

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Capitol Area Development Authority, 1230 N. Street, Ste. 200, Sac. 95814		
OWNER	Capitol Area Development Authority		
PLANS BY	Basic Housing		
FILING DATE	6/82	50 DAY	DR ACTION DATE
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	006-284-1 thru 7 & 18 thru 22
REPORT BY: RBH:dgh			

LOCATION: S.E. Corner 13th & P; N.E. Corner 13th & Q Streets

PROPOSAL: CADA Site 7A, 45 units, in ten 3-story structures

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	R-5
Existing Land Use of Site:	Parking

Surrounding Land Use and Zoning:

North:	Parking R-5
South:	Residential R-0
East:	Residential R-5
West:	Parking R-5

Parking Required:	45 spaces
Parking Provided:	50 spaces
Parking Ratio:	1:unit
Property Dimensions:	320' x 200'
Property Area:	63,840
Square Footage of Buildings:	62,148 sq. ft.
Significant Features at site:	Brick listed structure within project south of alley. Project is north of proposed project area #14.
Exterior Building Colors:	Earthtones
Exterior Building Materials:	wood siding

BACKGROUND INFORMATION: CADA has submitted this project for review based on their request for proposal. The site is approximately two-thirds of the block running from 'P' to 'Q' Streets and from 13th Street east 200 feet. The listed brick structure south of the alley on parcel 23 is not part of this project. The existing 2-story stucco structure one parcel to the north of the alley is part of this project and will remain. The rest of the site is vacant. The project will need a lot line adjustment from City Planning Commission. Other City Planning Commission action may be required but from the present information provided to staff it would appear that the lot line adjustment is the only part of the project requiring Planning Commission action. State surface parking is located on the north and west sides of the project. Two new and seven old wood-sided residential buildings are located to the south of the project. (Proposed Project Area #14). A one-story stucco residential and a two-story stucco apartment building are located to the east of the project.

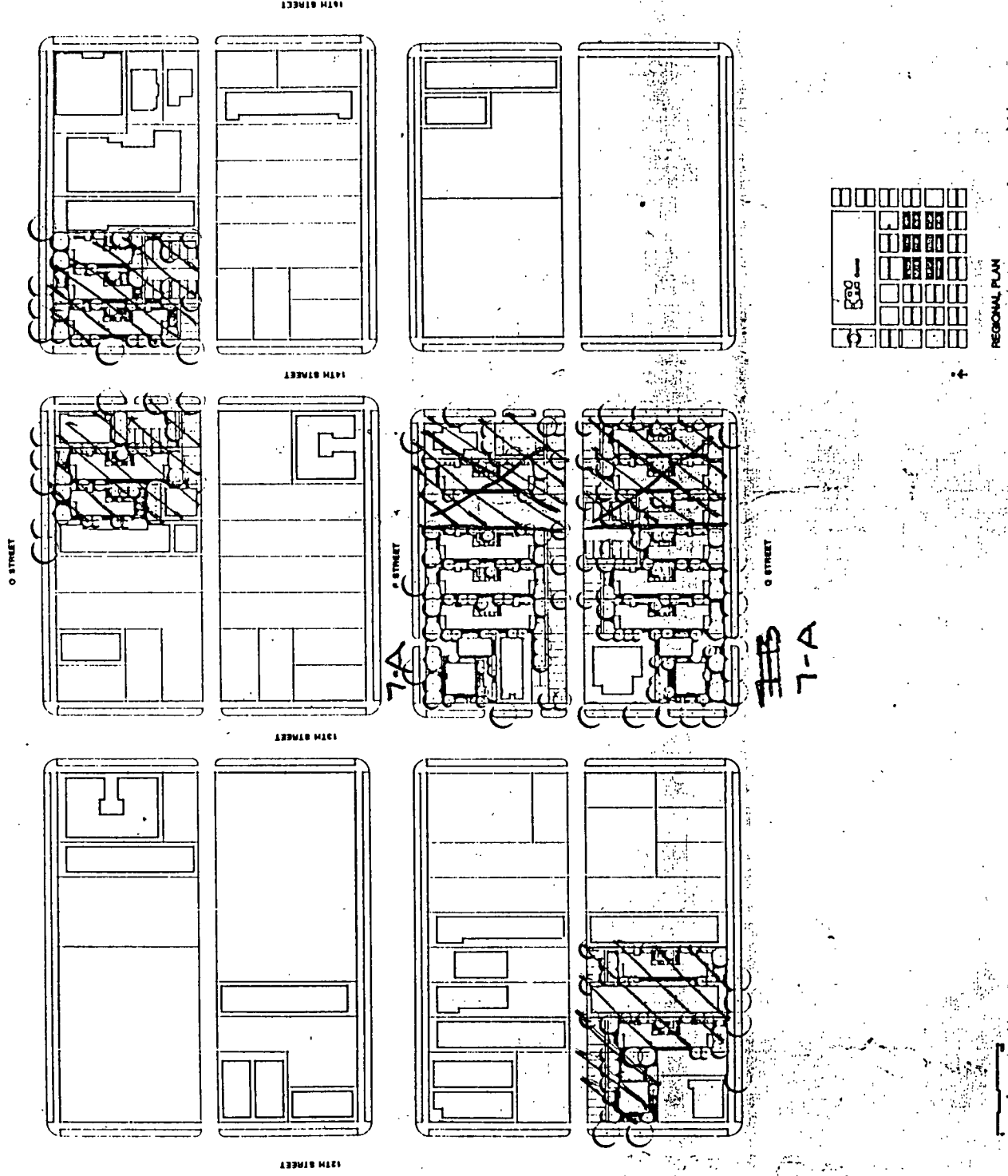
STAFF EVALUATION: Although a brick building and a stucco building will be surrounded by the project the overall design theme and massing will help to blend the new structures with the proposed Project Area to the south. The Diane apartment building to the north of the alley is a handsome building and staff is pleased to see it retained. The listed brick structure to the south of the alley will retain enough open space around it to maintain its integrity. The horizontal wood siding used on the structures in this project will continue the horizontal wood siding tradition of residential construction in the Central City.

