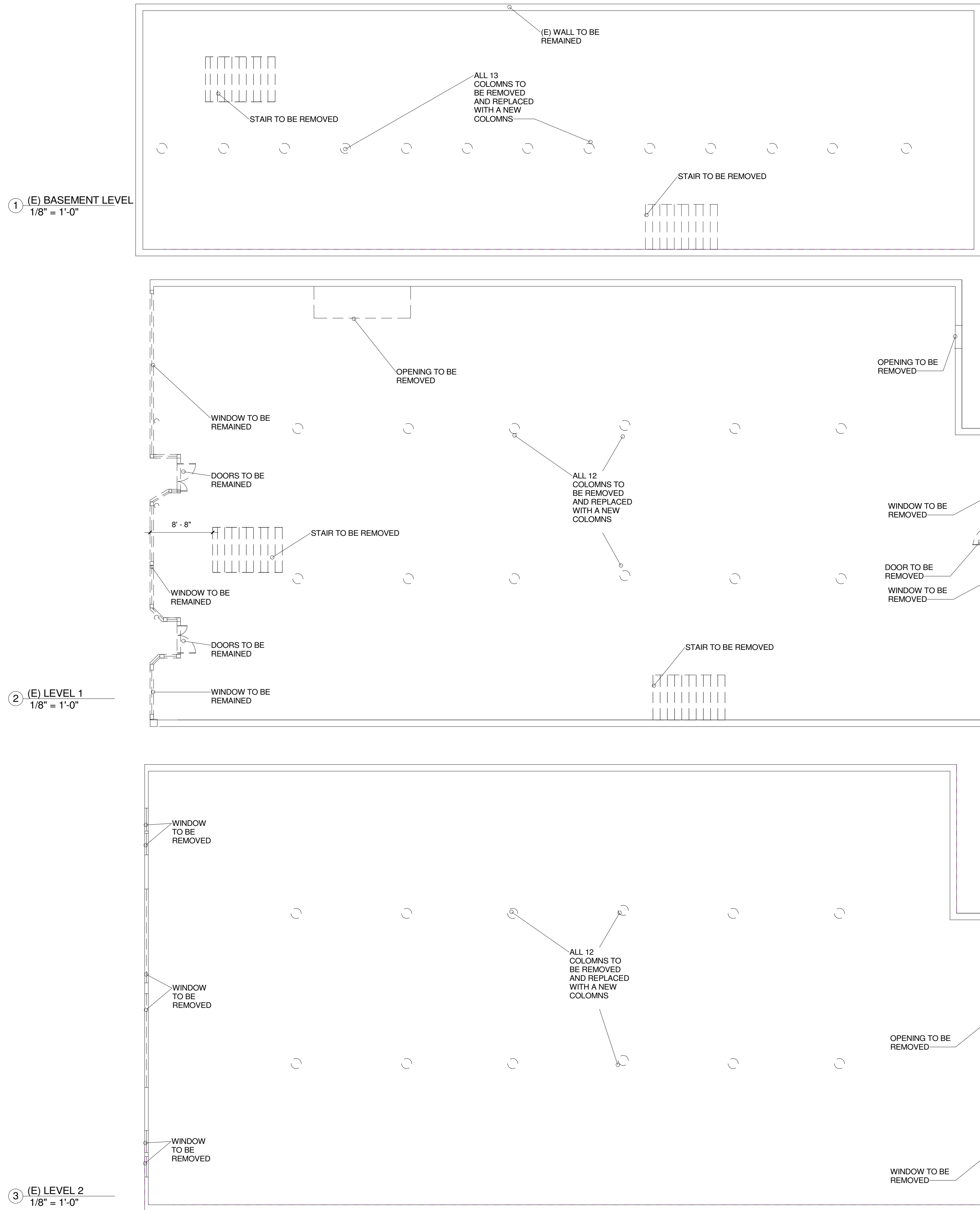
**HISTORICAL
TENANT
IMPROVEMENT**

COVER SHEET

Project number	AAA22.1019
Date	02/02/2023
Drawn by	M. MUSAWI
Checked by	M. MUSAWI

A 000

Scale	
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AAA Design

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514-518 MAIN STREET
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APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

**HISTORICAL
TENANT
IMPROVEMENT**

**EXISTING FLOOR
PLANS &
ELEVATIONS**

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 001

Scale

PICTURE 02



PICTURE 02

MAIN STREET

PICTURE 01



PICTURE 01

Lot Acres 0.05388577
Lot SqFt 2331.00
Building SqFt 2923.00

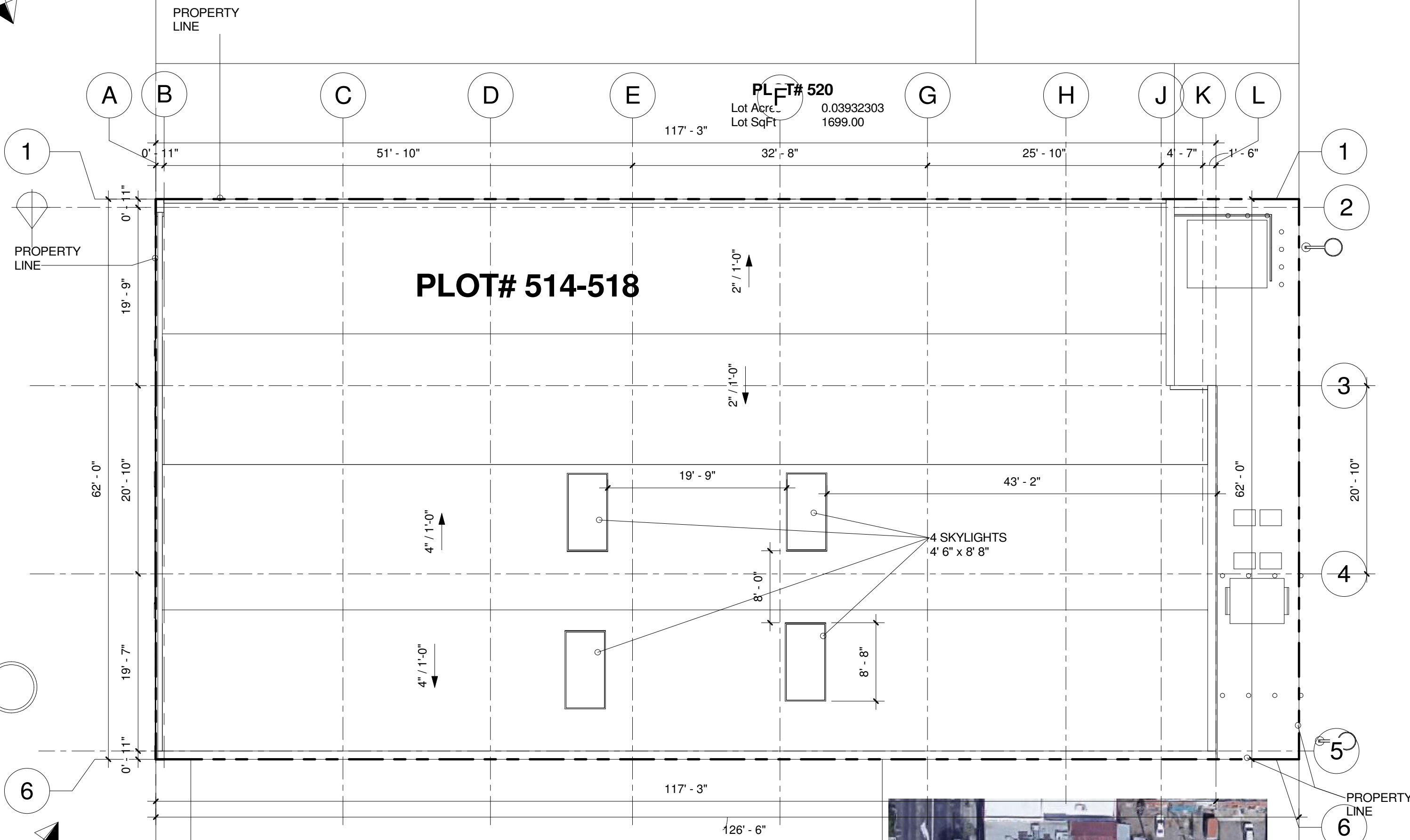
PLOT# 526

PLOT# 524
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Lot SqFt 5922.00
Building SqFt 5485.00

DOG GONE ALLEY

523 BUSH ST

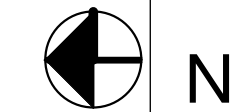
Lot Acres 0.31877898
Lot SqFt .00



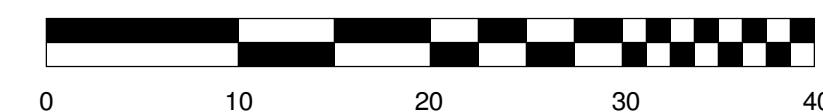
PICTURE 03 / AERIAL VIEW

L427-435
COLLEGE ST &
505-509 BUSH ST

Lot Acres 0.52627913
Lot SqFt 22651.00
Building SqFt 22360.00



GRAPHIC SCALE



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HISTORICAL
TENANT
IMPROVEMENT

CONTEXTUAL MAP

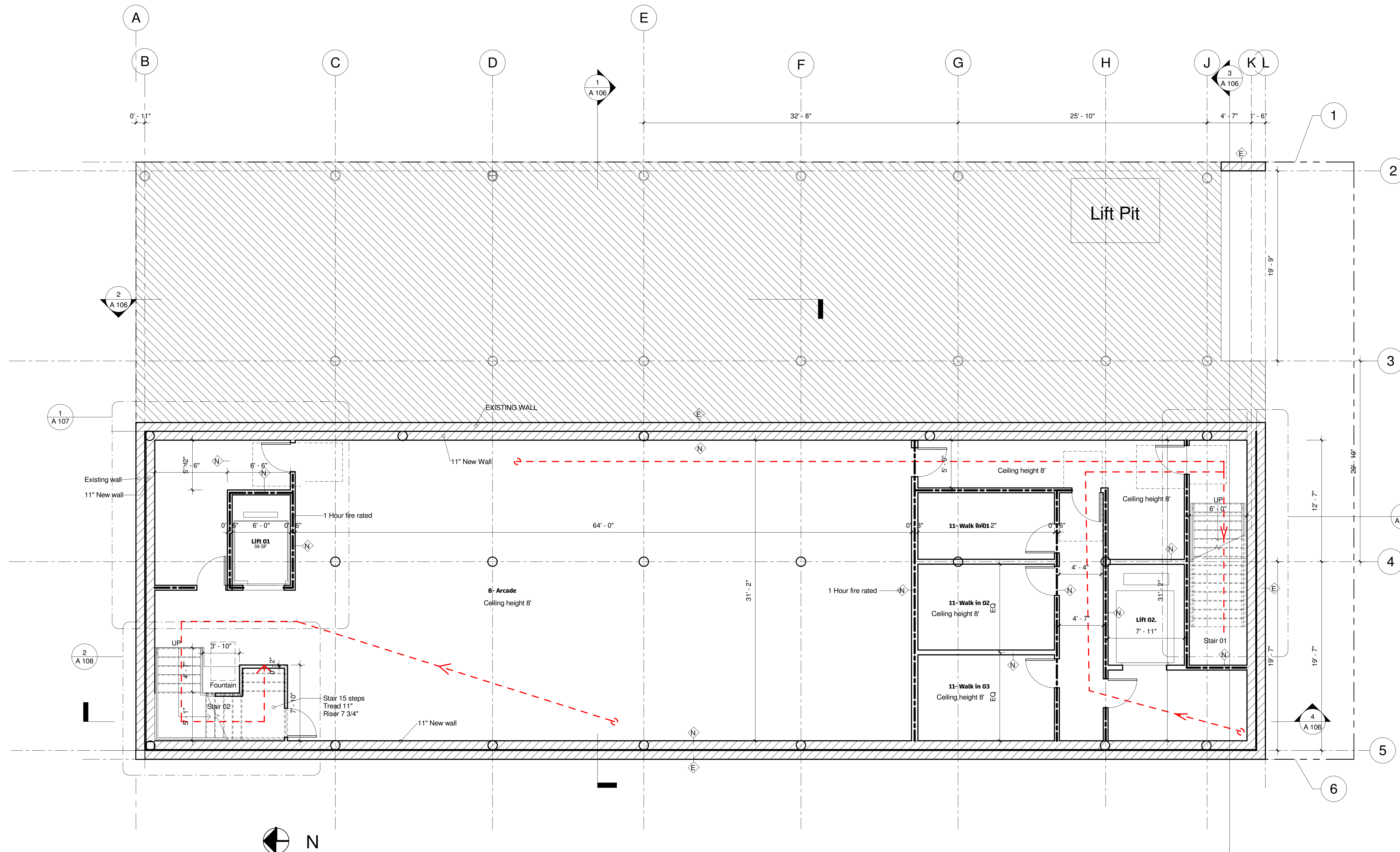
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HISTORICAL
TENANT
IMPROVEMENT

BASEMENT PLAN

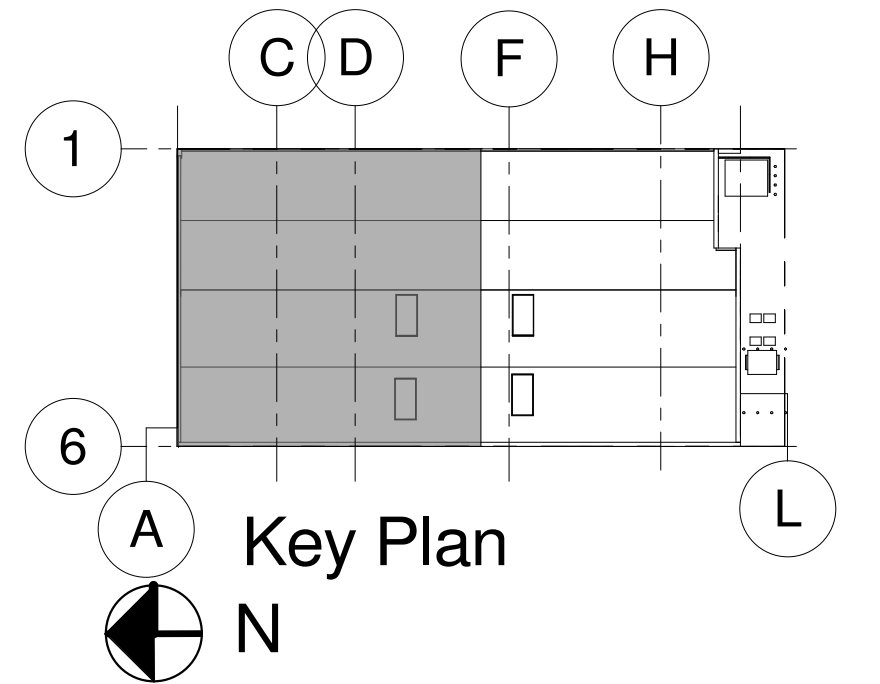
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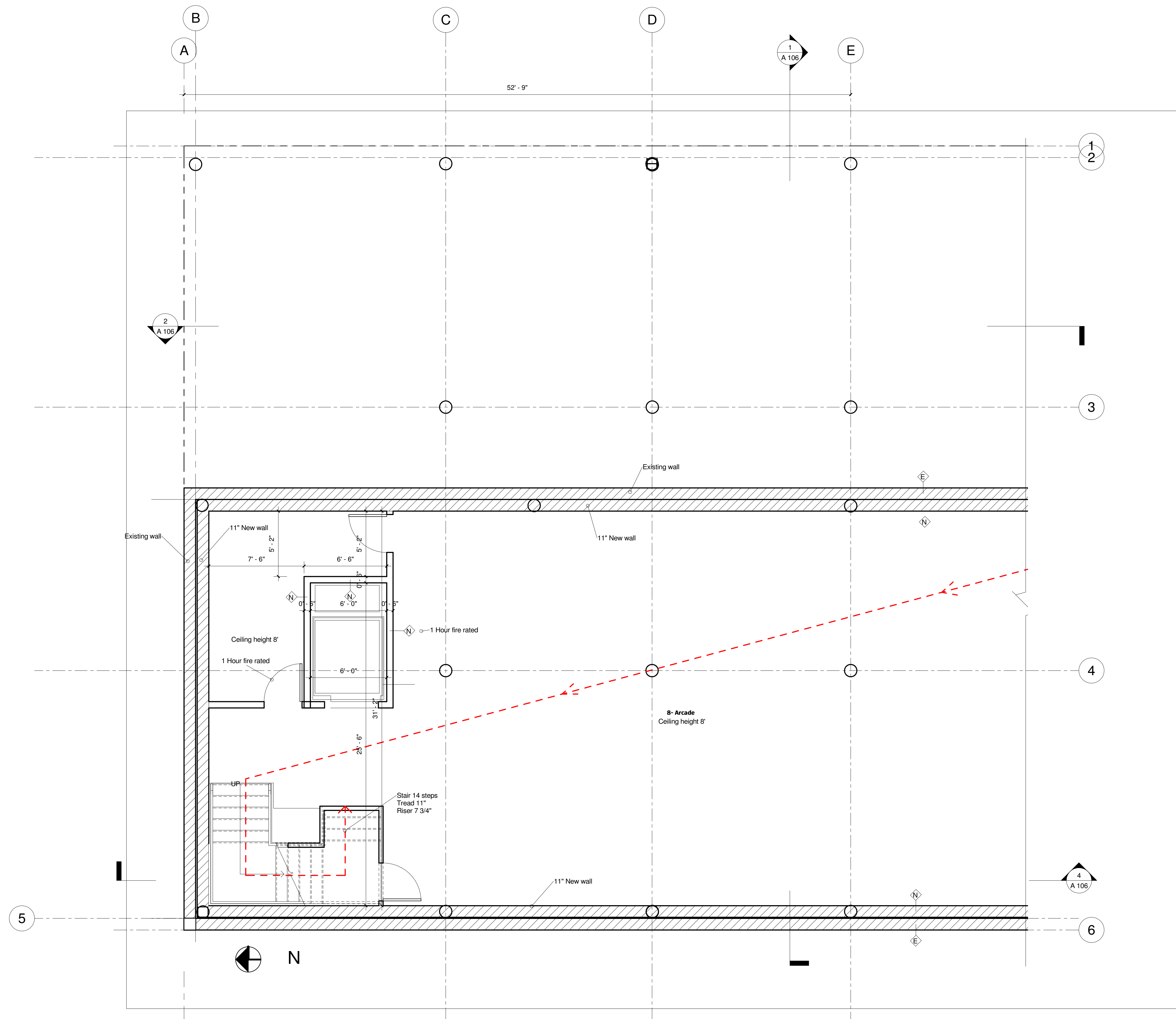
HISTORICAL TENANT IMPROVEMENT

PARTIAL BASEMENT PLAN-1

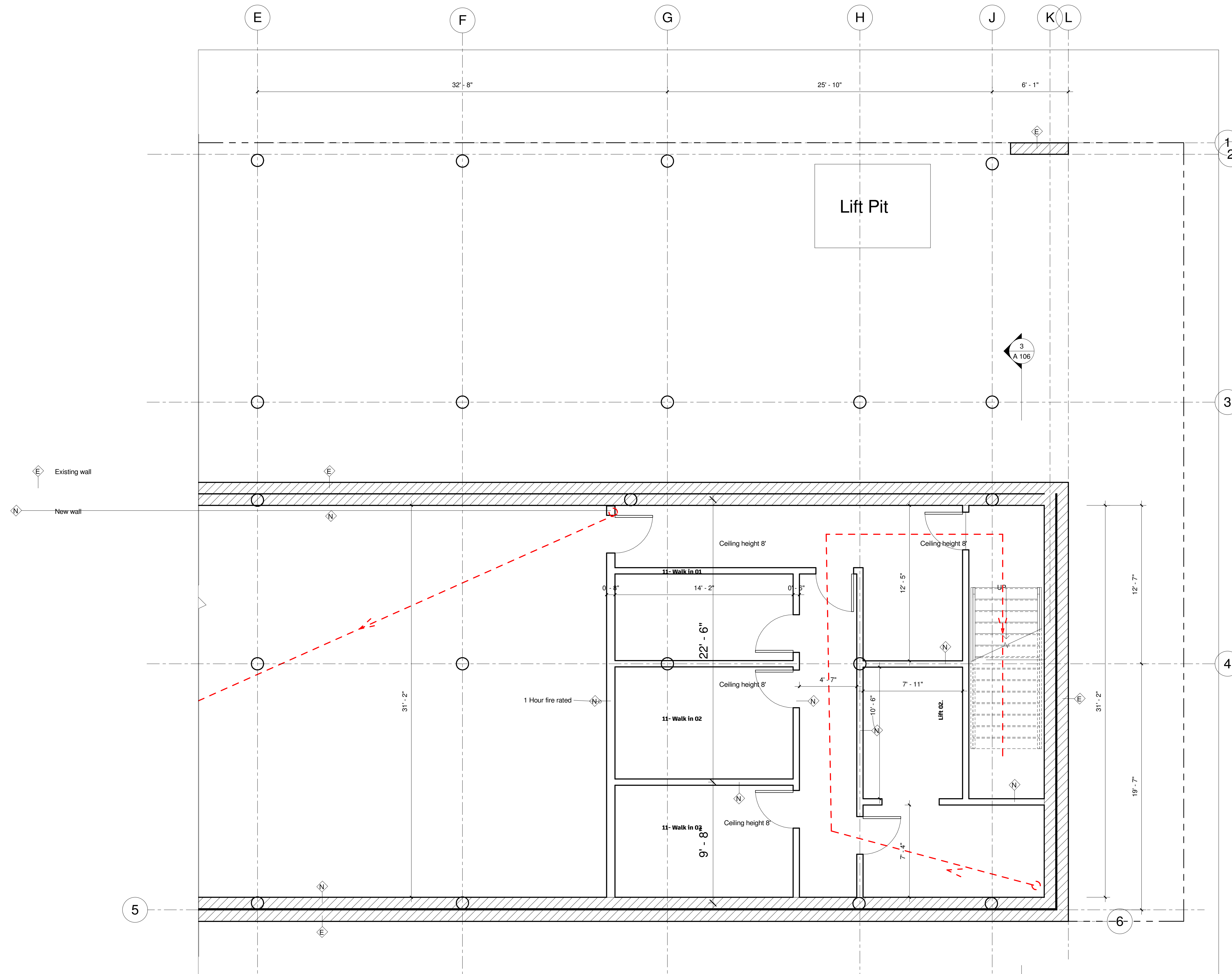
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Date	02/02/2023
Drawn by	Author
Checked by	Checker

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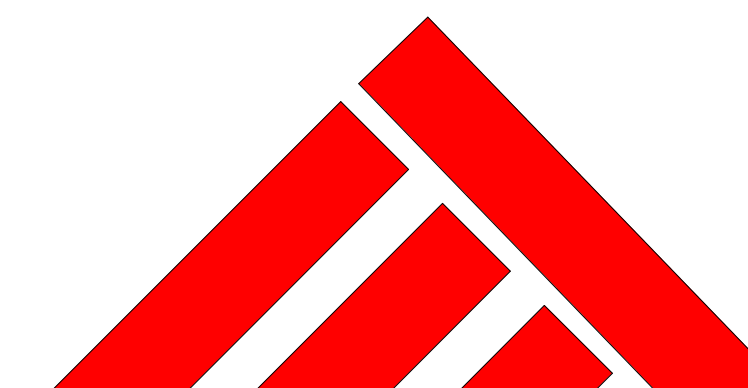
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③ BASEMENT / LEFT SIDE.
1/4" = 1'-0"

