Lex Coffroth
ARCHITECT
701 Howe Avenue, Suite F10
Sacramento, CA 95825
916-929-5987
fax 916-929-5988
lcaarch@citlink.net

January 24, 2009

Sacramento County Planning & Community Development
827 7th Street, Room 230
Sacramento, CA 95814

SUBJECT: EXISTING COMMERCIAL / RETAIL BUILDING
4101 SUNRISE BLVD.
FAIR OAKS, CA 95628

FAÇADE IMPROVEMENT - DESIGN REVIEW – JUSTIFICATION STATEMENT

This project proposal is for an existing small commercial building (9,000 sf+/-) built around the late 1960's. In last few years the building has changed ownership. Recently (Christmas time 2008) the suffered a structure fire that extensively damaged the tenant located on the southern end (Village Market) of structure. The fire damage has caused the tenant to temporarily cease business operations while the damage is repaired. Several other tenants suffered smoke damage and were out of operation most of January 2009.

The building owners would like to take this opportunity to upgrade the exterior façade with several articulated areas, fascia material, storefronts, rock veneer, in conjunction with the extensive fire damage.

While the owners have a limited budget to proceed, we believe that the proposed exterior changes will enhance this important corner in the Fair Oaks community.