STAFF RECOMMENDATIONS: Staff recommends tentative approval of the project based on the following conditions:

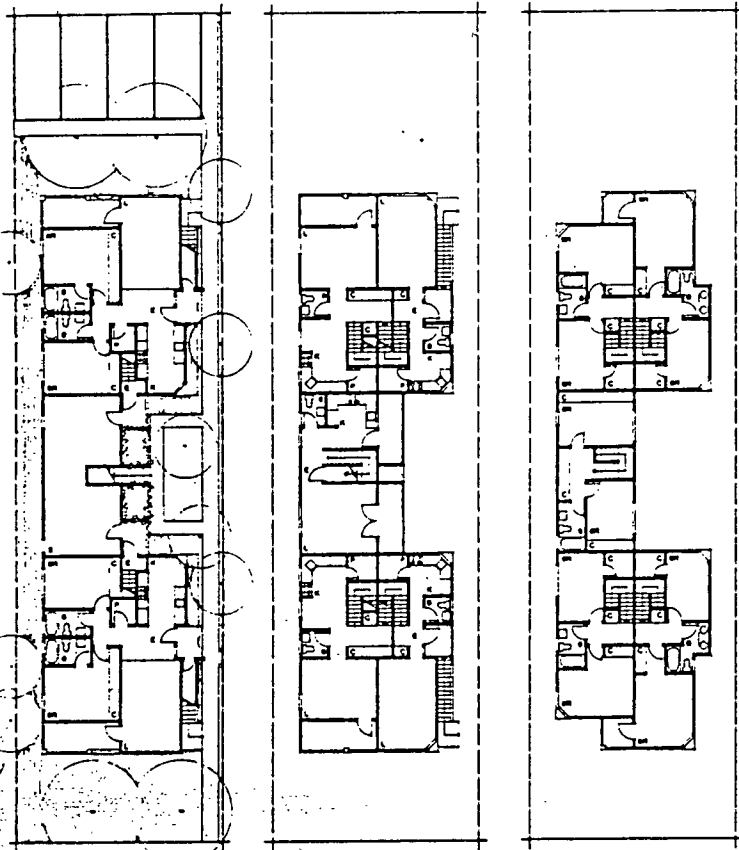
1. That a lot line adjustment is granted by the City Planning Commission.
2. That a more detailed site plan and elevations along with material samples be returned to the Board for final review and approval.