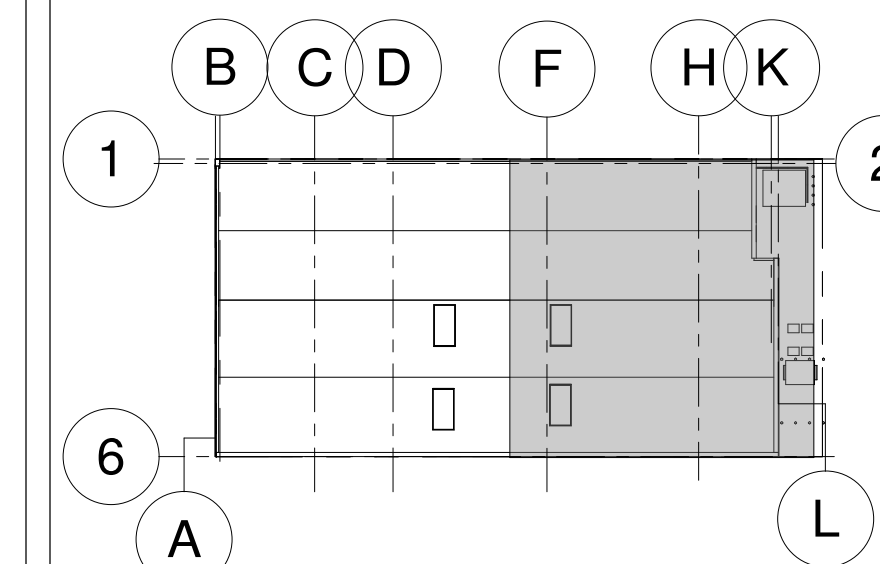


③ BASEMENT / RIGHT SIDE.
1/4" = 1'-0"



AAA Design

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Key Plan



N

DATE: 11/2/2022



No.	Description	Date

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WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
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HISTORICAL
TENANT
IMPROVEMENT

PARTIAL BASEMENT
FLOOR-2

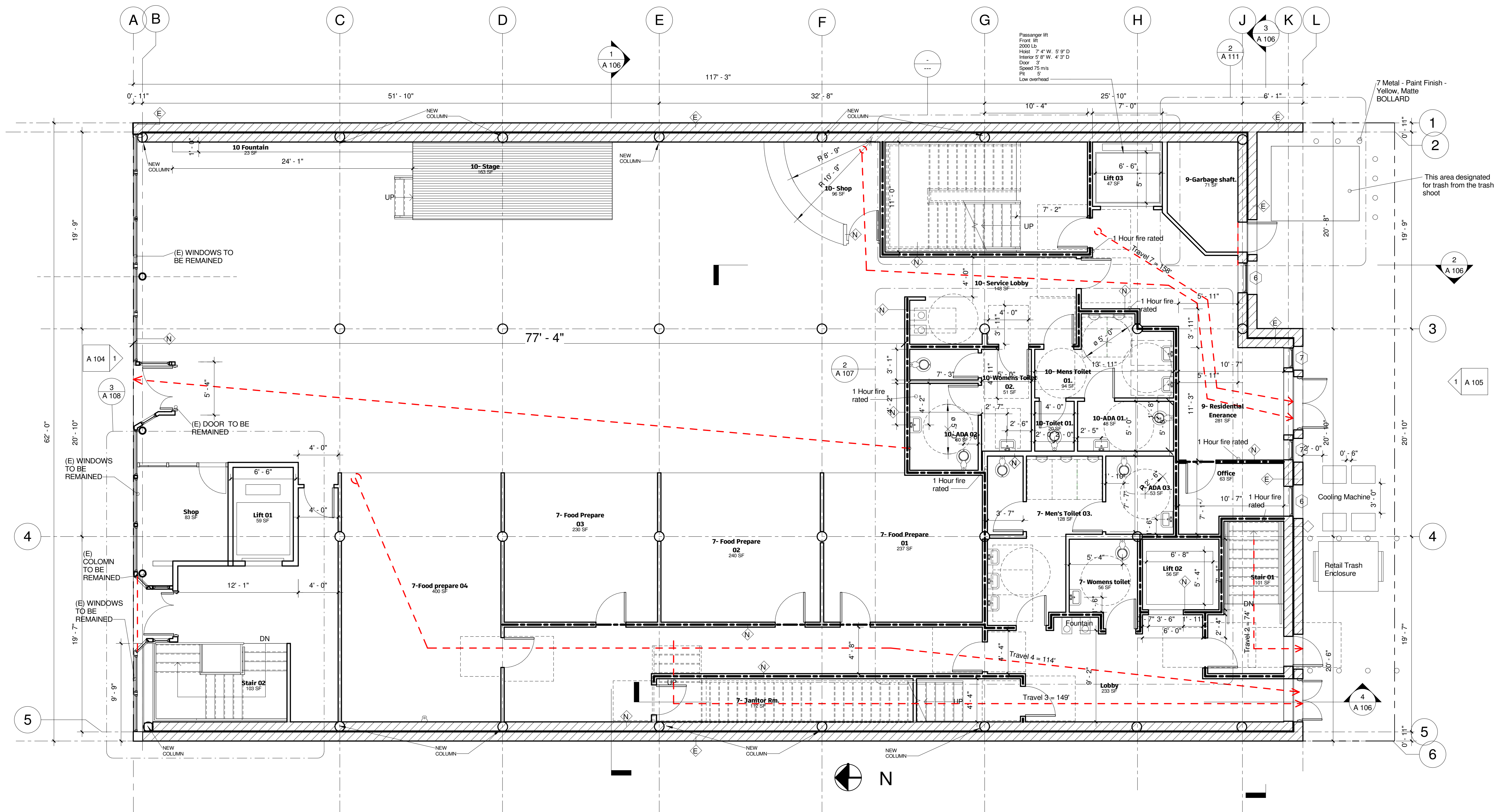
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Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 101.2

Scale	
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1 LEVEL 1 / OVERALL
3/16" = 1'-0"

No.	Description	Date

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006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

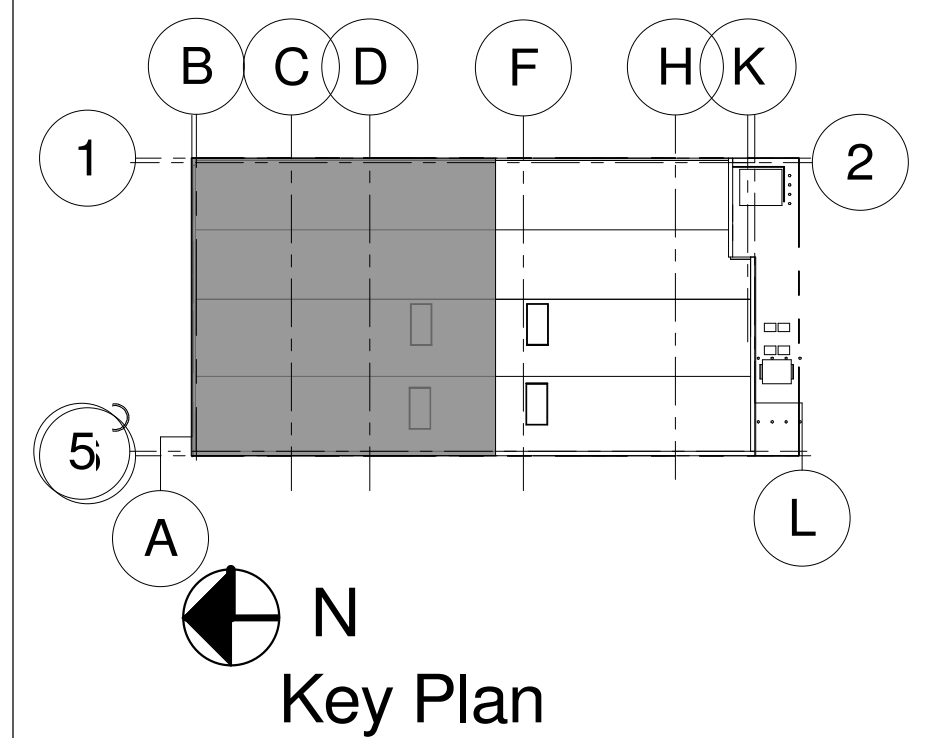
FIRST FLOOR

Project number	AAA22.1019
Date	02/02/2023
Drawn by	M. Musawi
Checked by	M. Musawi

A 102
Scale



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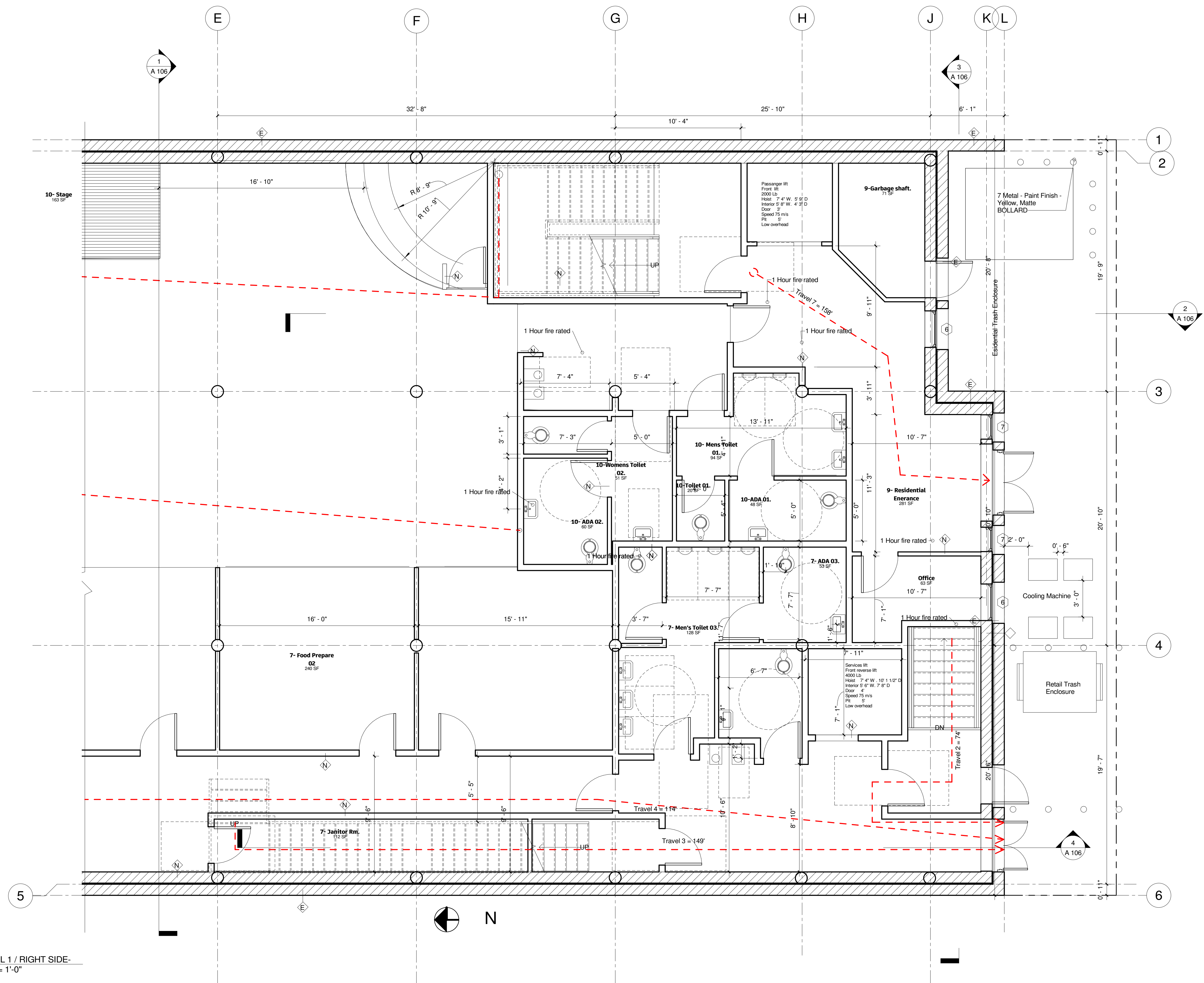
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TENANT
IMPROVEMENT

PARTIAL FIRST
FLOOR-1

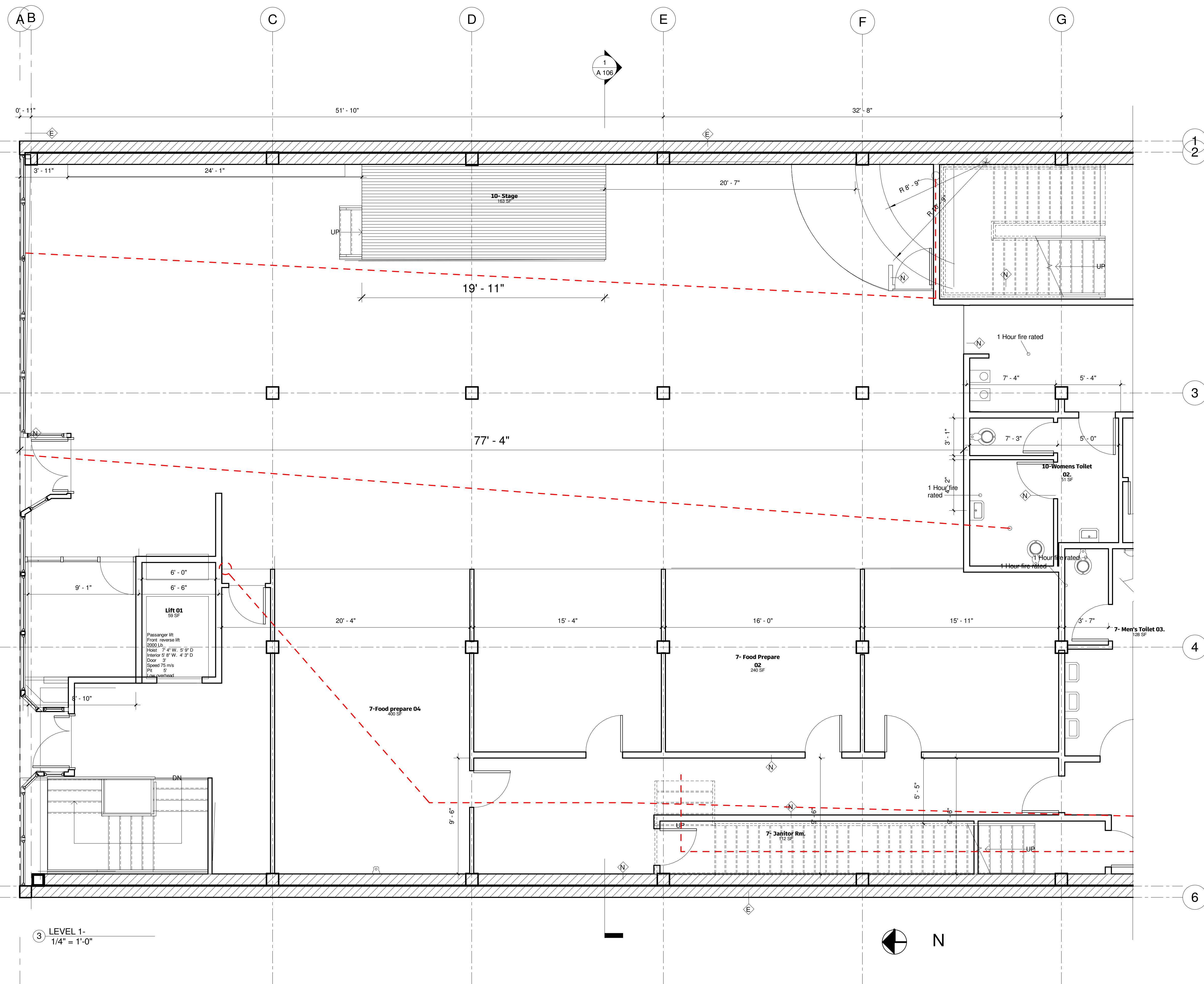
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Date	02/02/2023
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A 102.1

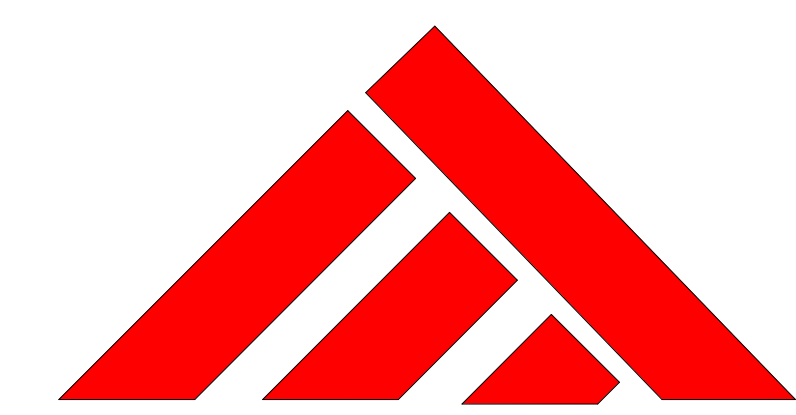
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3 LEVEL 1 / RIGHT SIDE-
1/4" = 1'-0"

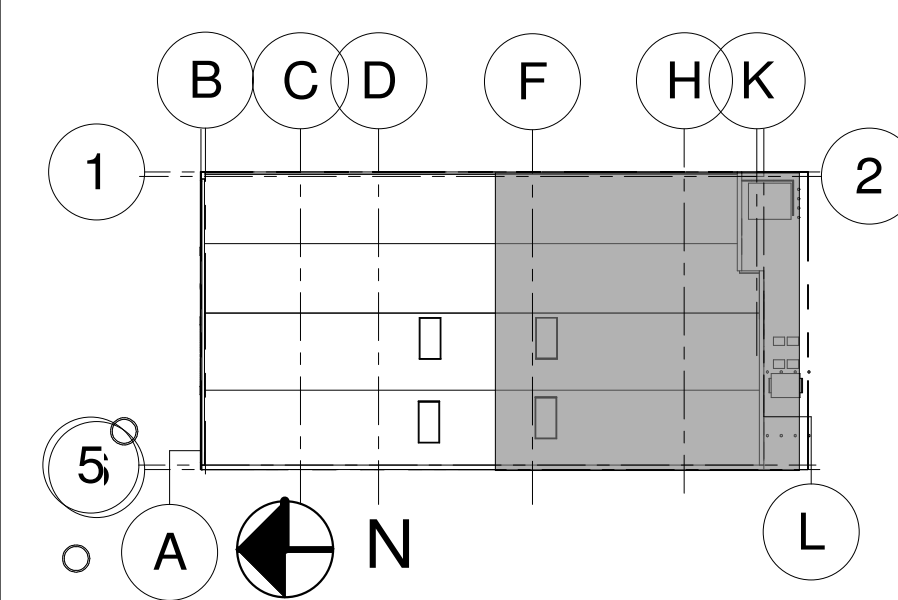


3 LEVEL 1-
1/4" = 1'-0"



AAA Design

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Key Plan

DATE: 11/2/2022



No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
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HISTORICAL
TENANT
IMPROVEMENT

PARTIAL FIRST
FLOOR-2

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 102.2

Scale

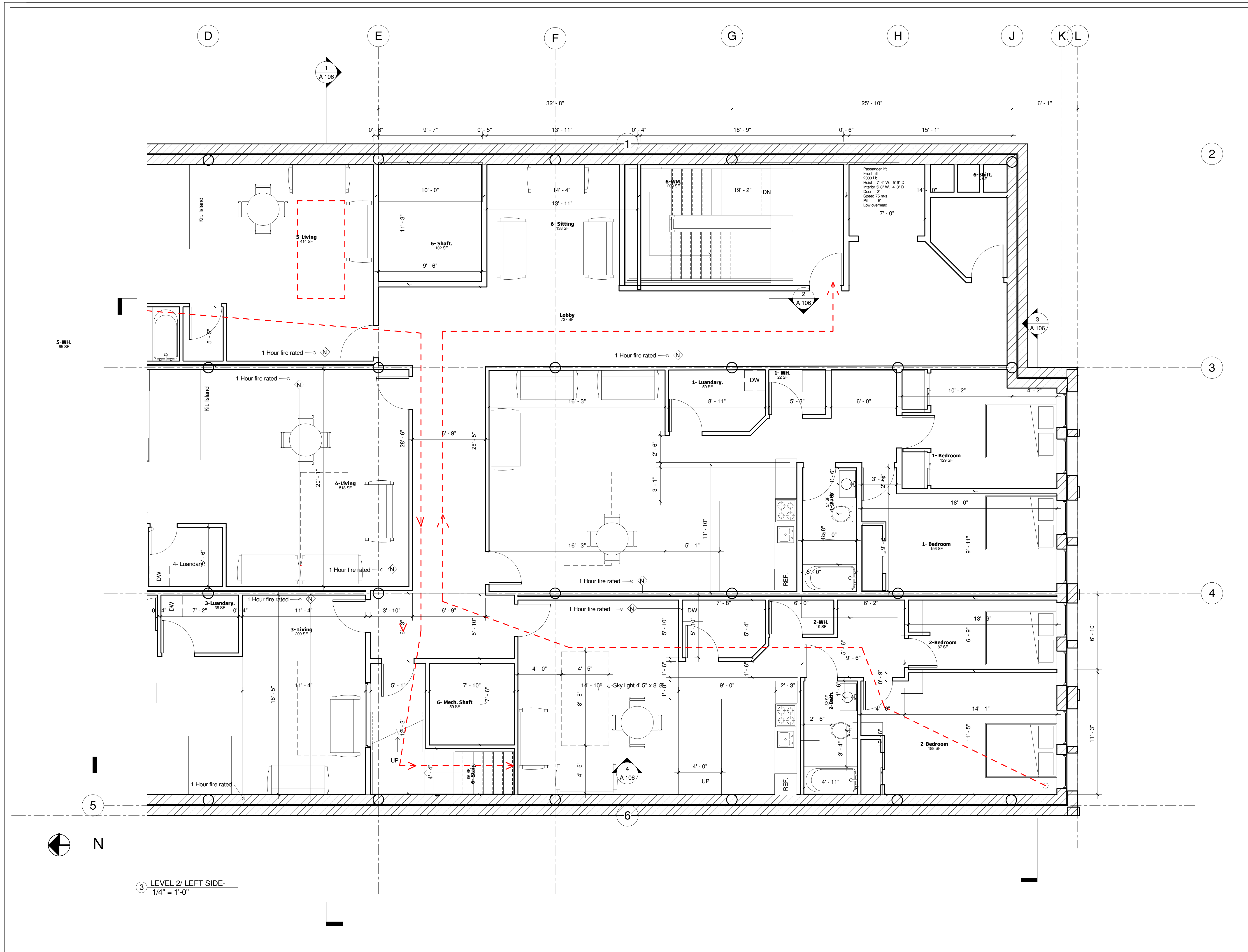
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HISTORICAL TENANT IMPROVEMENT

Project number	AAA22.1019
Date	02/02/2023
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Checked by	Checker

A 103

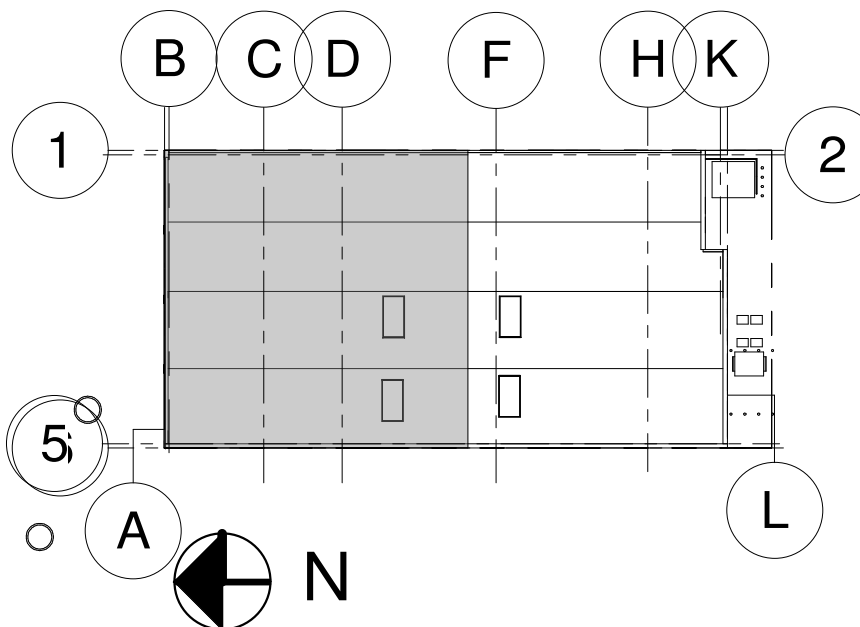
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③ LEVEL 2/ LEFT SIDE-
1/4" = 1'-0"



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Key Plan

DATE: 11/2/2022



No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

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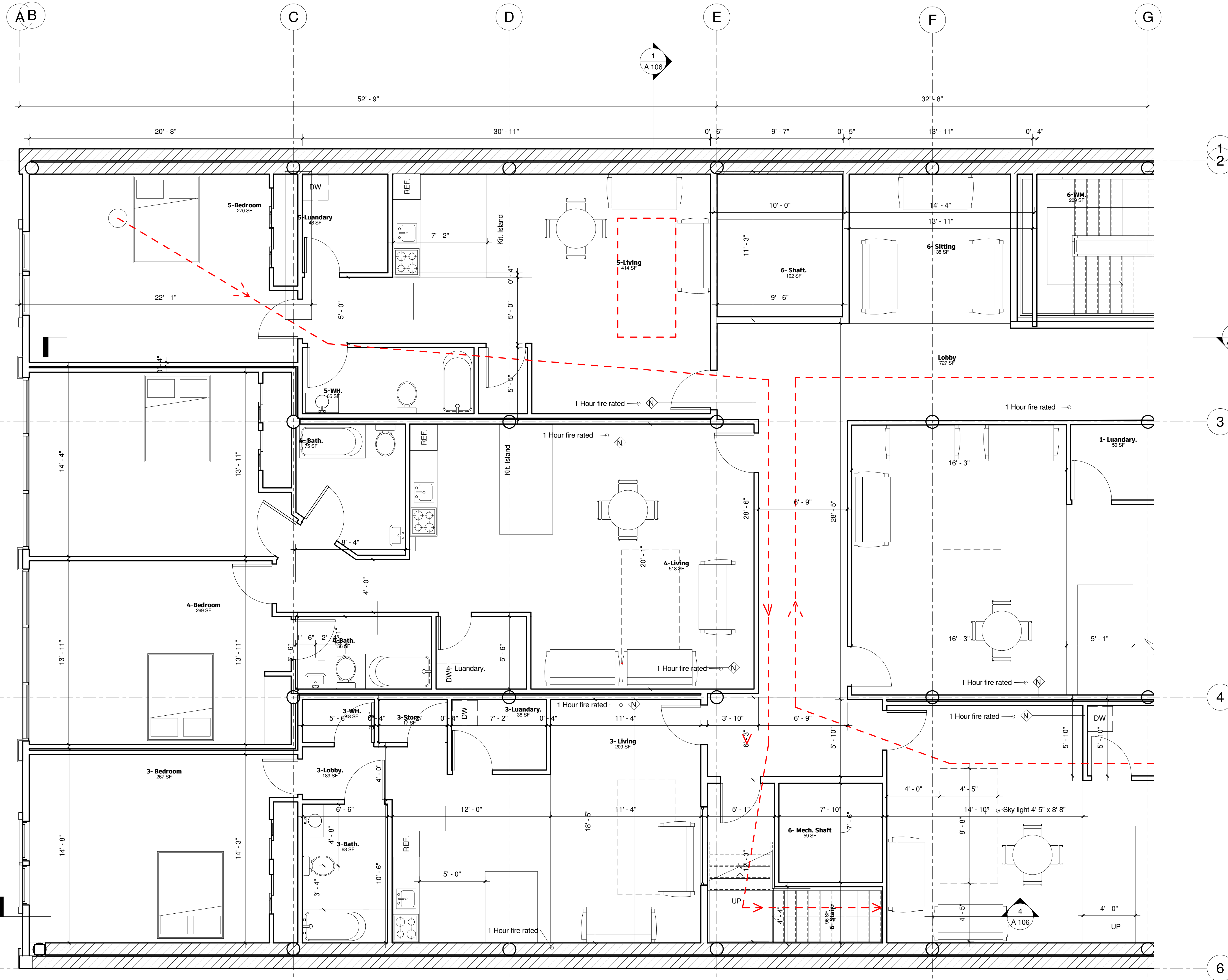
HISTORICAL
TENANT
IMPROVEMENT

PARTIAL SECOND
FLOOR-1

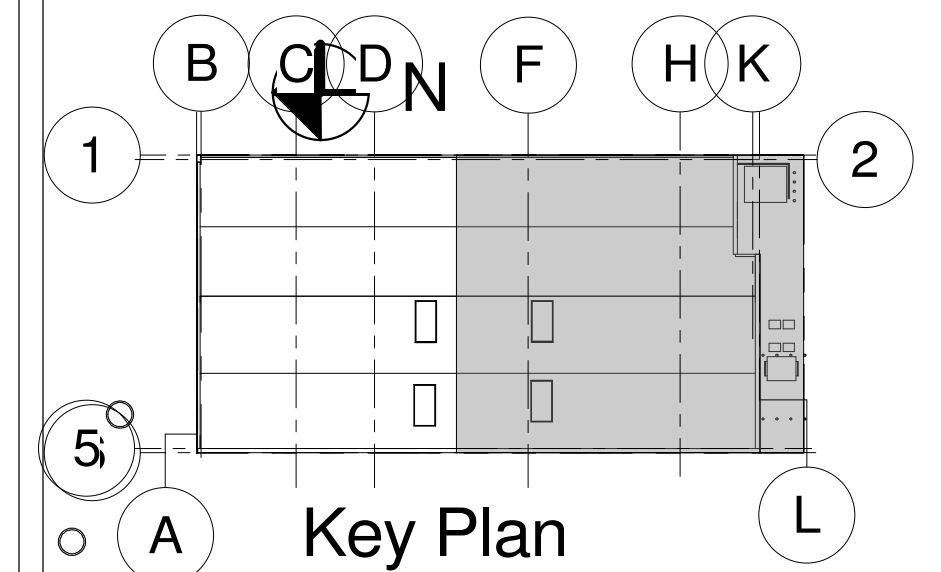
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Date	02/02/2023
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A 103.1

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No.	Description	Date

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TENANT
IMPROVEMENT

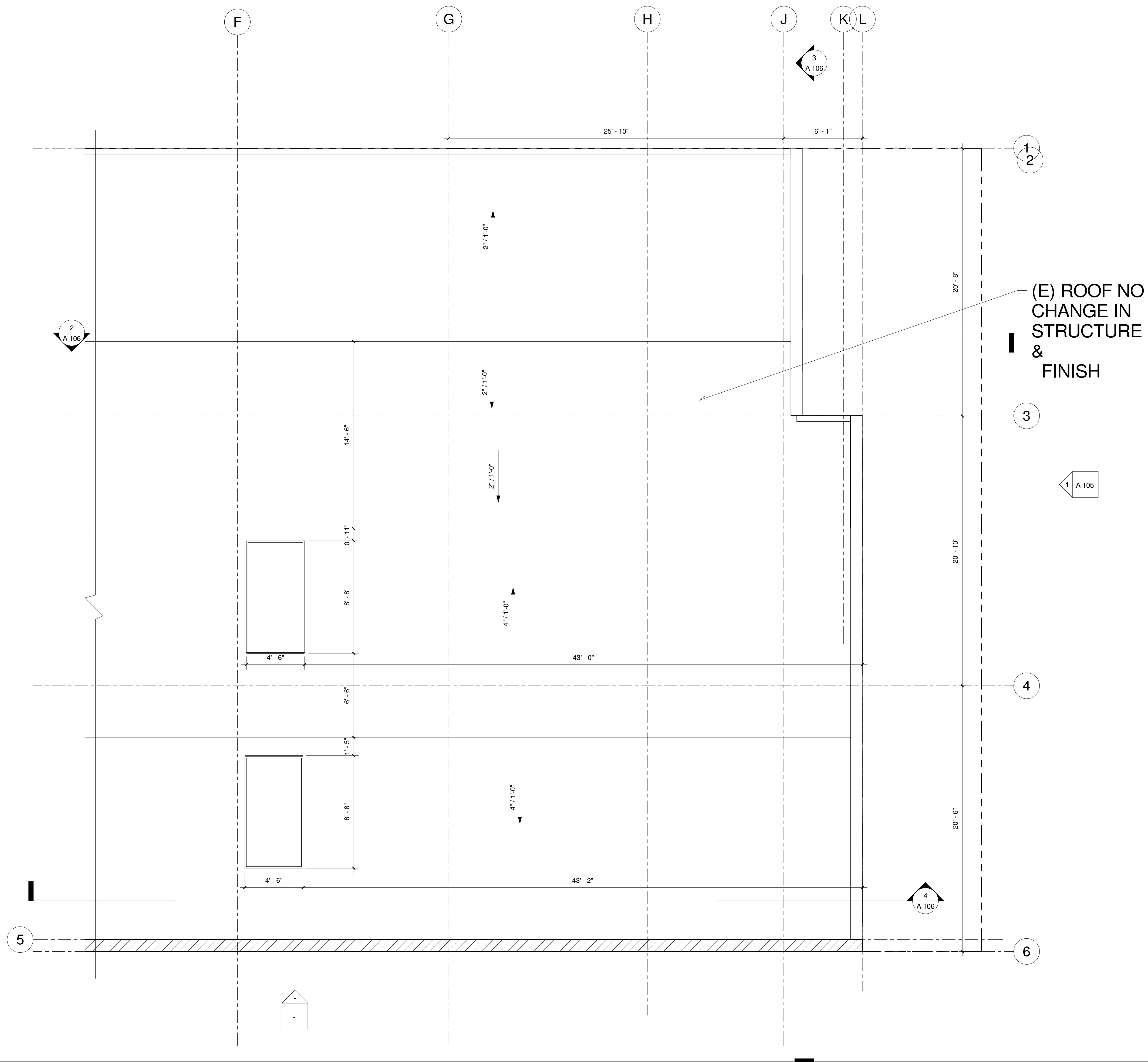
PARTIAL SECOND
FLOOR PLAN-2

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

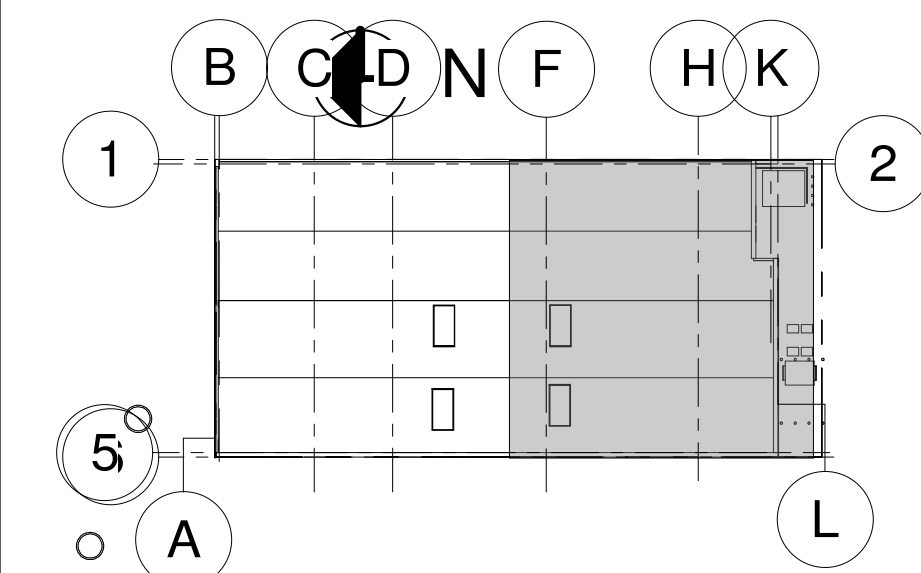
A 103.2

Scale

③ LEVEL 2/ RIGHT SIDE-
1/4" = 1'-0"



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No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
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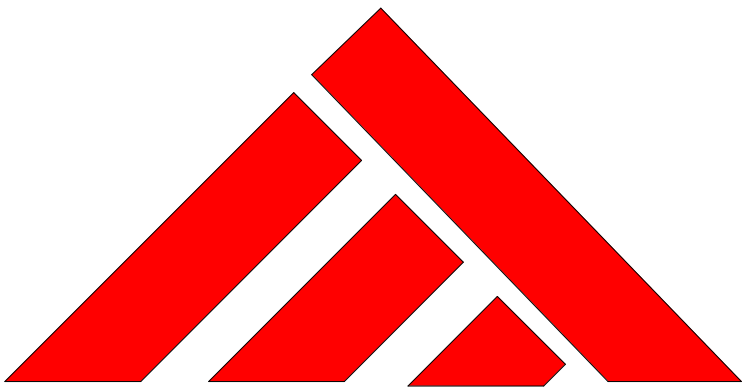
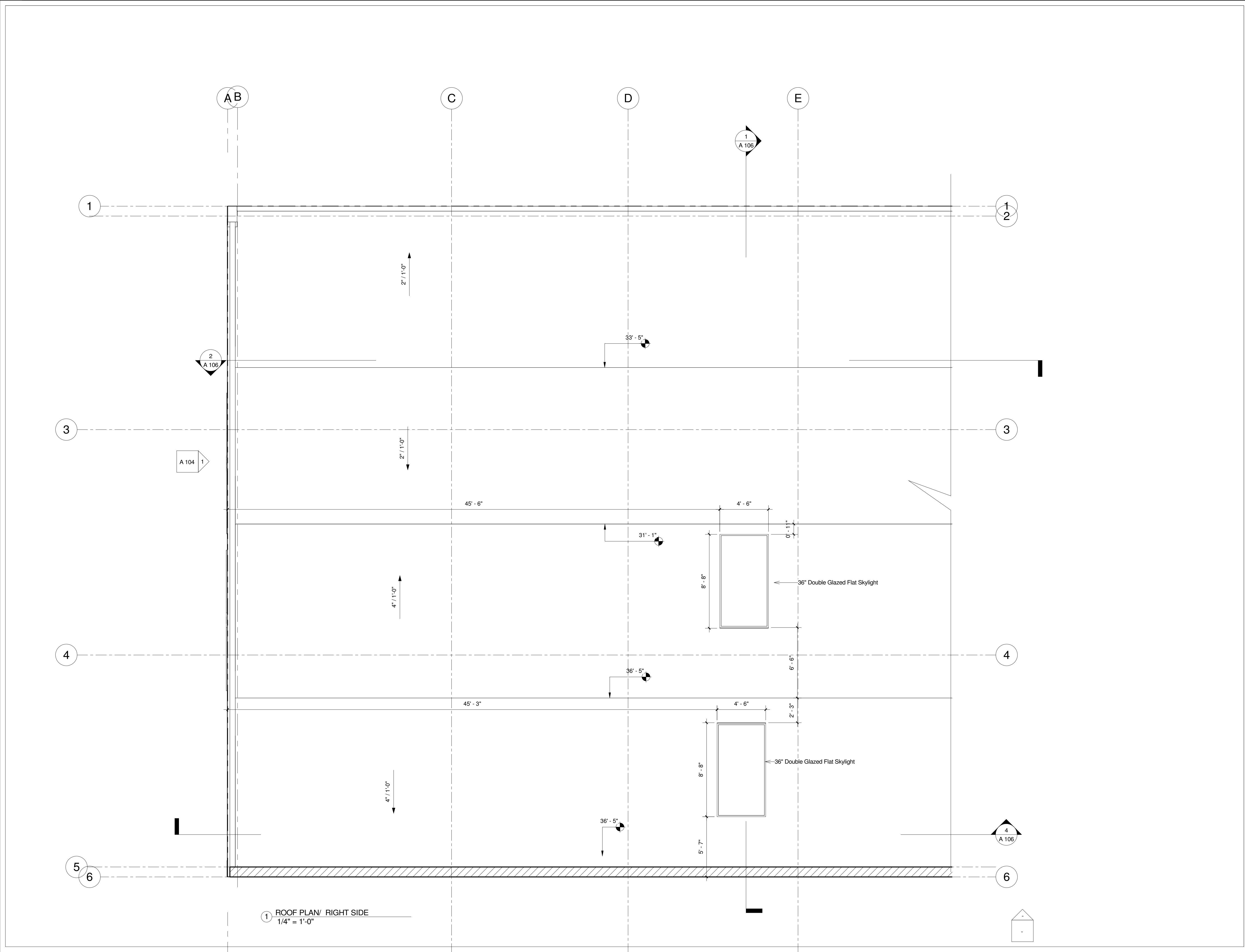
HISTORICAL
TENANT
IMPROVEMENT

PARTIAL ROOF
PLAN-1

Project number	AAA22.1019
Date	02/02/2023
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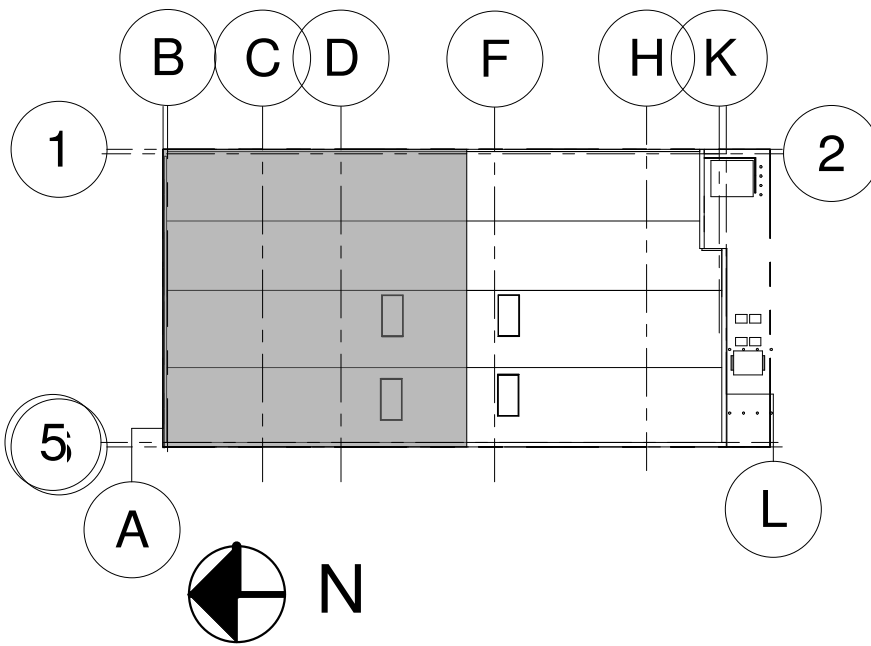
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Scale



AAA Design

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DATE: 11/2/2022



No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

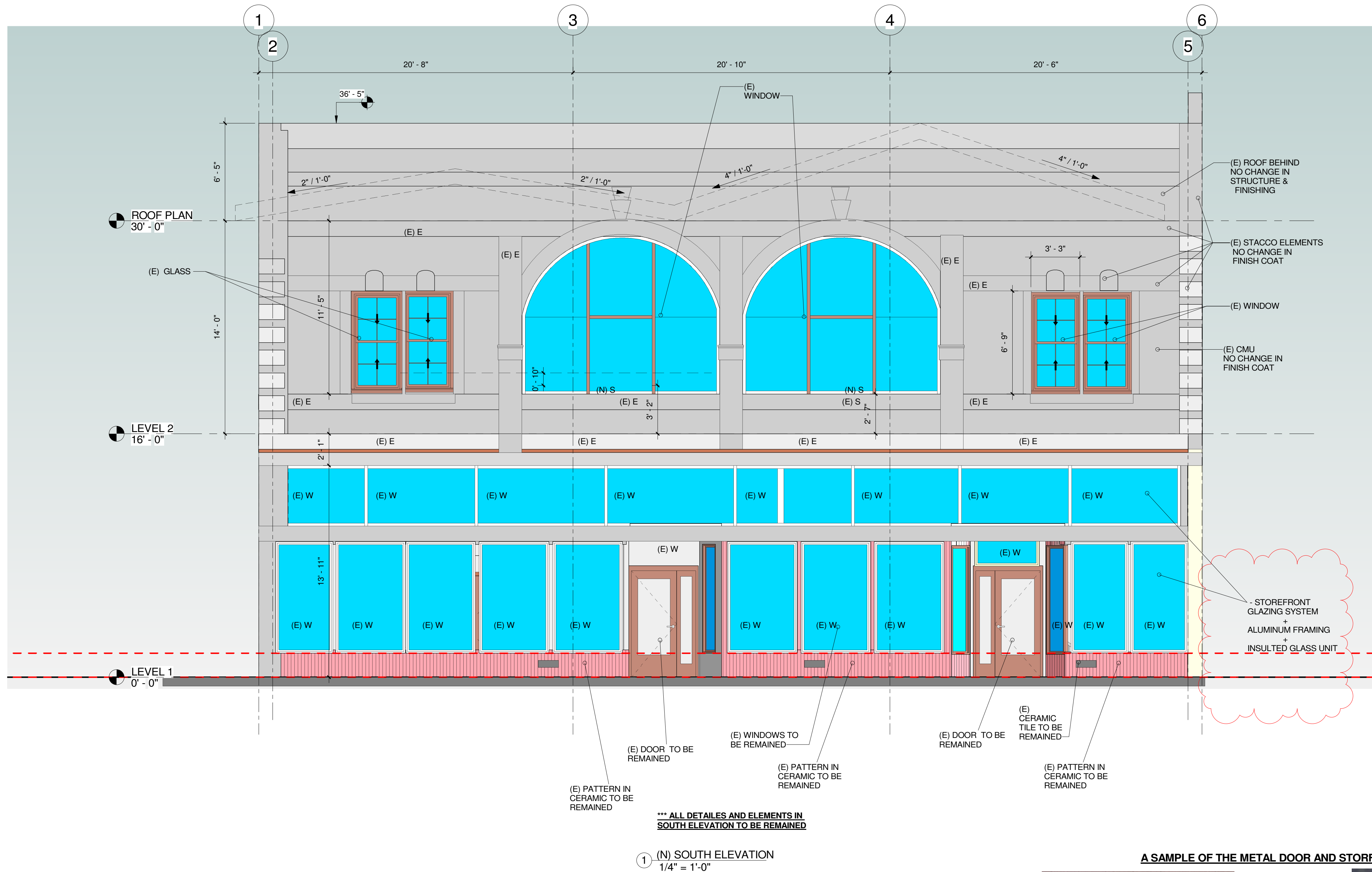
HISTORICAL
TENANT
IMPROVEMENT

PARTIAL ROOF
PLAN- 2

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 103.4

Scale



HOLLOW METAL DOOR –
FLUSH COMMERCIAL
STEEL DOOR,
MANUFACTURE:
TRUDOOR OR OR SAME
EQUIVALENT,
TO BE USED IN THE REAR
/ NORHT SIDE ELEVATION



(E) STORERONT
ALUMINUM FARMING
@ FRONT SIDE
ELEVATION



2020 HURELY WAY SACRAMENTO
www.aaarchitectsa.com

DATE: 11/2/2022



No.	Description	Date
1	Revision 1	Date 1

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

(N) SOUTH
ELEVATIONS

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 104

Scale



DATE: 11/2/2022

[illegible]

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL TENANT IMPROVEMENT

(N) NORTH
ELEVATION

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 105

Scale



① (N) NORTH ELEVATION
1/4" = 1'-0"



2020 HURELY WAY SACRAMENTO
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DATE: 11/2/2022



No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

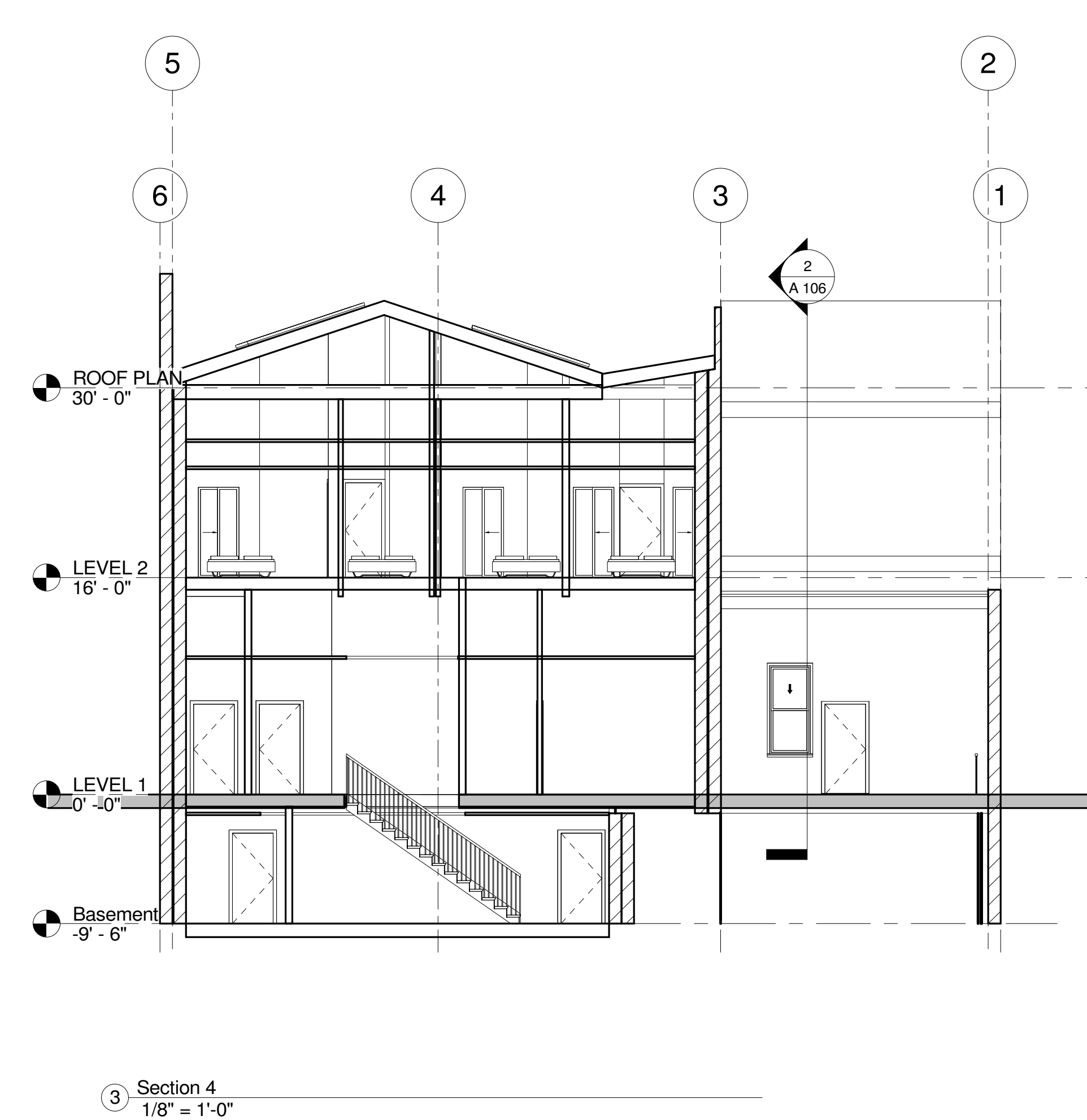
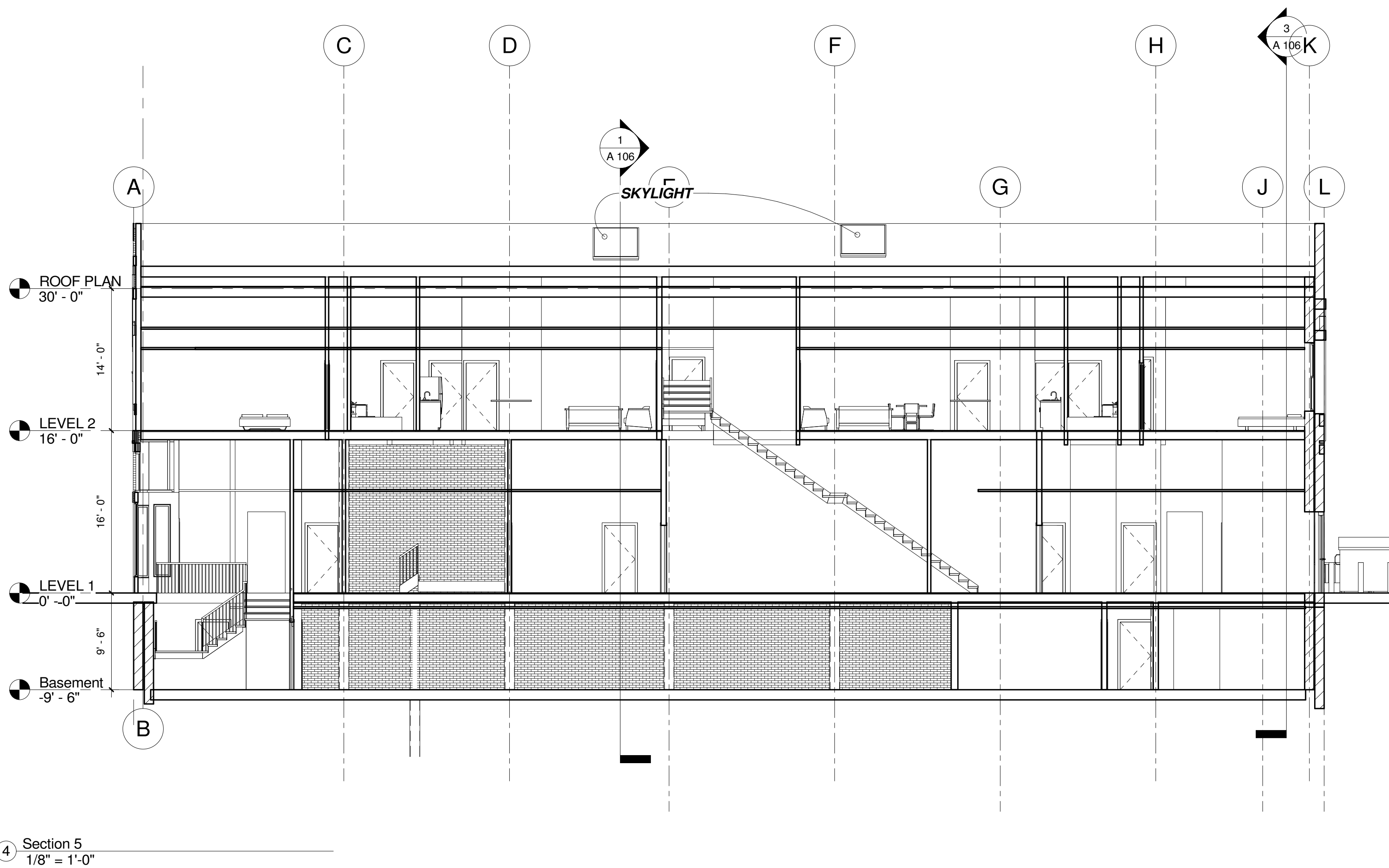
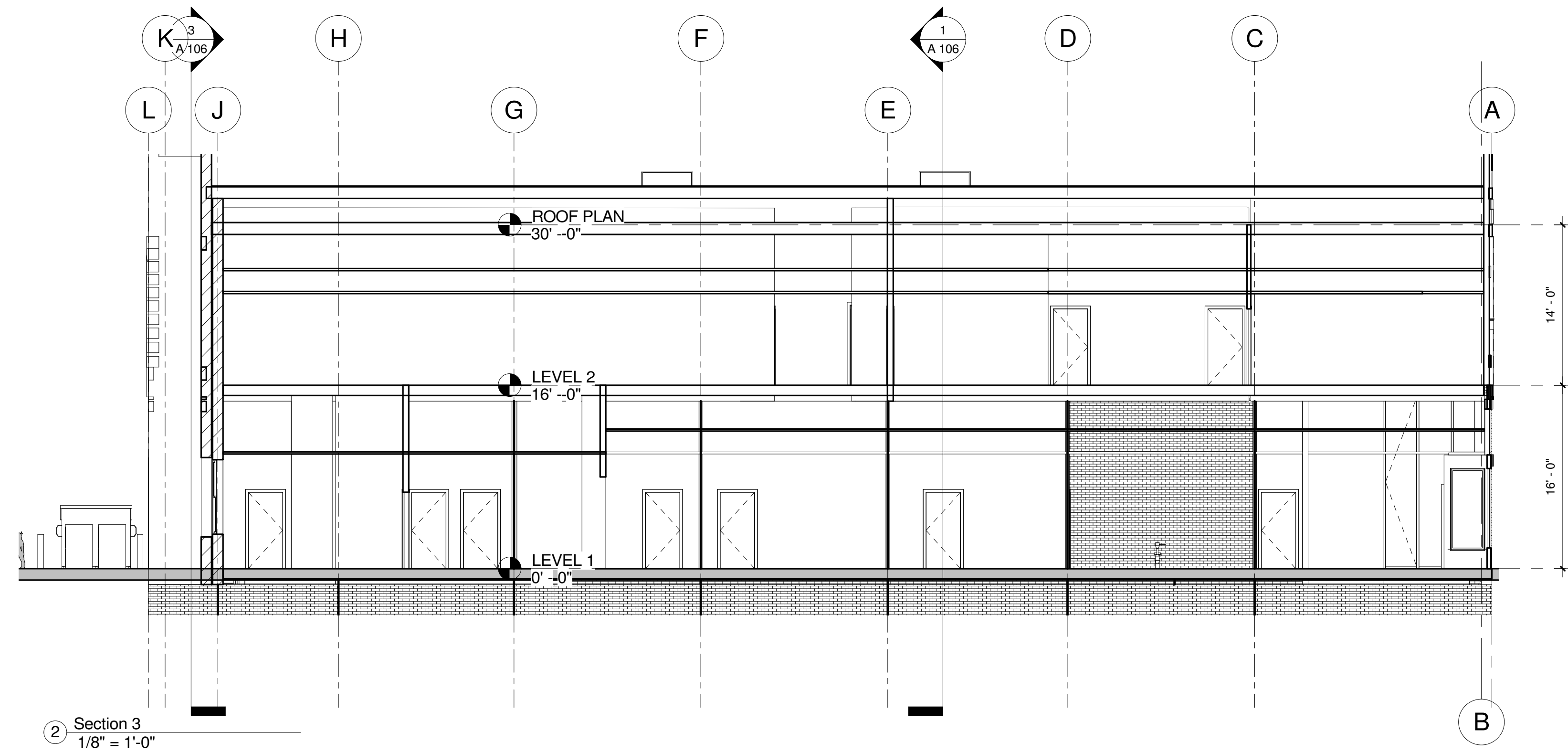
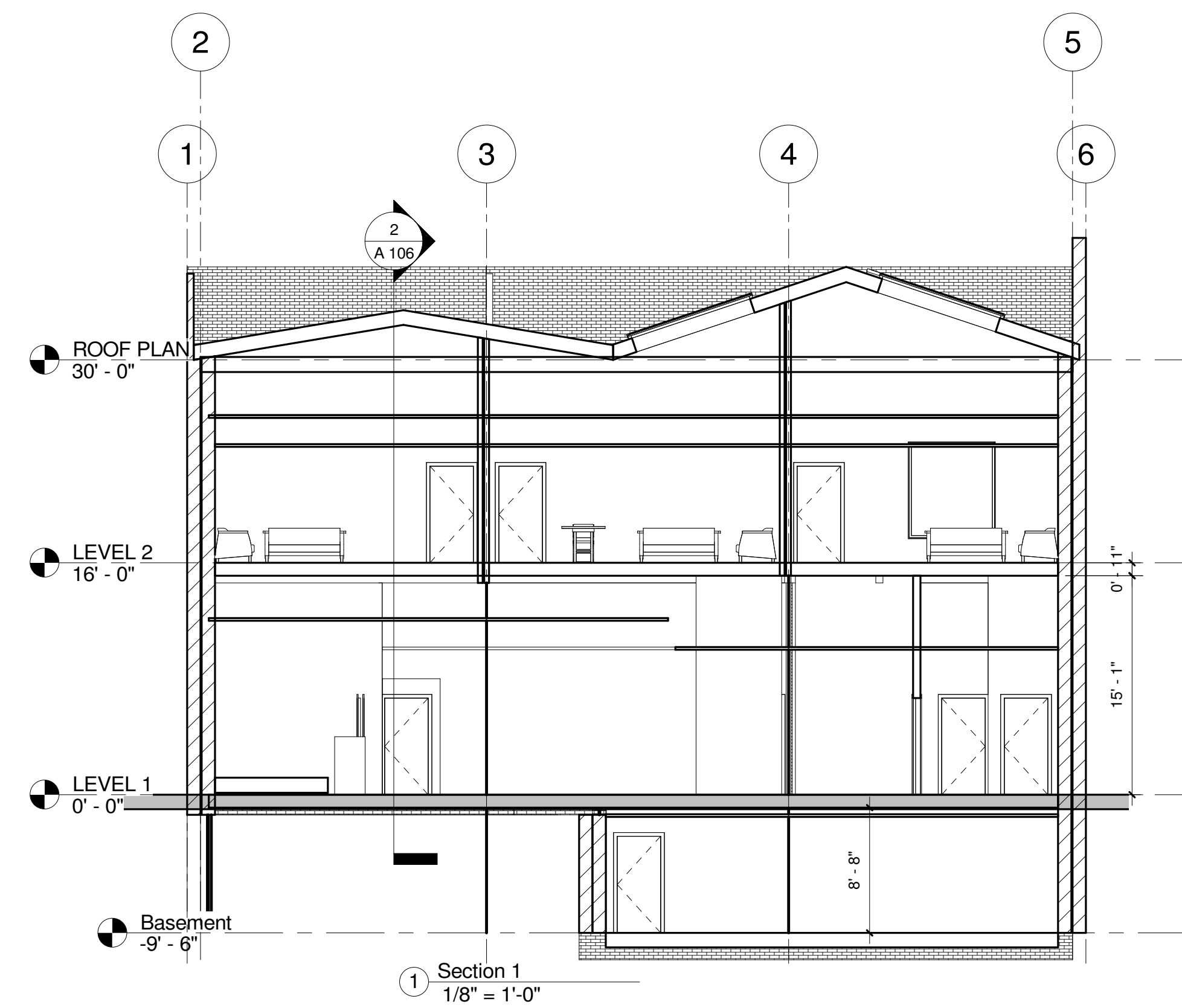
HISTORICAL TENANT IMPROVEMENT

SECTIONS

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 106

Scale





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No.	Description	Date
3		

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

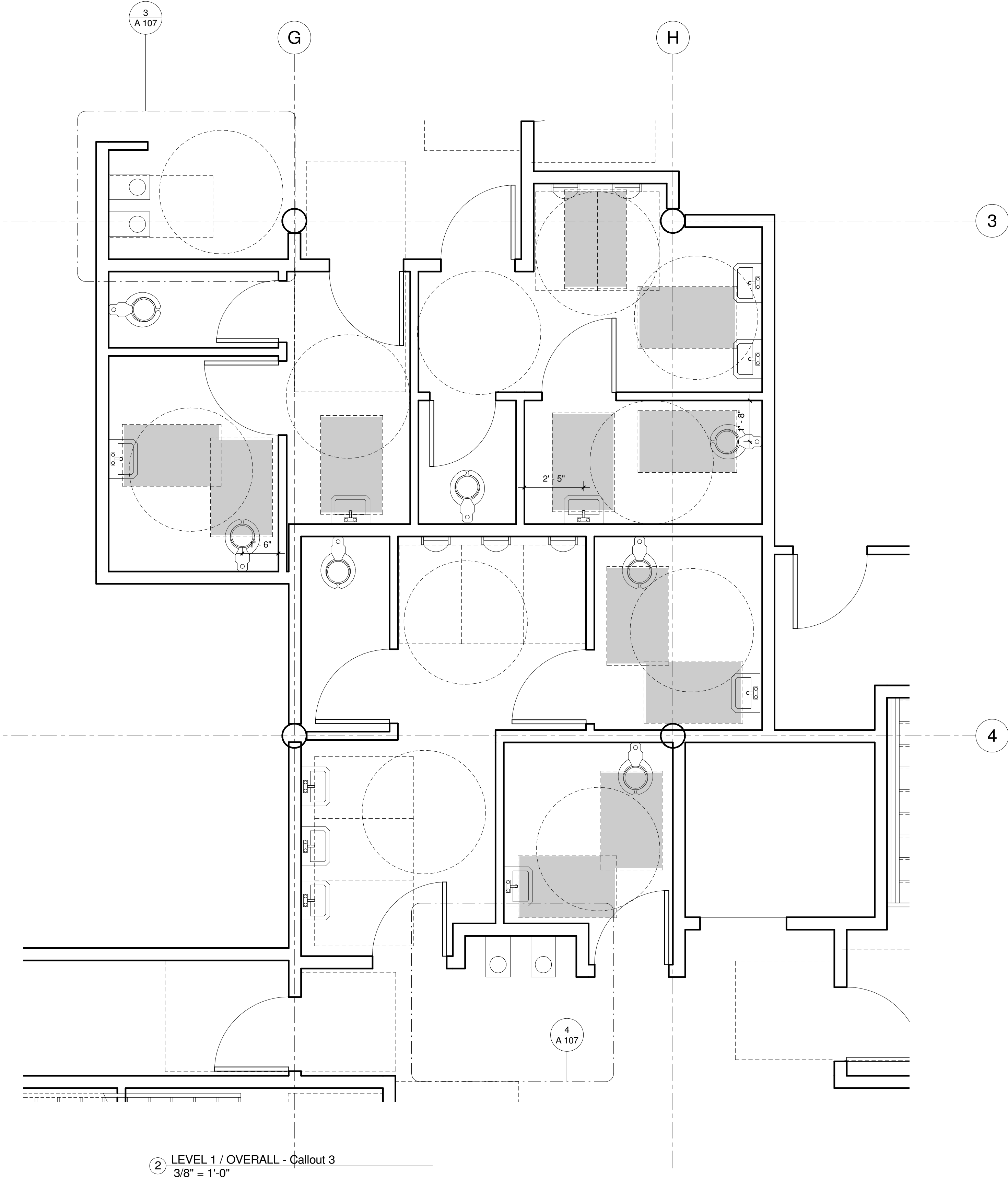
HISTORICAL
TENANT
IMPROVEMENT

DETAILS

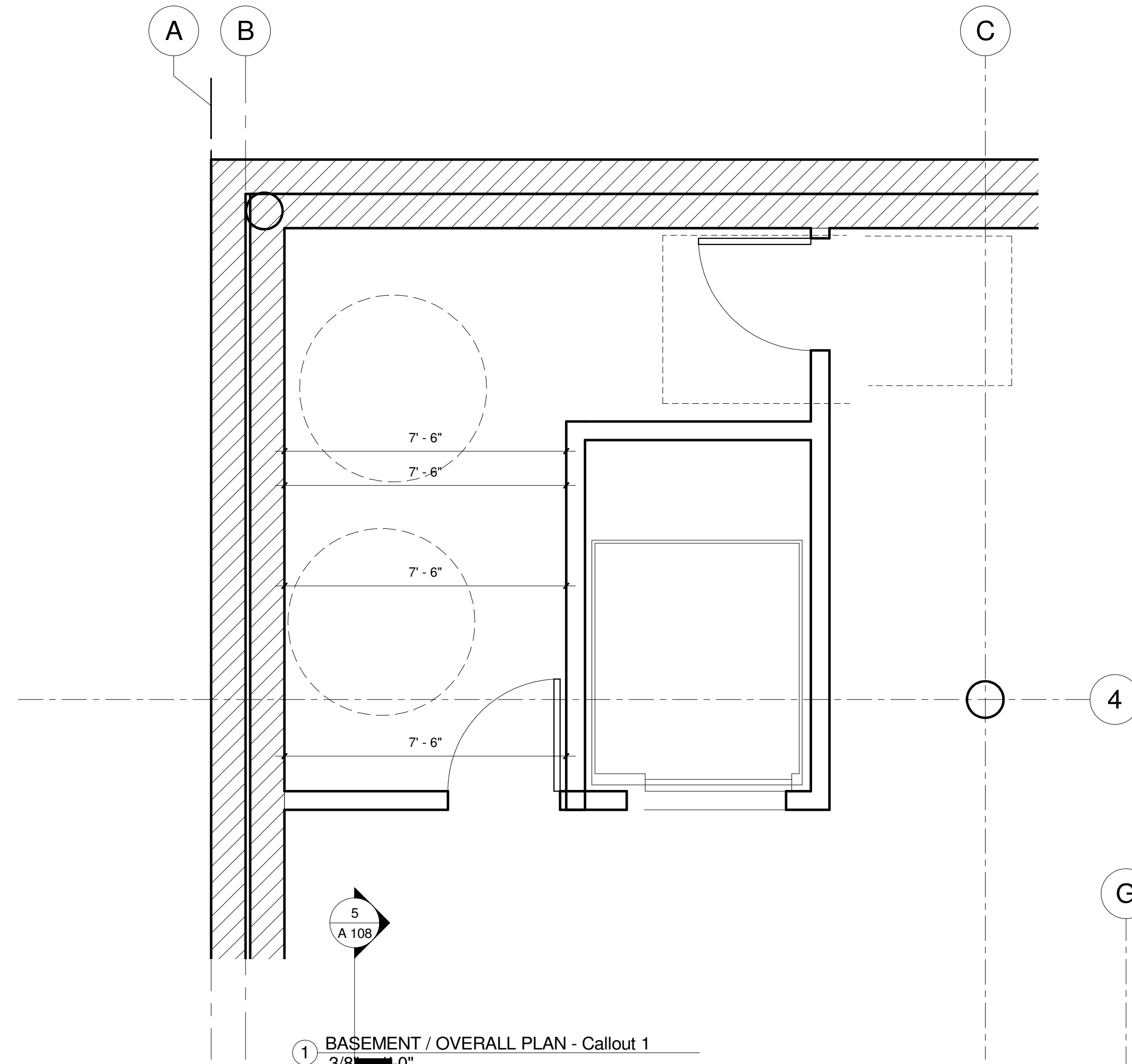
Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 107

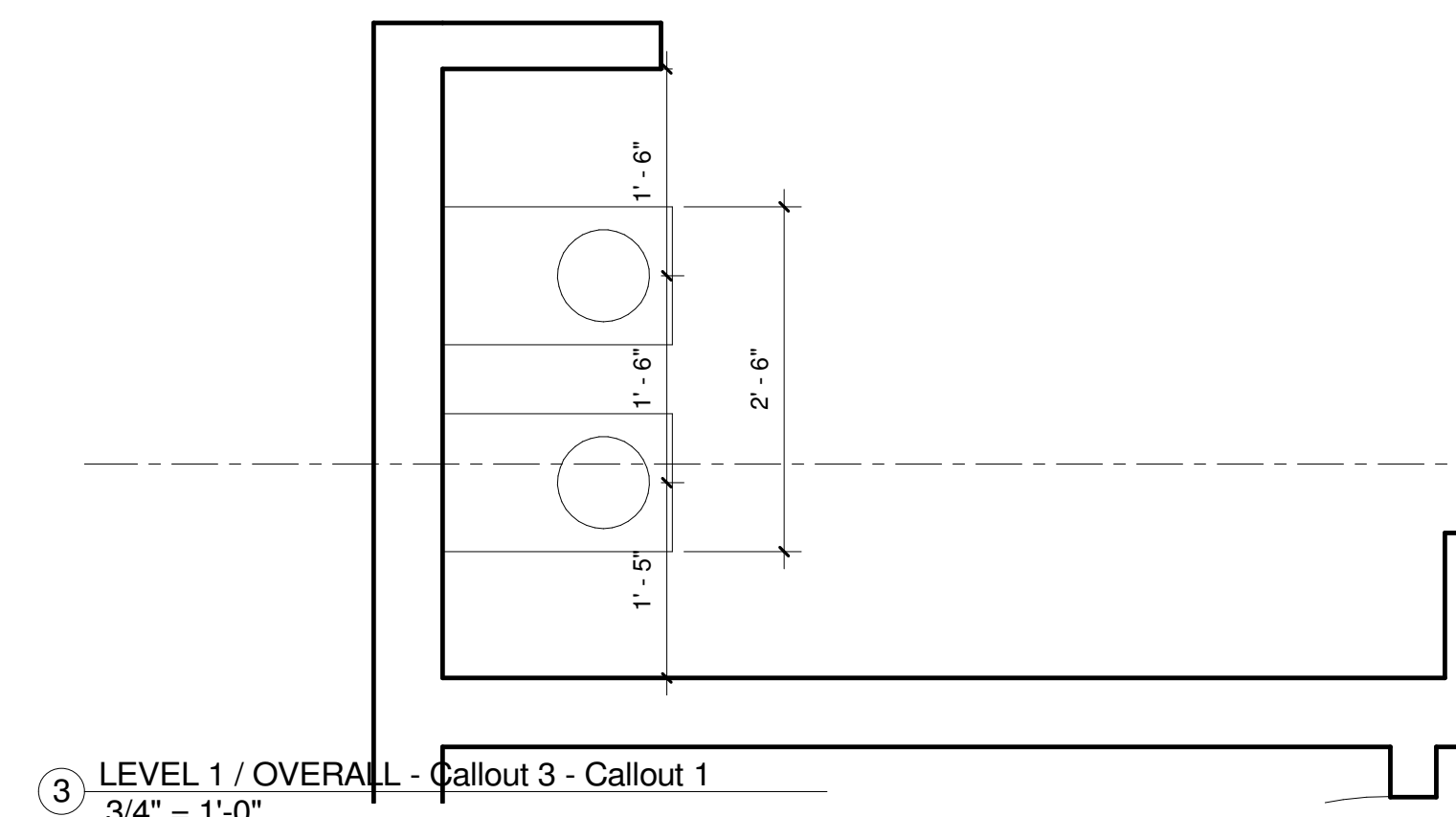
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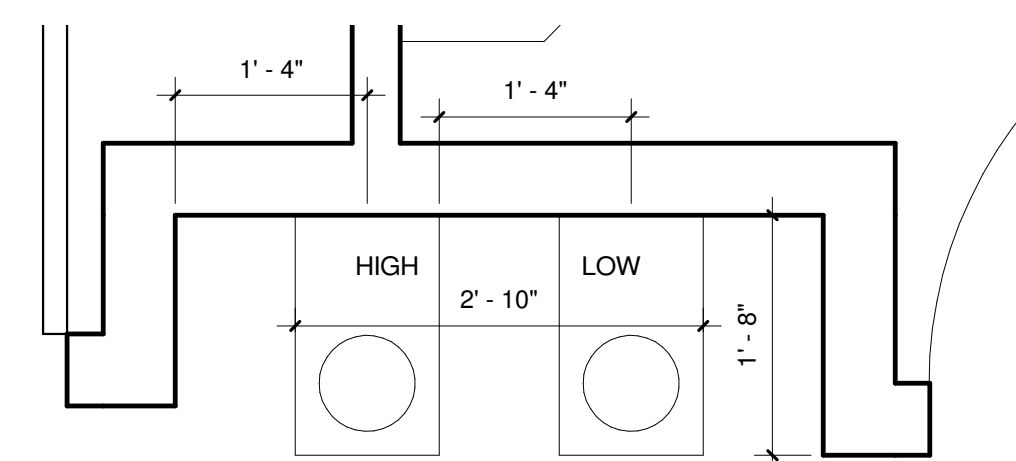
2 LEVEL 1 / OVERALL - Callout 3
3/8" = 1'-0"



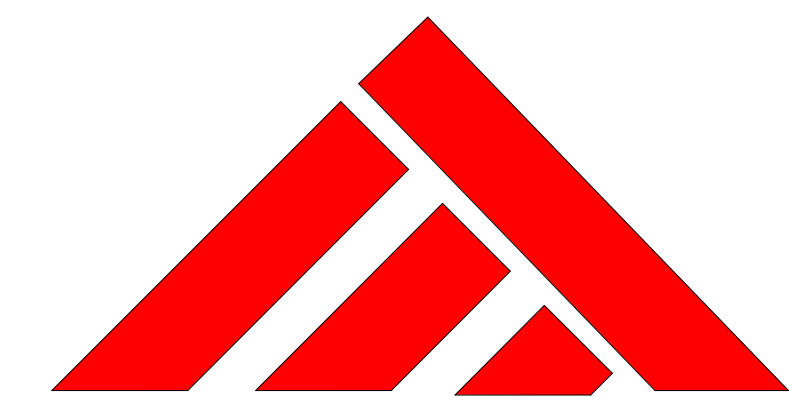
1 BASEMENT / OVERALL PLAN - Callout 1
3/8" = 1'-0"



3 LEVEL 1 / OVERALL - Callout 3 - Callout 1
3/4" = 1'-0"



4 LEVEL 1 / OVERALL - Callout 3 - Callout 2
3/4" = 1'-0"



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No.	Description	Date

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WOODLAND , CA 95695

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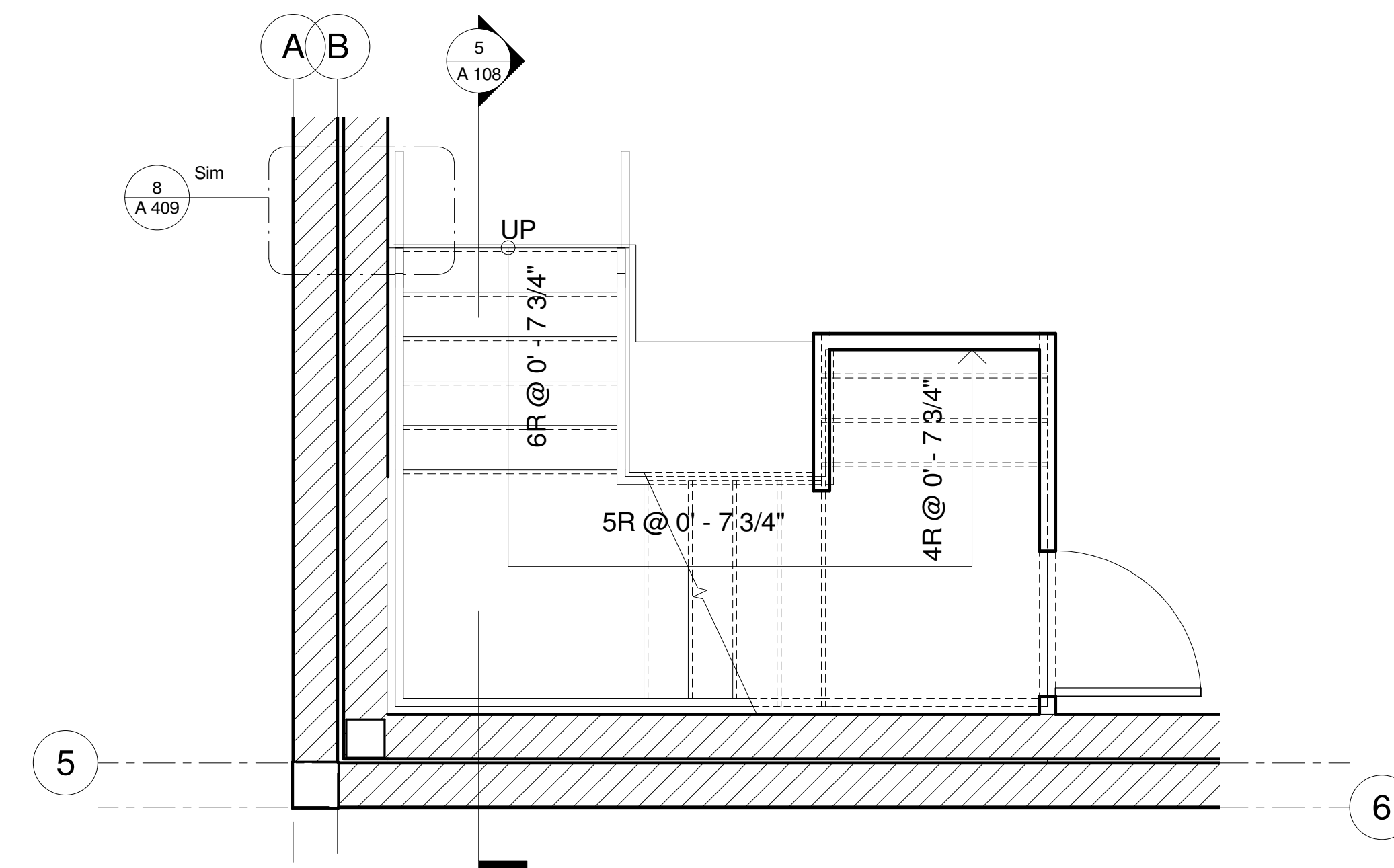
HISTORICAL
TENANT
IMPROVEMENT

DETAILS

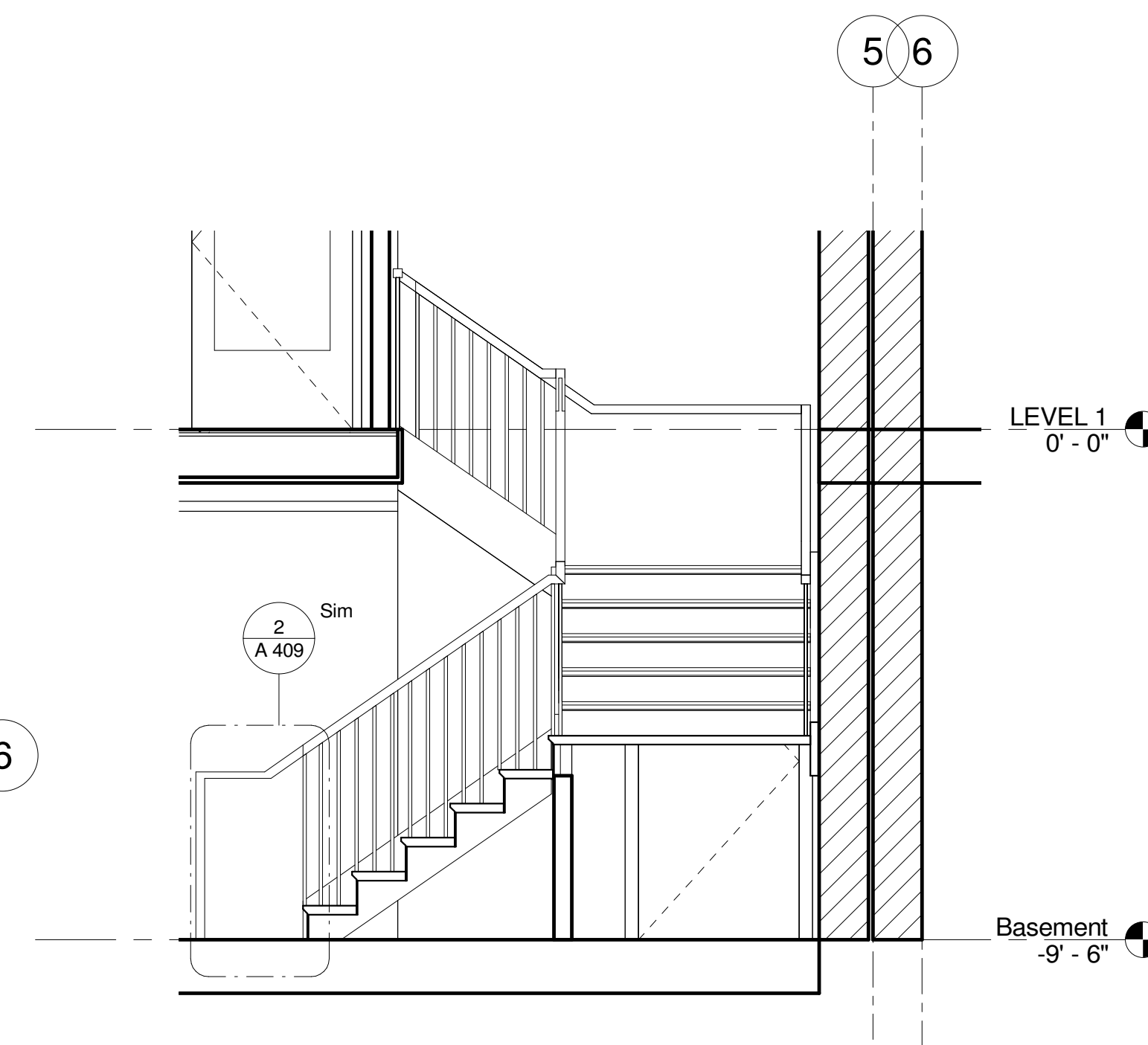
Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 108

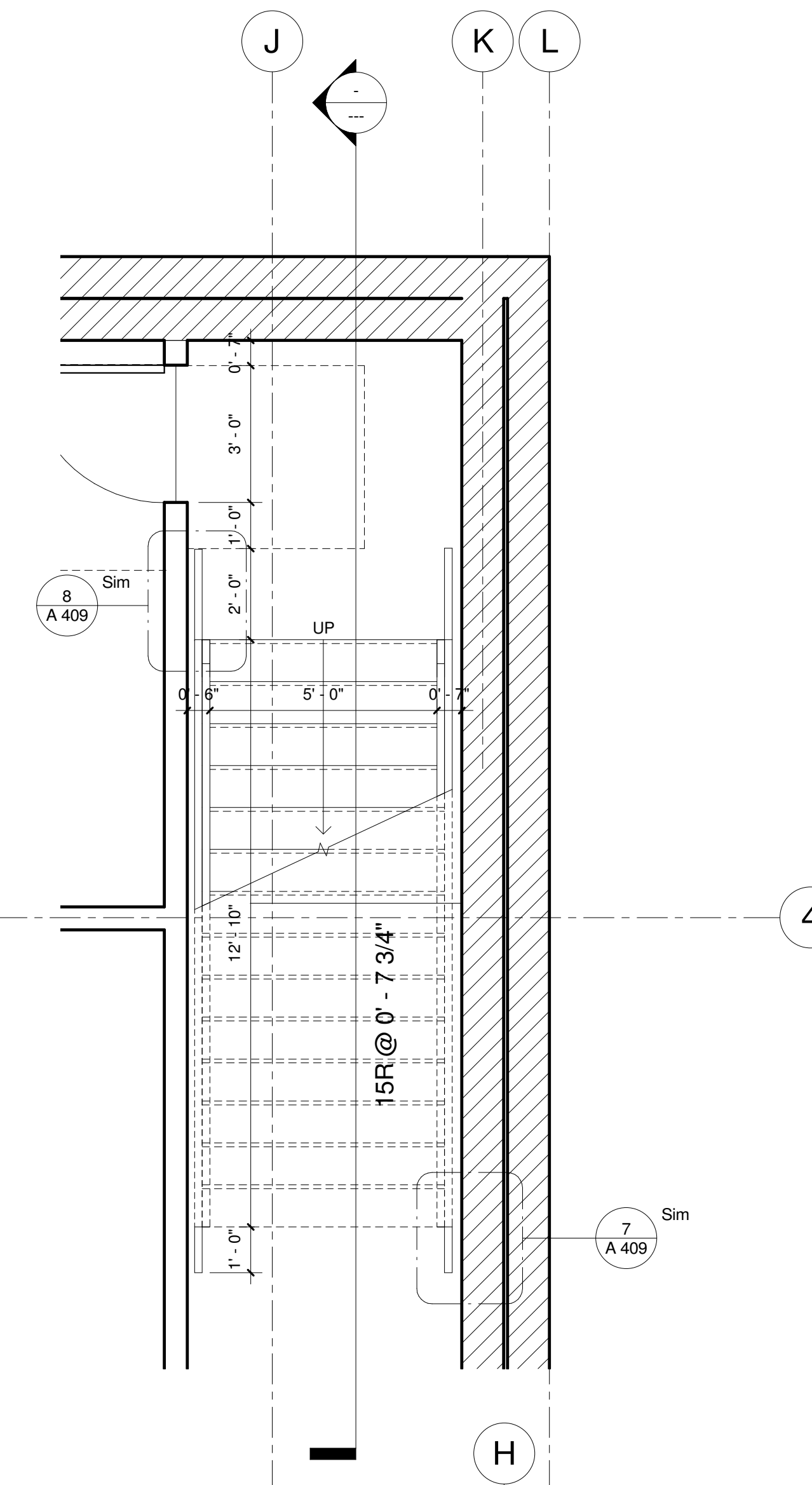
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2 BASEMENT / OVERALL PLAN - Callout 3
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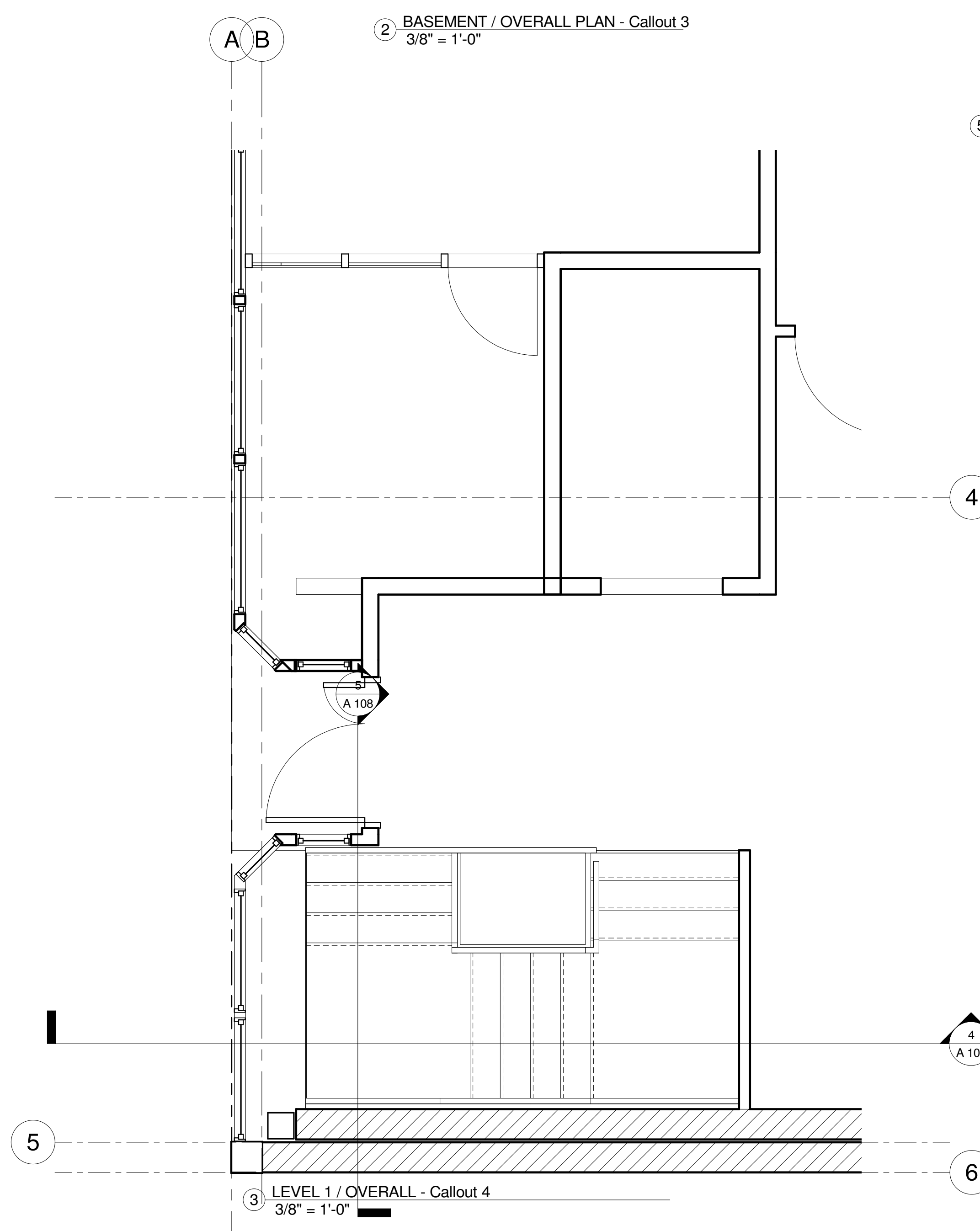


5 Section A
3/8" = 1'-0"

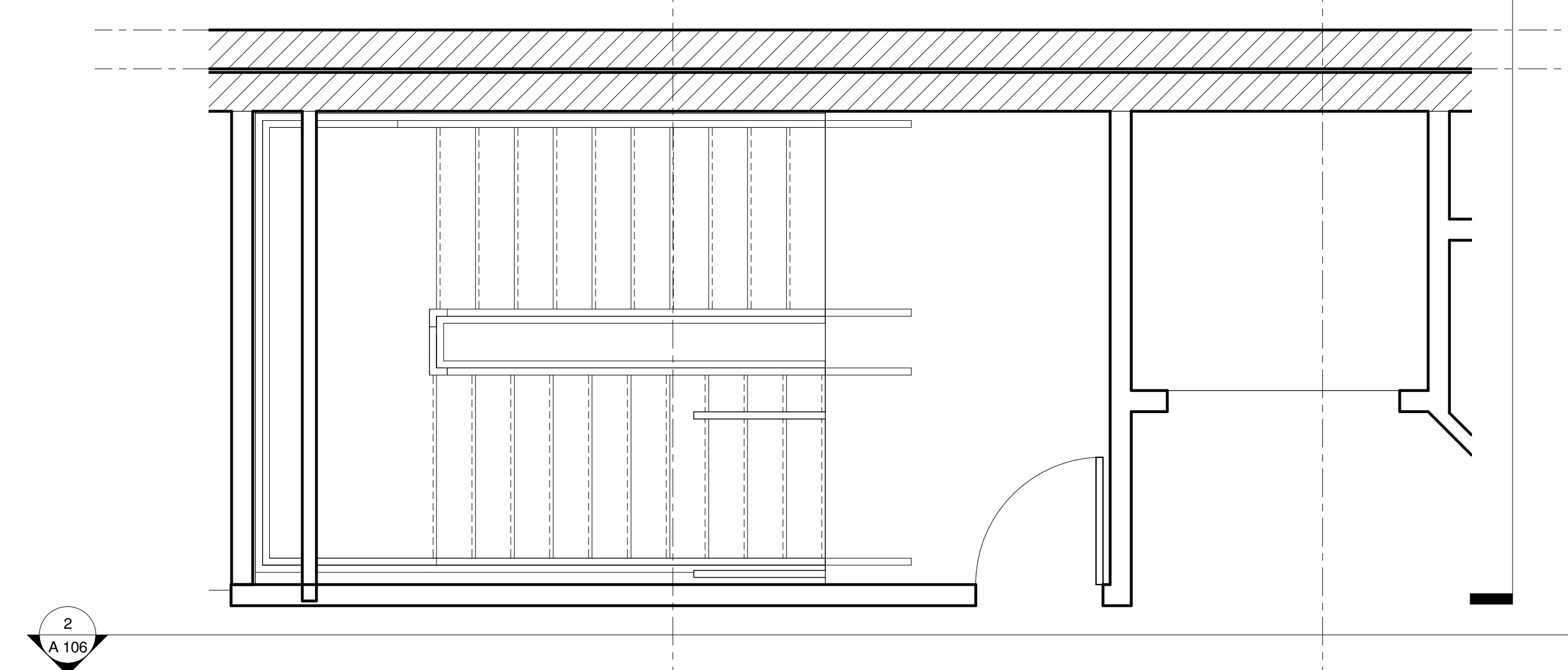


1 BASEMENT PLAN -
3/8" = 1'-0"

1
2



3 LEVEL 1 / OVERALL - Callout 4
3/8" = 1'-0"

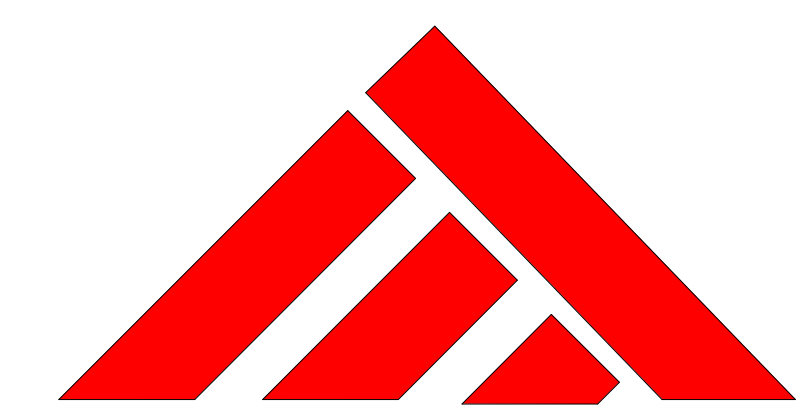


4 LEVEL 2 / OVERALL - Callout 1
3/8" = 1'-0"



① LEVEL 2/ OVERALL - Callout 3
1/4" = 1'-0"

② LEVEL 2/ OVERALL - Callout 4
1/4" = 1'-0"



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No.	Description	Date

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006-561-006-000

**HISTORICAL
TENANT
IMPROVEMENT**

DETAILS

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 109

Scale

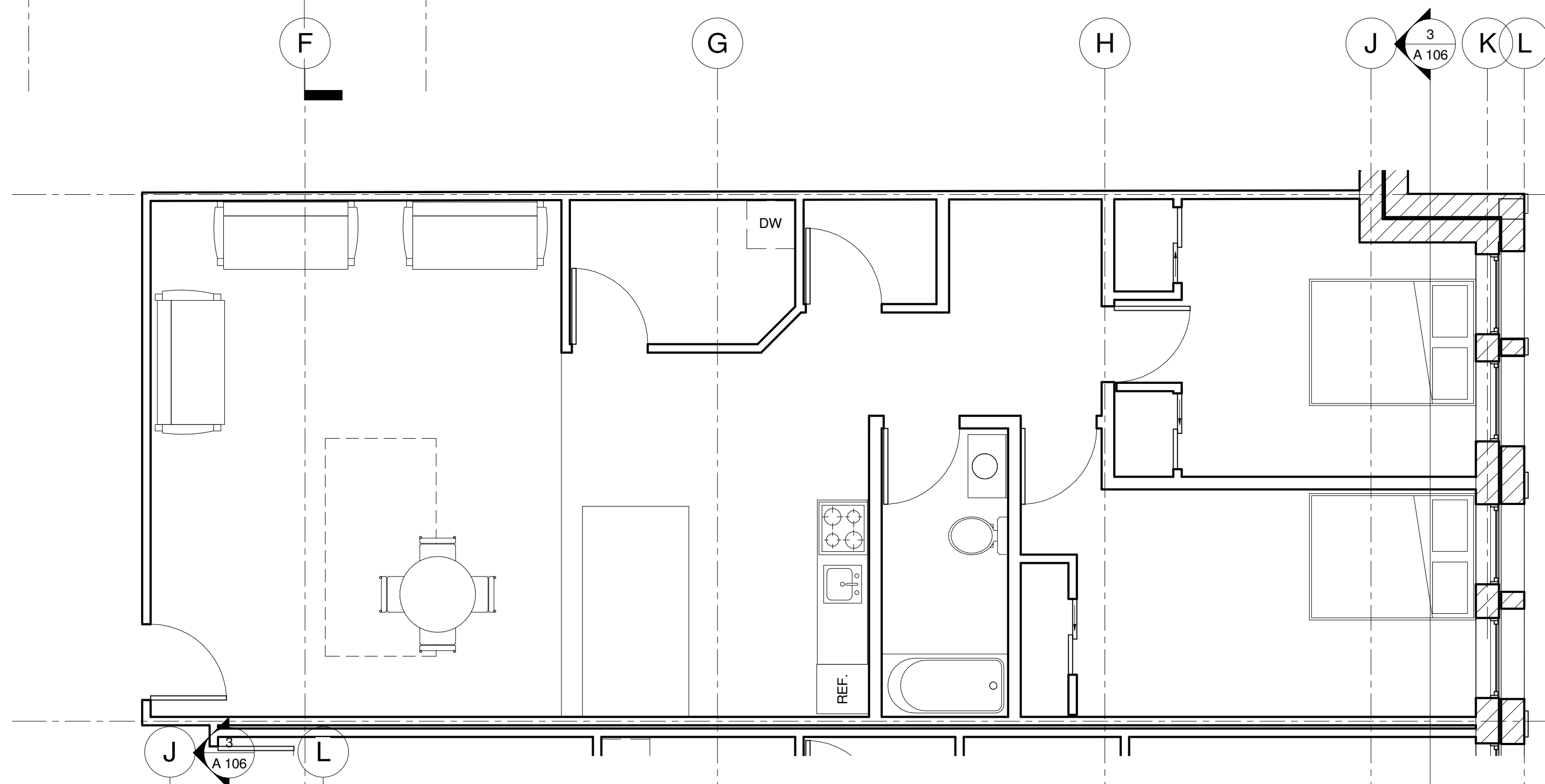


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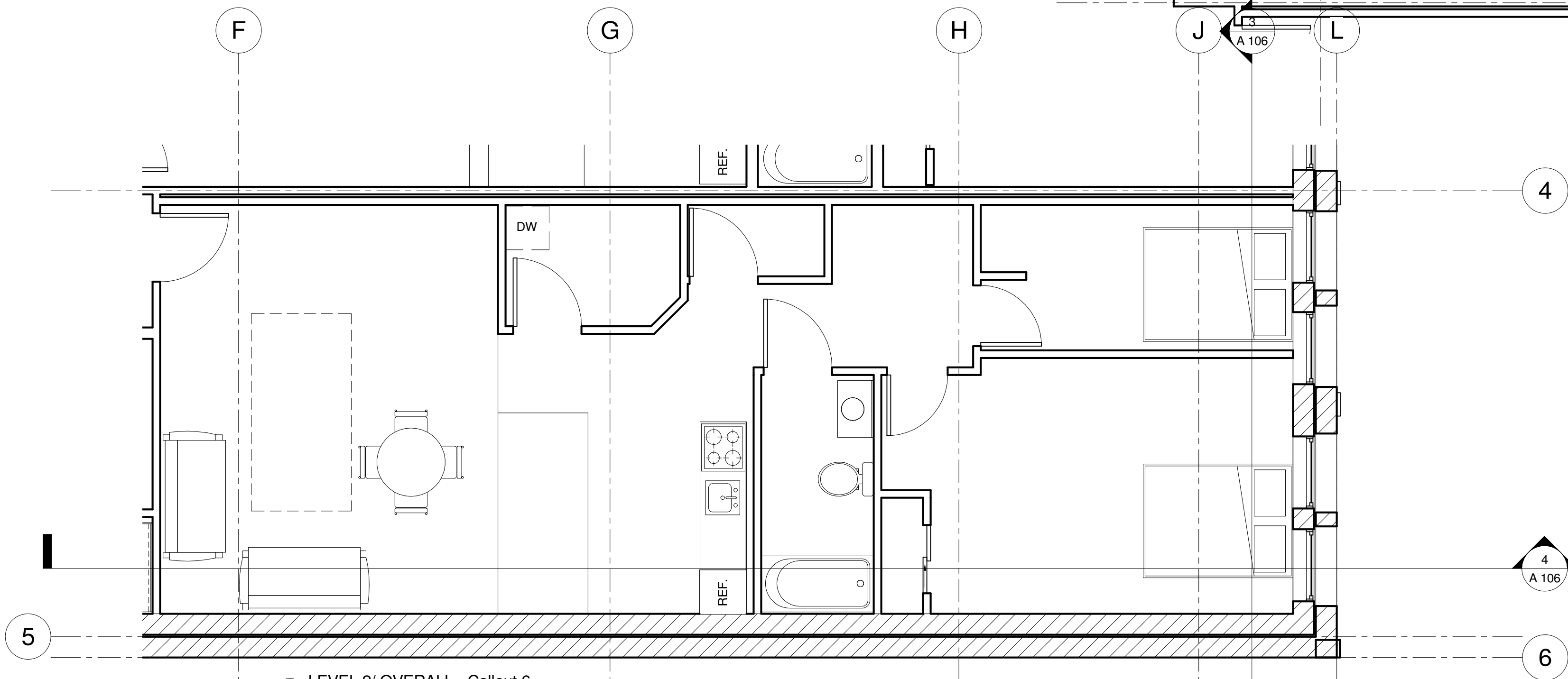
1 LEVEL 2/ OVERALL - Callout 5
1/4" = 1'-0"



3 LEVEL 2/ OVERALL - Callout 7
1/4" = 1'-0"



2 LEVEL 2/ OVERALL - Callout 6
1/4" = 1'-0"



No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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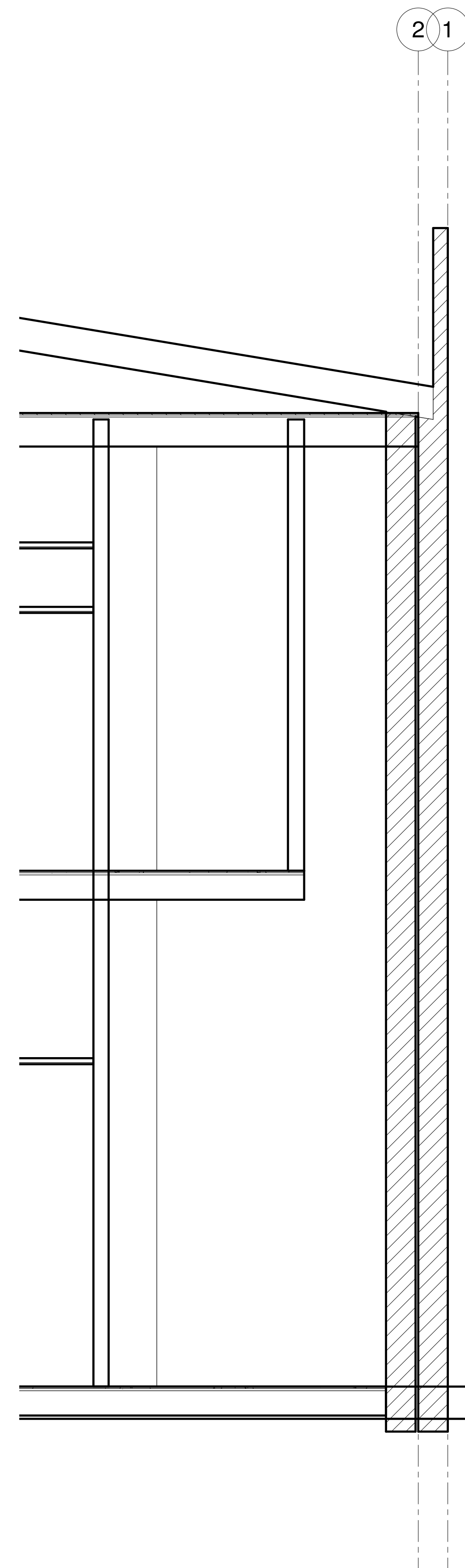
HISTORICAL TENANT IMPROVEMENT

DETAILS

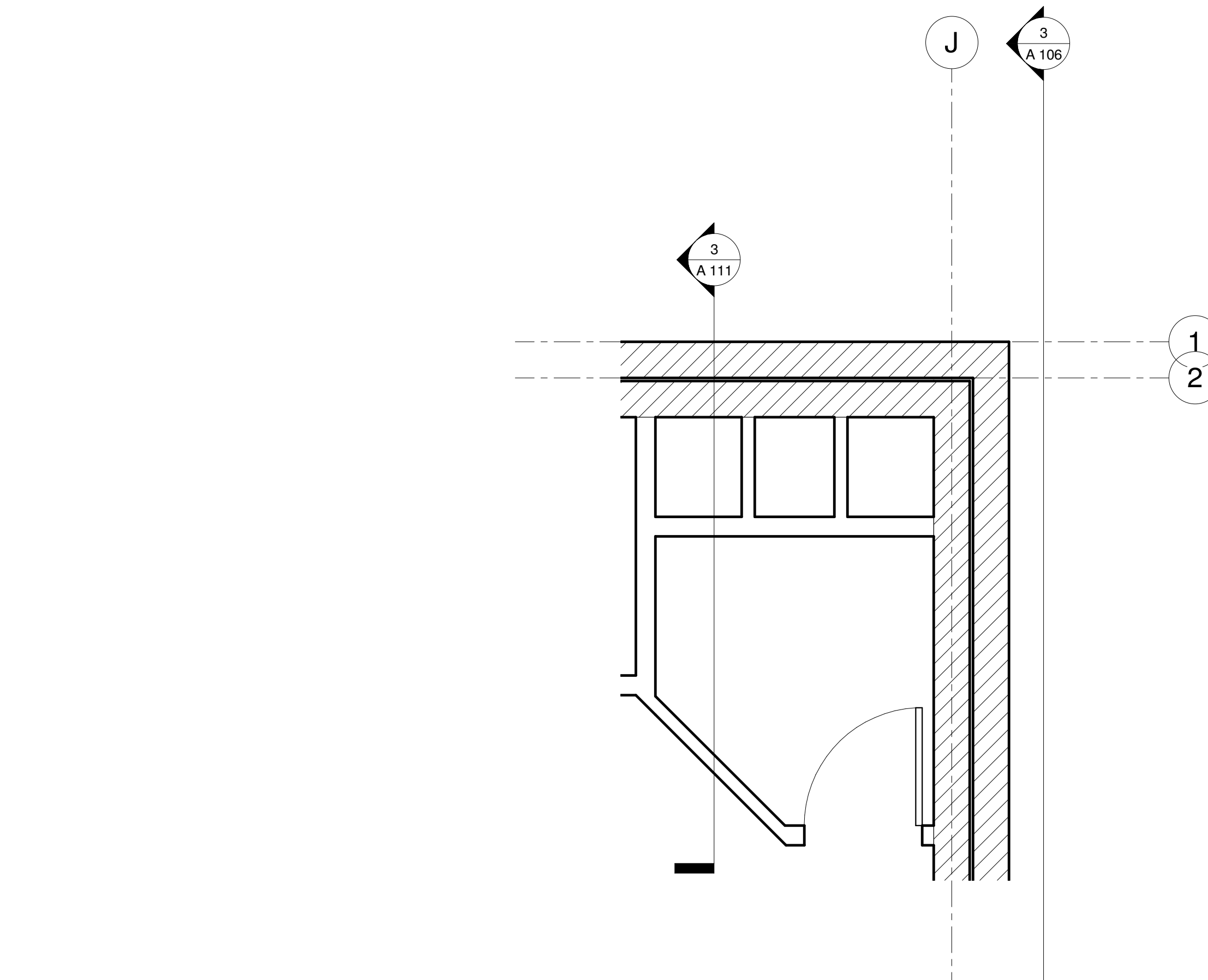
Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 110

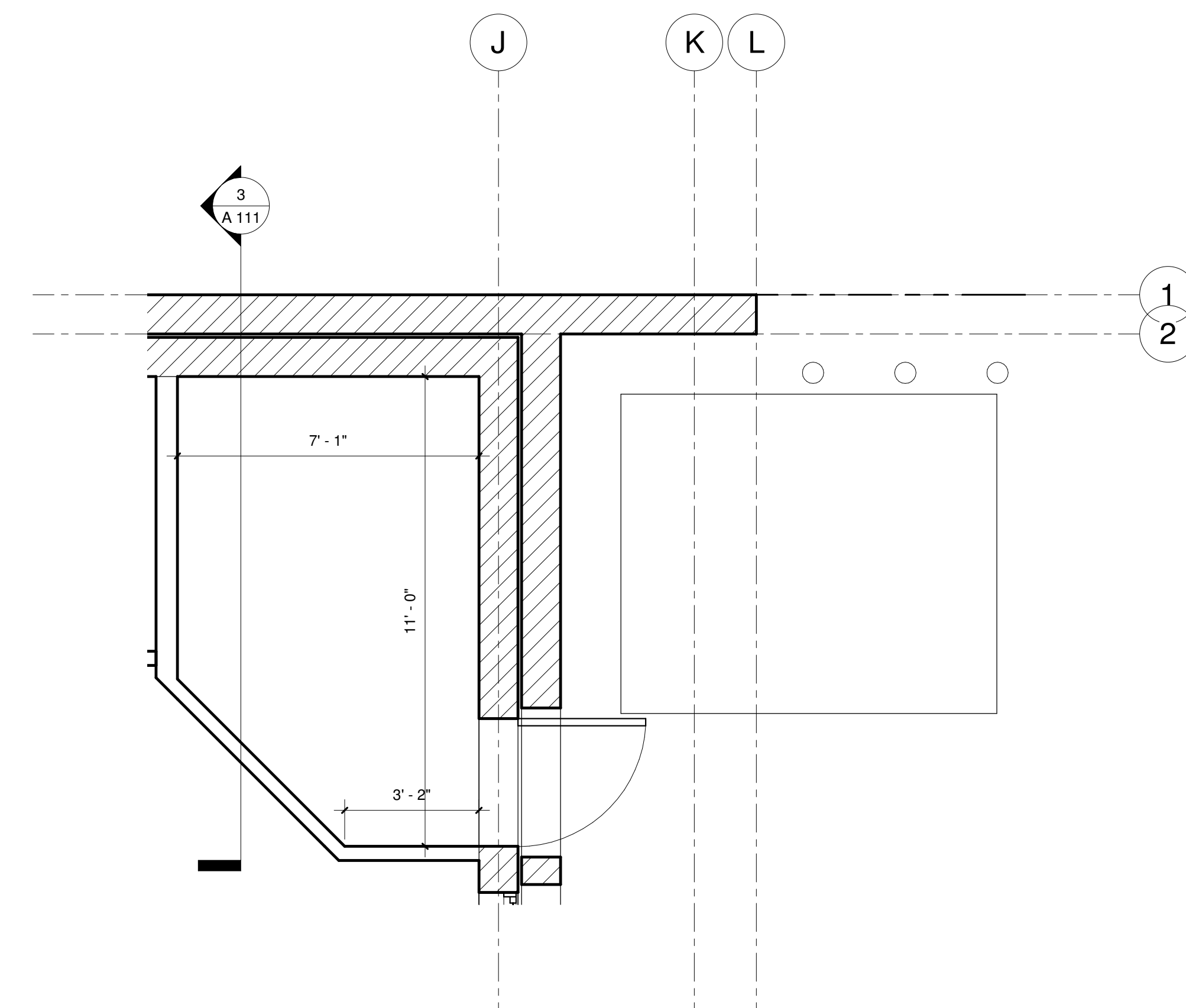
Scale



③ Detail 0
3/8" = 1'-0"



① LEVEL 2/ OVERALL - Callout 2
3/8" = 1'-0"



② LEVEL 1 / OVERALL - Callout 2
3/8" = 1'-0"



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No.	Description	Date

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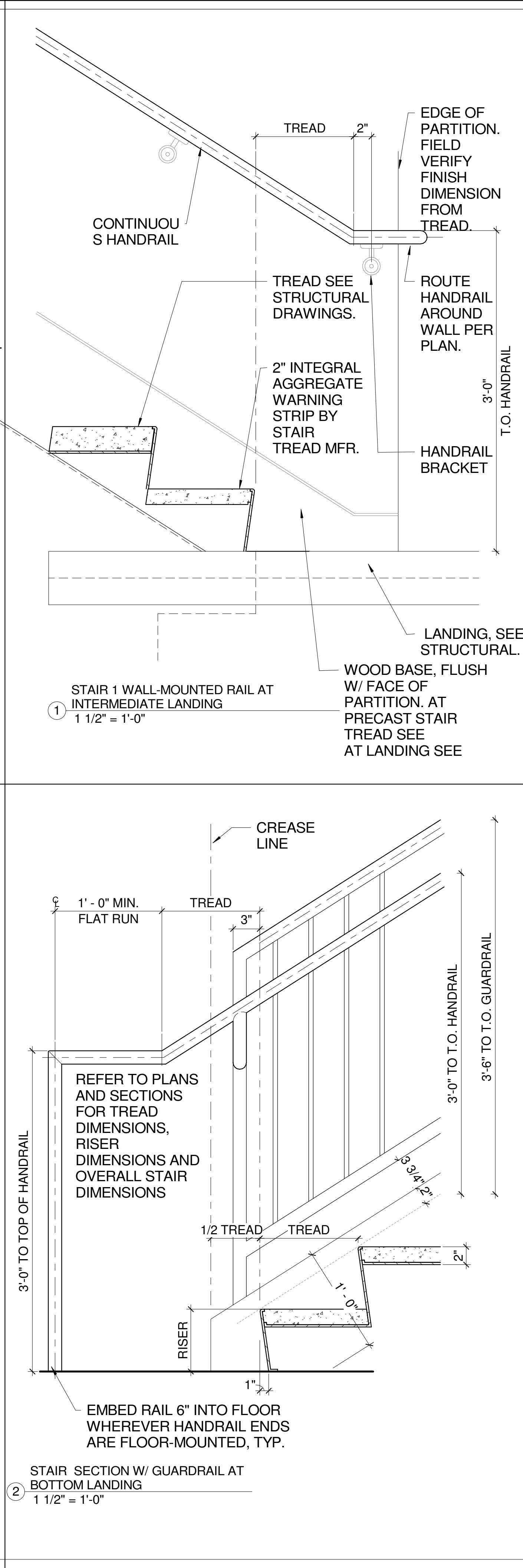
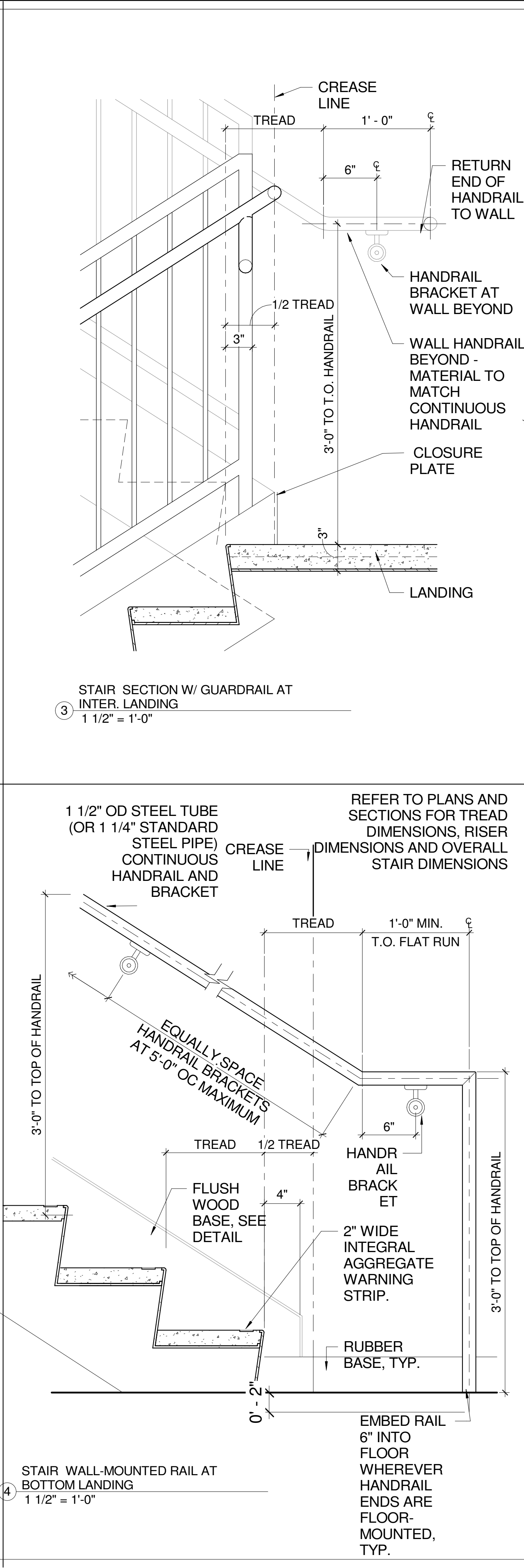
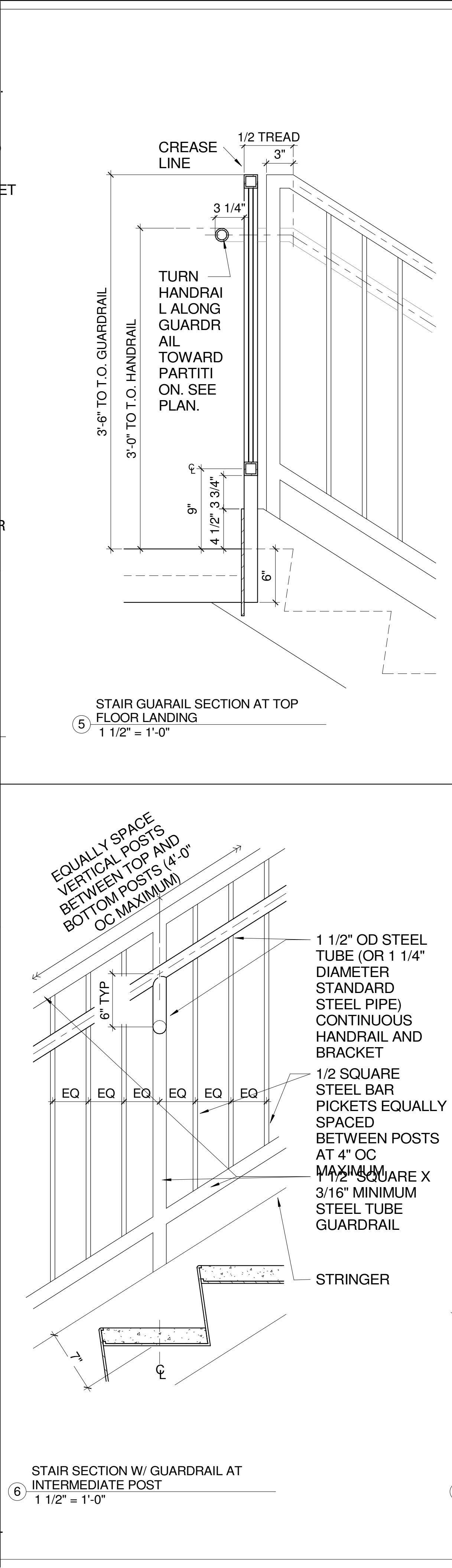
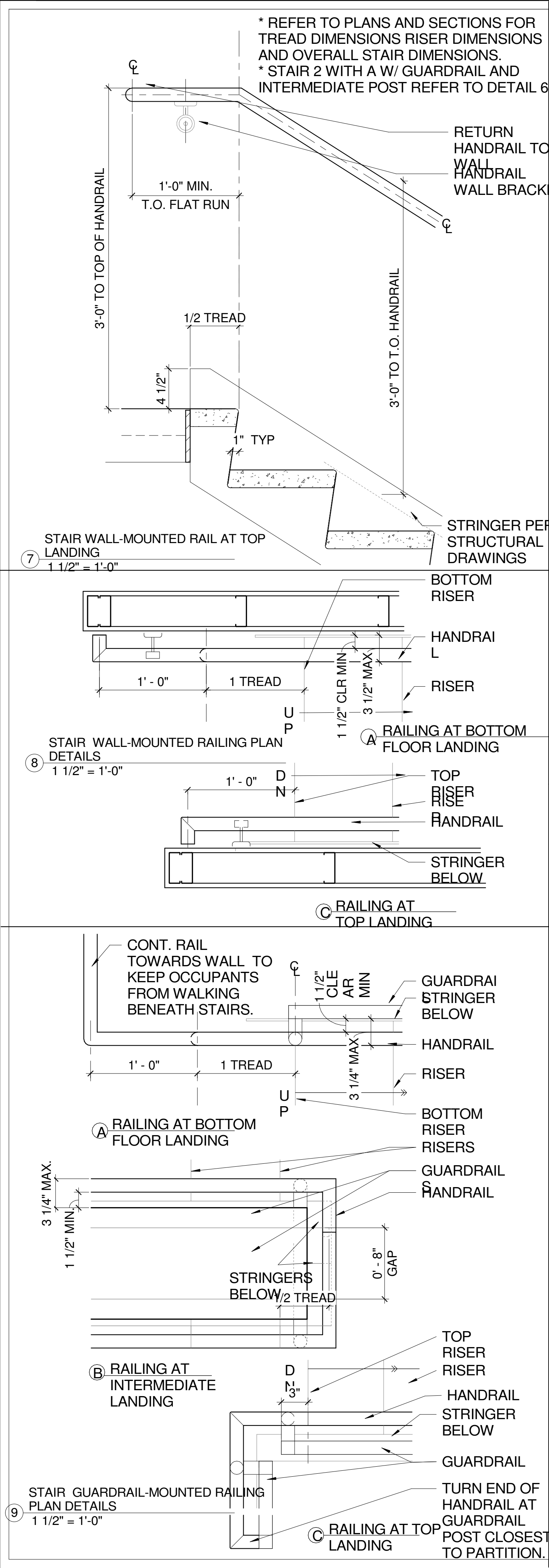
**HISTORICAL
TENANT
IMPROVEMENT**

**TRASH ENCLOSURE
DETAILS**

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
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A 111

Scale





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NOTE:
FOR STAIR TREADS AND RISER DETAILS, PLEASE SEE STRUCTURAL DRAWINGS.



02/14/2023

No.	Description	Date

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**HISTORICAL
TENANT
IMPROVEMENT**

**STAIR HANDRAIL
DETAILS**

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

A 409

Scale

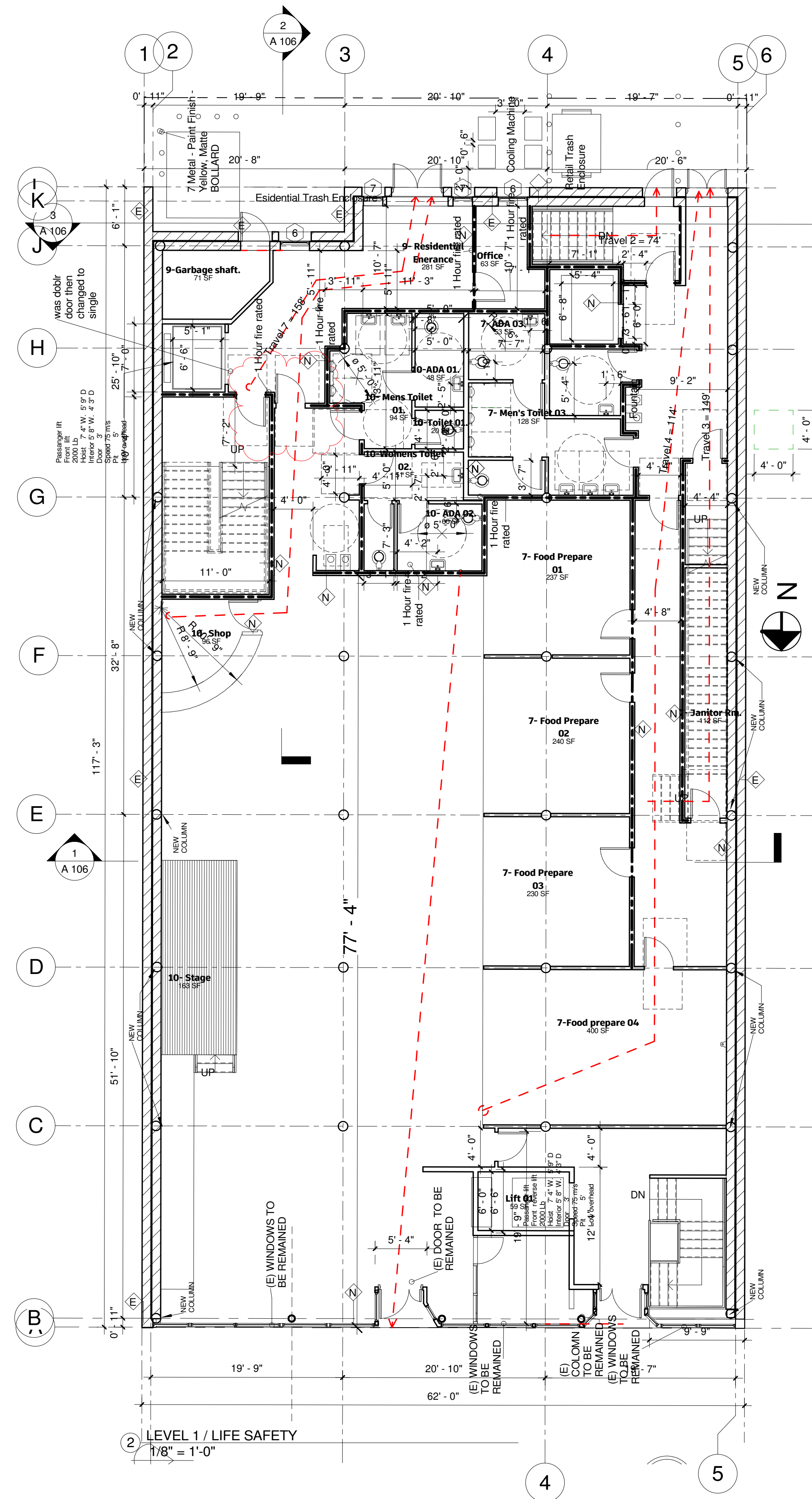
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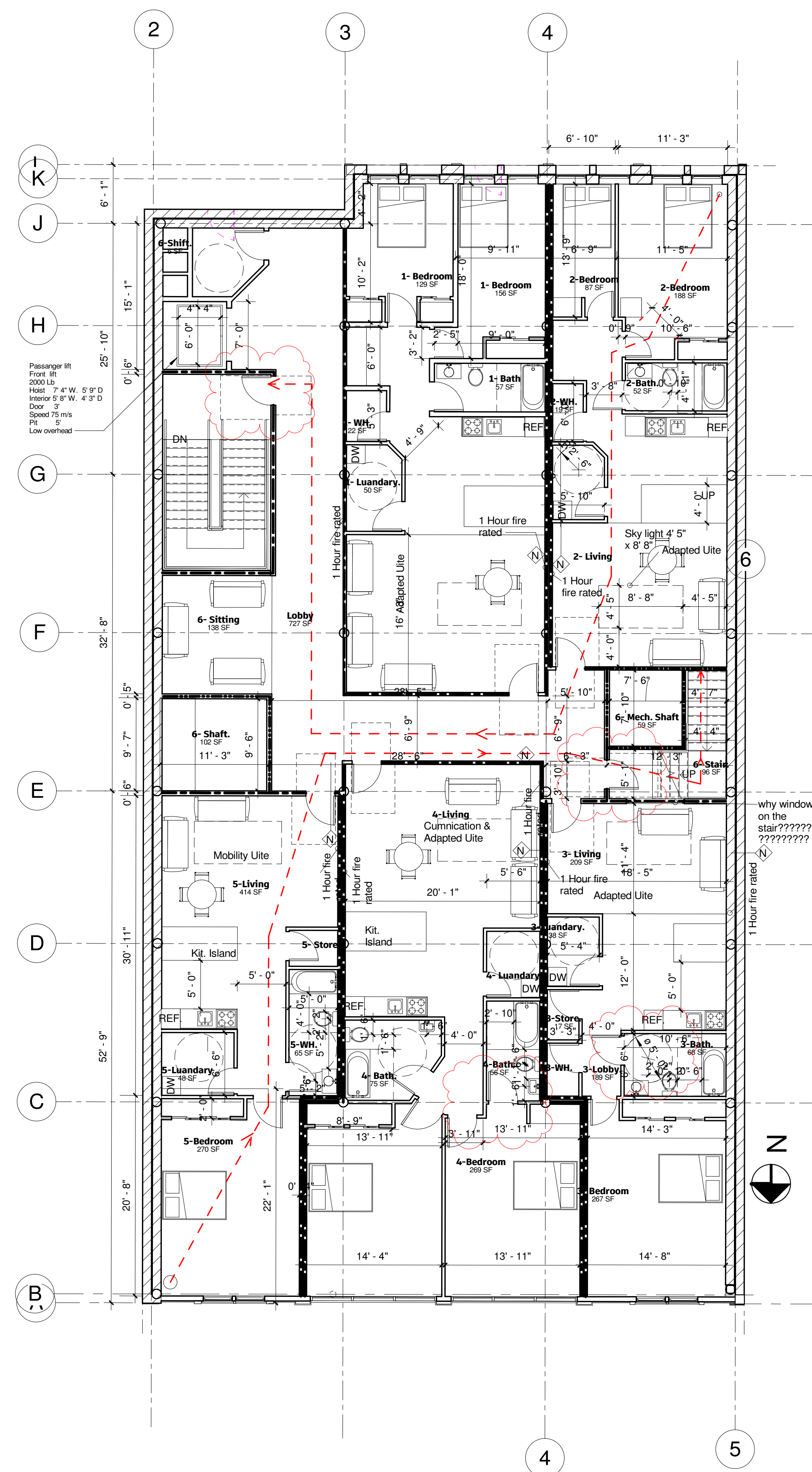
HISTORICAL TENANT IMPROVEMENT

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

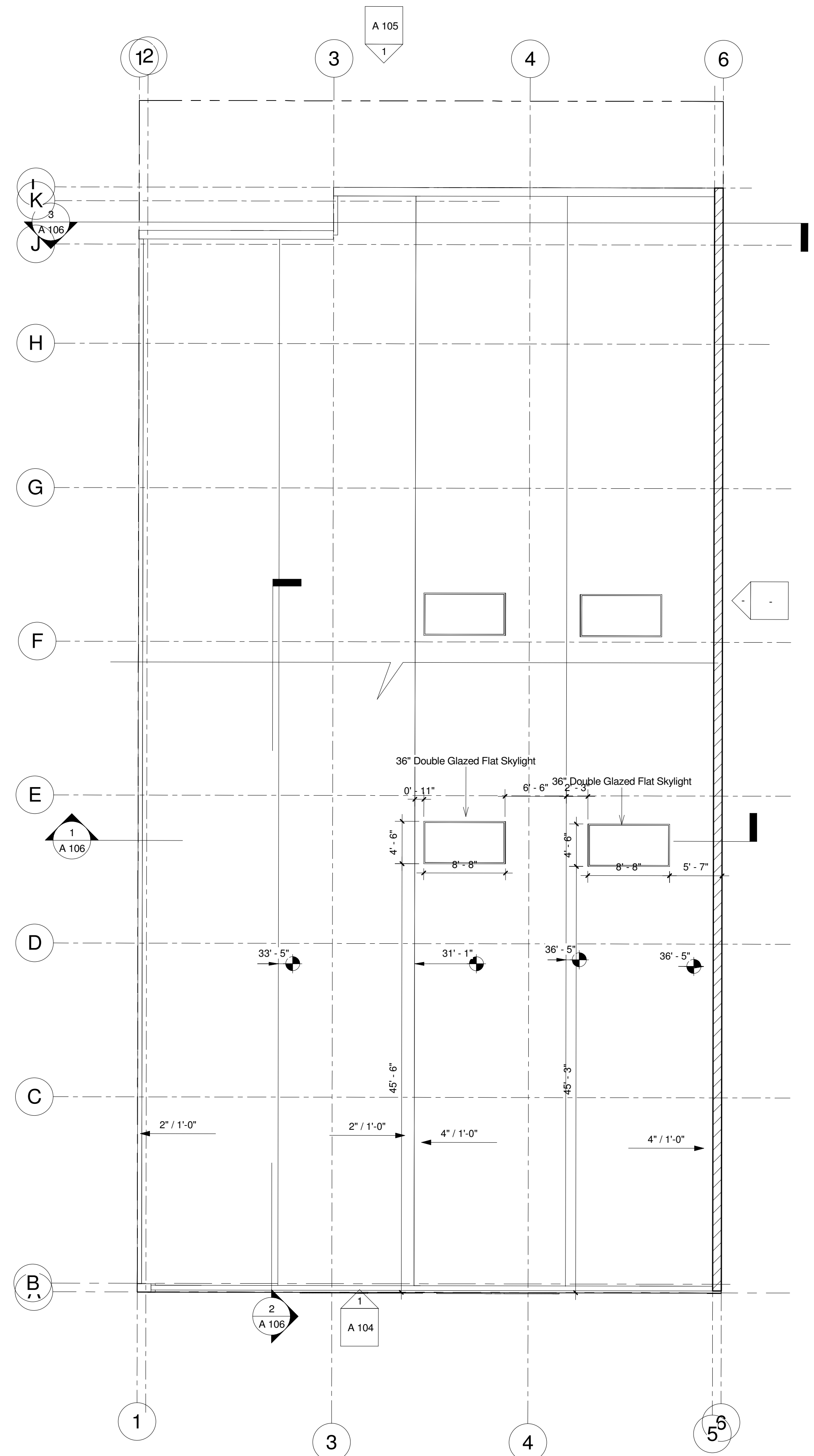
CA 02

	Scale
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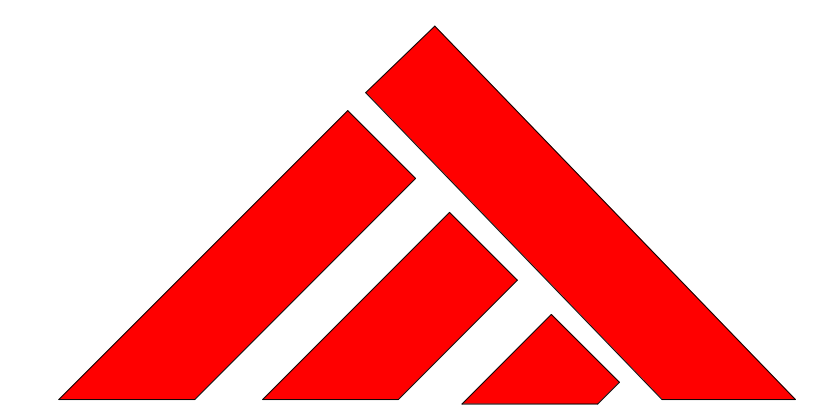




1 LEVEL 2/ LIFE SAFETY
1/8" = 1'-0"



2 ROOF PLAN/ LIFE SAFETY
1/8" = 1'-0"



AAA Design

2020 HURELY WAY SACRAMENTO
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No.	Description	Date
1	Revision 1	Date 1

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

**HISTORICAL
TENANT
IMPROVEMENT**

2ND LEVEL

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

CA 03

Scale	
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1- Basement net area		
Name	Area	Level
8- Arcade	2108 SF	Basement
Lift 02.	192 SF	Basement
11- Walk in 01	98 SF	Basement
11- Walk in 02	127 SF	Basement
11- Walk in 03	127 SF	Basement
Stair	140 SF	Basement
Services	75 SF	Basement
Lift 01	59 SF	Basement
Grand total	2924 SF	

2- 1st Floor net area		
Name	Area	Level
7-Food prepare 04	400 SF	LEVEL 1
7- Men's Toilet 03.	128 SF	LEVEL 1
9- Residential Enerance	281 SF	LEVEL 1
10-Women s Toilet 02.	51 SF	LEVEL 1
10- Mens Toilet 01.	94 SF	LEVEL 1
10-ADA 01.	48 SF	LEVEL 1
10-Toilet 01.	20 SF	LEVEL 1
10- ADA 02.	60 SF	LEVEL 1
7- ADA 03.	53 SF	LEVEL 1
9-Garbage shaft.	71 SF	LEVEL 1
7- Food Prepare 02	240 SF	LEVEL 1
Lift 01	59 SF	LEVEL 1
7- Janitor Rm.	112 SF	LEVEL 1
10- Stage Office	163 SF	LEVEL 1
7- Food Prepare 01	63 SF	LEVEL 1
7- Food Prepare 03	237 SF	LEVEL 1
10- Shop	230 SF	LEVEL 1
10 Fountain	96 SF	LEVEL 1
10- Service Lobby	23 SF	LEVEL 1
Lift 03	148 SF	LEVEL 1
Room	47 SF	LEVEL 1
Shop	2189 SF	LEVEL 1
Stair 01	83 SF	LEVEL 1
7- Womens toilet	101 SF	LEVEL 1
Lobby	56 SF	LEVEL 1
Lift 02	233 SF	LEVEL 1
Stair 02	56 SF	LEVEL 1
Grand total	103 SF	LEVEL 1
	5444 SF	

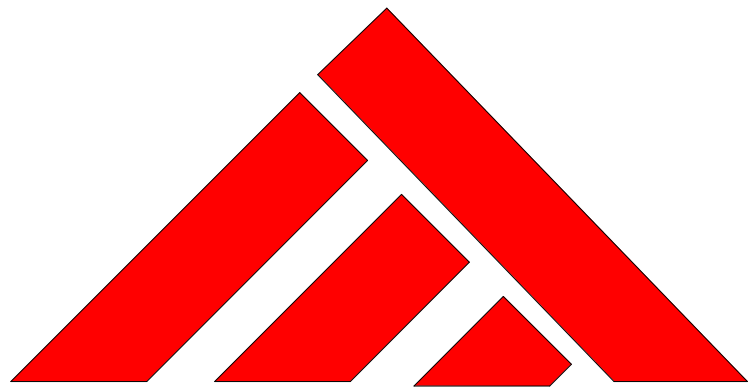
3- 2nd Floor net area		
Name	Area	Level
6- Sitting	138 SF	LEVEL 2
6- Shaft.	102 SF	LEVEL 2
6-WM.	209 SF	LEVEL 2
6- Mech. Shaft	59 SF	LEVEL 2
2- Living	266 SF	LEVEL 2
1- Living	332 SF	LEVEL 2
4-Living	518 SF	LEVEL 2
5-Living	414 SF	LEVEL 2
4-Bedroom	269 SF	LEVEL 2
3- Bedroom	267 SF	LEVEL 2
5-Luandary	48 SF	LEVEL 2
5-WH.	65 SF	LEVEL 2
3-WH.	18 SF	LEVEL 2
3-Bath.	68 SF	LEVEL 2
1- Bedroom	129 SF	LEVEL 2
1- Bedroom	156 SF	LEVEL 2
2-Bedroom	87 SF	LEVEL 2
2-Bedroom	188 SF	LEVEL 2
1- Bath	57 SF	LEVEL 2
2-Bath.	52 SF	LEVEL 2
2-WH.	19 SF	LEVEL 2
1- WH.	22 SF	LEVEL 2
1- Luandary.	50 SF	LEVEL 2
6- Stair.	96 SF	LEVEL 2
6-Shift.	6 SF	LEVEL 2
2- Kitchen	202 SF	LEVEL 2
3- Living	209 SF	LEVEL 2
3-Luandary.	38 SF	LEVEL 2
3-Lobby.	189 SF	LEVEL 2
3-Store.	17 SF	LEVEL 2
4-Bath.	56 SF	LEVEL 2
4- Bath.	75 SF	LEVEL 2
5-Bedroom	270 SF	LEVEL 2
Lobby	727 SF	LEVEL 2
4- Luandary.	38 SF	LEVEL 2
5- Store	19 SF	LEVEL 2
Grand total	5473 SF	

OCCUPANCY	AREA	OCCUPANCY FACTOR	OCCUPANCY LOADS
A2 SITTING	2, 242 SF	15 SF	150 PERSONS
A2 COMMERCIAL KITECHEN	1, 596 SF	200 SF	8 PERSONS
A2 WAITING	289 SF	5 SF	58 PERSONS
A4 ARCADE	2082 SF	50 SF	42 PERSONS
R2	4,737 SF	200 SF	21 PERSONS
S2	1,039 SF	300 SF	4 PERSONS
S1	562 SF	300 SF	2 PERSONS
U	3,224 SF	300 SF	11 PERSONS
TOTAL	15,771 SF		296 PERSONS

PLUMBING CALCULATION								
FLOOR	OCCUPANCY	W.C		LAVOTAORY		URINAL	ADA W.C	FOUNTAIN
		WOMEN	MEN'S	WOMEN	MEN'S			
COMMERCIAL KITCHEN	8	1	1	1	1	1		NOT REQUIRED
ACADE	42	1	1	1	1	1		NOT REQUIRED
SITTING COURTS	150	1	1	1	1	1		1
FLOOR								

FLOOR	OCCUPANCY TYPE	OCCUPANCY LOADS	NUMBER OF EXITS	TRAVEL DISTANCE		TRAVEL DISTANCE PROVIDED	MINI EXIT WIDTH	MINI STAIR WIDTH	COMMENTS
				without sprinkler	with sprinkler				
BASEMENT S2	S2	4	1	300 ft	400 ft	Travel 2= 74 ft	44 inches	44 inches	COMMENTS
BASEMENT A4	A4	42	1	200 ft	250 ft	Travel 1= 98 ft	44 inches	44 inches	COMMENTS
GROUND FLOOR SITTING AREA A2	A2	150	2	200 ft	250 ft	Travel 5= 71 ft Travel 5= 71 ft	44 inches		COMMENTS
GROUND FLOOR COMMERCIAL KITECHEN A2	A2	8	1	200 ft	250 ft	Travel 4= 114 ft	44 inches		COMMENTS
FIRST FLOOR RESIDENTIAL R2	R2	21	2	200 ft	250 ft	Travel 3= 149 ft Travel 7= 158 ft	44 inches	44 inches	COMMENTS

Room Schedule							
Rooms	Level	Occupancy	Area	Comments	Floor Finish	Ceiling Finish	Base Finish
1- Bath	LEVEL 2	U	57 SF		TILES		
1- Bedroom	LEVEL 2	R2	284 SF				
1- Living	LEVEL 2	R2	332 SF				
1- Luandary.	LEVEL 2	S1	50 SF				
1- WH.	LEVEL 2	U	22 SF	982 SF UNITE 01 R2			
2- Kitchen	LEVEL 2	R2	202 SF				
2- Living	LEVEL 2	R2	266 SF				
2-Bath.	LEVEL 2	U	52 SF				
2-Bedroom	LEVEL 2	R2	275 SF				
2-WH.	LEVEL 2	U	19 SF	860 SF UNITE 02 R2			
3- Bedroom	LEVEL 2	R2	267 SF				
3- Living	LEVEL 2	R2	209 SF				
3-Bath.	LEVEL 2	U	68 SF				
3-Lobby.	LEVEL 2	R2	189 SF				
3-Luandary.	LEVEL 2	S1	38 SF				
3-Store.	LEVEL 2		17 SF				
3-WH.	LEVEL 2	U	18 SF	837 SF UNITE 03 R2			
4- Bath.	LEVEL 2		75 SF				
4- Luandary.	LEVEL 2		38 SF				
4-Bath.	LEVEL 2		56 SF				
4-Bedroom	LEVEL 2	R2	269 SF				
4-Living	LEVEL 2	R2	518 SF				
5- Store	LEVEL 2		19 SF				
5-Bedroom	LEVEL 2		270 SF				
5-Living	LEVEL 2	R2	414 SF				
5-Luandary	LEVEL 2	U	48 SF				
5-WH.	LEVEL 2	S1	65 SF	855 SF UNITE 05 R2			
6- Mech. Shaft	LEVEL 2	U	59 SF				
6- Shaft.	LEVEL 2	U	102 SF				
6- Sitting	LEVEL 2	U	138 SF				
6- Stair.	LEVEL 2	U	96 SF				
6-Shift.	LEVEL 2	U	6 SF				
6-WM.	LEVEL 2	U	209 SF	1440 SF RESIDENTIAL SERVICES			
Lobby	LEVEL 2		727 SF				
36			5473 SF				



AAA Design

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DATE: 11/2/2022



No.	Description	Date

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WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

CODE CALCULATION

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

G 100

Scale

Building Gross Area		
Name	Level	Area
7- ADA 03.	Not Placed	Not Placed
7- Food perpare 01	Not Placed	Not Placed
7- Food Prepare 02	Not Placed	Not Placed
7- Men's Toilet 03.	Not Placed	Not Placed
7- Women's toilet	Not Placed	Not Placed
7-Food Prepare 03	Not Placed	Not Placed
7-Food prepare 04	Not Placed	Not Placed
10- ADA 02.	Not Placed	Not Placed
10- Coffee & Ice cream	Not Placed	Not Placed
10- Mens Toilet 01.	Not Placed	Not Placed
10-Fountain.	Not Placed	Not Placed
10-Lobby 02.	Not Placed	Not Placed
10-Toilet 01.	Not Placed	Not Placed
11- Walk in 03	Not Placed	Not Placed
Area	Not Placed	Not Placed
Area	Not Placed	Not Placed
Lobby	Not Placed	Not Placed
Office	Not Placed	Not Placed
Service	Not Placed	Not Placed
8- Arcade	Basement	2420 SF
8- Lift	Basement	73 SF
8- Service	Basement	45 SF
8- Store	Basement	215 SF
11- Lift 02.	Basement	93 SF
11- Lobby	Basement	141 SF
11- walk in 01	Basement	109 SF
11- Walk in 02	Basement	139 SF
11- walk in 03	Basement	164 SF
11- Walk in 04	Basement	158 SF
Exit Path	Basement	261 SF
Stair-01	Basement	208 SF
7- Food Prepare 02	LEVEL 1	248 SF
7- Food prepare 03	LEVEL 1	239 SF
7- Food prepare 04	LEVEL 1	439 SF
7- Janitor Rm.	LEVEL 1	170 SF
7- Lift 02	LEVEL 1	62 SF
7- Lobby	LEVEL 1	348 SF
7- Lobby	LEVEL 1	304 SF
7- Men's Toilet	LEVEL 1	234 SF
8- Lift 03.	LEVEL 1	65 SF
8- Lobby.	LEVEL 1	96 SF
8- Open to bellow	LEVEL 1	215 SF
9- Lift 01	LEVEL 1	64 SF
9- Office	LEVEL 1	81 SF
9- Residential Enerance	LEVEL 1	336 SF
9-Garbage shaft.	LEVEL 1	113 SF
9-Stair-02	LEVEL 1	274 SF
10- Fountain.	LEVEL 1	66 SF
10- Sitting	LEVEL 1	2291 SF
10- Stage	LEVEL 1	202 SF
10-ADA 01.	LEVEL 1	182 SF
10-Wmens Toilet 02.	LEVEL 1	150 SF
Food Prepare 01	LEVEL 1	248 SF
Stair	LEVEL 1	187 SF
1- Bath	LEVEL 2	56 SF
1- Bedroom	LEVEL 2	172 SF
1-Bedroom	LEVEL 2	196 SF
1-Kitchen U1	LEVEL 2	141 SF

Building Gross Area		
Name	Level	Area
1-Living	LEVEL 2	374 SF
1-Luandry	LEVEL 2	36 SF
1-Shift	LEVEL 2	15 SF
1-WH	LEVEL 2	14 SF
2- Bedroom	LEVEL 2	141 SF
2-Bath	LEVEL 2	46 SF
2-Bedroom	LEVEL 2	198 SF
2-Kitchen	LEVEL 2	128 SF
2-Living	LEVEL 2	296 SF
2-Lobby	LEVEL 2	110 SF
2-Luandry	LEVEL 2	33 SF
2-Shift	LEVEL 2	17 SF
2-WH	LEVEL 2	12 SF
3- Bedroom	LEVEL 2	255 SF
3- Kitchen	LEVEL 2	116 SF
3- Living	LEVEL 2	235 SF
3-Balcony.	LEVEL 2	88 SF
3-Bath.	LEVEL 2	72 SF
3-Lobby.	LEVEL 2	93 SF
3-Luandary.	LEVEL 2	34 SF
3-Store	LEVEL 2	25 SF
3-WH	LEVEL 2	22 SF
4- Bath.	LEVEL 2	50 SF
4- Lobby.	LEVEL 2	77 SF
4- Luandary.	LEVEL 2	46 SF
4-Balcony1.	LEVEL 2	58 SF
4-Balcony2.	LEVEL 2	82 SF
4-Bath.	LEVEL 2	51 SF
4-Bedroom	LEVEL 2	228 SF
4-Bedroom	LEVEL 2	251 SF
4-Kitchen	LEVEL 2	113 SF
4-Living	LEVEL 2	307 SF
4-WH.	LEVEL 2	14 SF
5- Kitchen	LEVEL 2	127 SF
5-Balcony.	LEVEL 2	89 SF
5-Bath.	LEVEL 2	45 SF
5-Bedroom	LEVEL 2	259 SF
5-Living	LEVEL 2	269 SF
5-Lobby.	LEVEL 2	60 SF
5-Luandary.	LEVEL 2	45 SF
5-Shift	LEVEL 2	17 SF
5-Store.	LEVEL 2	5 SF
5-WH.	LEVEL 2	24 SF
6- Ele. Rm.	LEVEL 2	35 SF
6- Mech. Shaft	LEVEL 2	65 SF
6- Open Space.	LEVEL 2	76 SF
6- Sitting	LEVEL 2	178 SF
6- Stair.	LEVEL 2	174 SF
6- Stair.	LEVEL 2	116 SF
6-Garbage Rd.	LEVEL 2	78 SF
6-Shift.	LEVEL 2	46 SF
6-Shift.	LEVEL 2	39 SF
6-WM.	LEVEL 2	37 SF
Lift 01	LEVEL 2	74 SF
Lobby	LEVEL 2	696 SF
lobby	LEVEL 2	116 SF
Grand total: 114		17515 SF

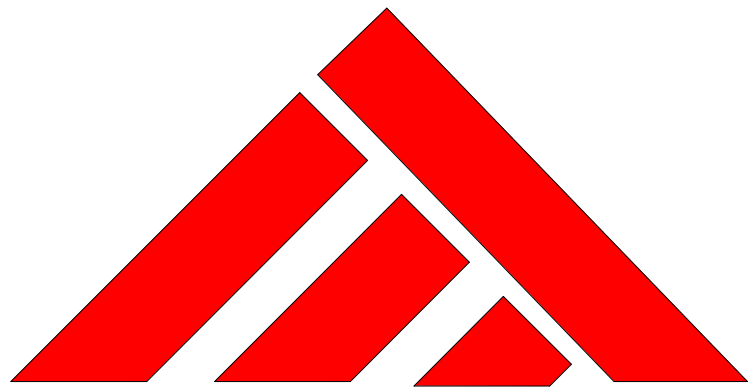
Building Net Area		
Name	Level	Area
1- Kitchen U1	Not Placed	Not Placed
1- shift.	Not Placed	Not Placed
2- Lobby.	Not Placed	Not Placed
2- shaft.	Not Placed	Not Placed
2-Luandary.	Not Placed	Not Placed
3- Kitchen	Not Placed	Not Placed
3-Balcony.	Not Placed	Not Placed
4- Lobby.	Not Placed	Not Placed
4-Balcony1.	Not Placed	Not Placed
4-Balcony2.	Not Placed	Not Placed
4-Bedroom	Not Placed	Not Placed
4-Kitchen	Not Placed	Not Placed
4-WH.	Not Placed	Not Placed
5- Kitchen	Not Placed	Not Placed
5-Balcony.	Not Placed	Not Placed
5-Lobby.	Not Placed	Not Placed
5-Luandary.	Not Placed	Not Placed
5-Store.	Not Placed	Not Placed
6- Ele. Rm.	Not Placed	Not Placed
6- Stair.	Not Placed	Not Placed
6-Garbage Rd.	Not Placed	Not Placed
6-Shift.	Not Placed	Not Placed
7- Food Prepare 01	Not Placed	Not Placed
7- Store	Not Placed	Not Placed

Building Net Area		
Name	Level	Area
7- Women's toilet	Not Placed	Not Placed
7-Food Prepare 03	Not Placed	Not Placed
8- Shop	Not Placed	Not Placed
9-Stair.	Not Placed	Not Placed
10- Coffee & Ice cream	Not Placed	Not Placed
10- Fountain.	Not Placed	Not Placed
10-Fountain.	Not Placed	Not Placed
10-Lobby 02.	Not Placed	Not Placed
11- Walk in 04	Not Placed	Not Placed
FOOD COURT	Not Placed	Not Placed
Lift 01	Not Placed	Not Placed
Lift 01	Not Placed	Not Placed
Lift 01	Not Placed	Not Placed
Lift 02	Not Placed	Not Placed
Lobby	Not Placed	Not Placed
Lobby	Not Placed	Not Placed
lobby	Not Placed	Not Placed
Open to bellow	Not Placed	Not Placed
Room	Not Placed	Not Placed
Room	Not Placed	Not Placed
Room	Not Placed	Not Placed
Room	Not Placed	Not Placed

Building Net Area		
Name	Level	Area
Room	Not Placed	Not Placed
Room	Not Placed	Not Placed
Room	Not Placed	Not Placed
Room	Not Placed	Not Placed
Service	Not Placed	Not Placed
service	Not Placed	Not Placed
Shop	Not Placed	Not Placed
Sitting	Not Placed	Not Placed
Stair	Not Placed	Not Placed
stair	Not Placed	Not Placed
Store	Not Placed	Not Placed
8- Arcade	Basem ent	2108 SF
11- Walk in 01	Basem ent	98 SF
11- Walk in 02	Basem ent	127 SF
11- Walk in 03	Basem ent	127 SF
Lift 01	Basem ent	59 SF
Lift 02.	Basem ent	192 SF
Services	Basem ent	75 SF
Stair	Basem ent	140 SF
7- ADA 03.	LEVEL 1	53 SF
7- Food Prepare 01	LEVEL 1	237 SF
7- Food Prepare 02	LEVEL 1	240 SF
7- Food Prepare 03	LEVEL 1	230 SF
7- Janitor Rm.	LEVEL 1	112 SF

Building Net Area		
Name	Level	Area
7- Men's Toilet 03.	LEVEL 1	128 SF
7- Womens toilet	LEVEL 1	56 SF
7-Food prepare 04	LEVEL 1	400 SF
9- Residential Enerance	LEVEL 1	281 SF
9-Garbage shaft.	LEVEL 1	71 SF
10 Fountain	LEVEL 1	23 SF
10- ADA 02.	LEVEL 1	60 SF
10- Mens Toilet 01.	LEVEL 1	94 SF
10- Service Lobby	LEVEL 1	148 SF
10- Shop	LEVEL 1	96 SF
10- Stage	LEVEL 1	163 SF
10-ADA 01.	LEVEL 1	48 SF
10-Toilet 01.	LEVEL 1	20 SF
10-Womens Toilet 02.	LEVEL 1	51 SF
Lift 01	LEVEL 1	59 SF
Lift 02	LEVEL 1	56 SF
Lift 03	LEVEL 1	47 SF
Lobby	LEVEL 1	233 SF
Office	LEVEL 1	63 SF
Room	LEVEL 1	2189 SF
Shop	LEVEL 1	83 SF
Stair 01	LEVEL 1	101 SF
Stair 02	LEVEL 1	103 SF
1- Bath	LEVEL 2	57 SF
1- Bedroom	LEVEL 2	129 SF
1- Bedroom	LEVEL 2	156 SF
1- Living	LEVEL 2	332 SF
1- Luandary.	LEVEL 2	50 SF

Building Net Area		
Name	Level	Area
1- WH.	LEVEL 2	22 SF
2- Kitchen	LEVEL 2	202 SF
2- Living	LEVEL 2	266 SF
2-Bath.	LEVEL 2	52 SF
2-Bedroom	LEVEL 2	87 SF
2-Bedroom	LEVEL 2	188 SF
2-WH.	LEVEL 2	19 SF
3- Bedroom	LEVEL 2	267 SF
3- Living	LEVEL 2	209 SF
3-Bath.	LEVEL 2	68 SF
3-Lobby.	LEVEL 2	189 SF
3-Luandary.	LEVEL 2	38 SF
3-Store.	LEVEL 2	17 SF
3-WH.	LEVEL 2	18 SF
4- Bath.	LEVEL 2	75 SF
4- Luandary.	LEVEL 2	38 SF
4-Bath.	LEVEL 2	56 SF
4-Bedroom	LEVEL 2	269 SF
4-Living	LEVEL 2	518 SF
5- Store	LEVEL 2	19 SF
5-Bedroom	LEVEL 2	270 SF
5-Living	LEVEL 2	414 SF
5-Luandary	LEVEL 2	48 SF
5-WH.	LEVEL 2	65 SF
6- Mech. Shaft	LEVEL 2	59 SF
6- Shaft.	LEVEL 2	102 SF
6- Sitting	LEVEL 2	138 SF
6- Stair.	LEVEL 2	96 SF
6-Shift.	LEVEL 2	6 SF
6-WM.	LEVEL 2	209 SF
Lobby	LEVEL 2	727 SF
Grand total: 130		13841 SF



AAA Design

2020 HURELY WAY SACRAMENTO
www.aaarchitectsa.com

DATE: 11/2/2022



No.	Description	Date

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

SCHEDULES

Project number	AAA22.1019
Date	02/02/2023
Drawn by	Author
Checked by	Checker

G 101

Scale