Final approval will be based on more detailed information to be brought before the Board at a later meeting.





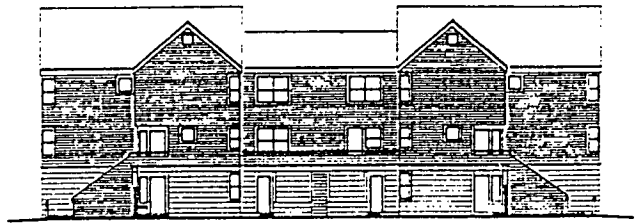
**SITES**



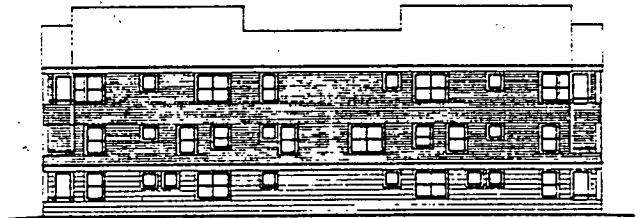
FLOOR 1

FLOOR 2

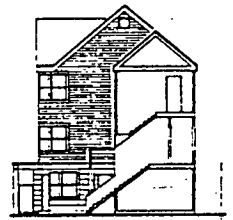
FLOOR 3



EAST



WEST



SECTION AT COURT

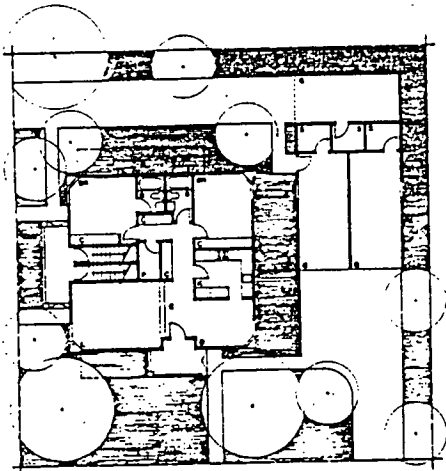


FRONT 1

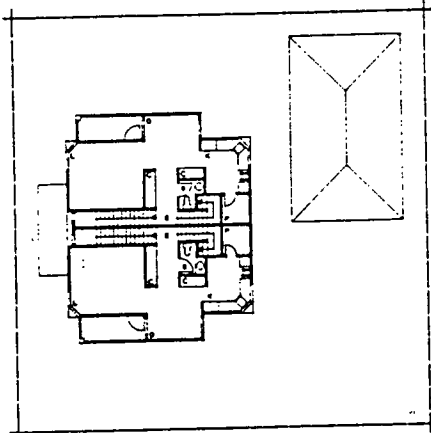
FRONT 2

FRONT 3

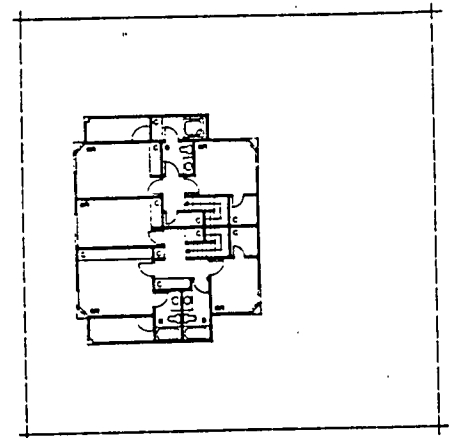
# HOUSE A



FLOOR 1



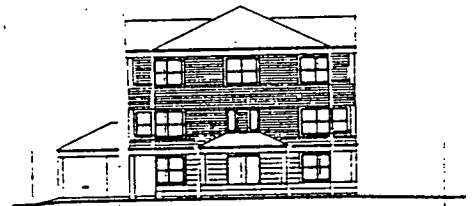
FLOOR 2



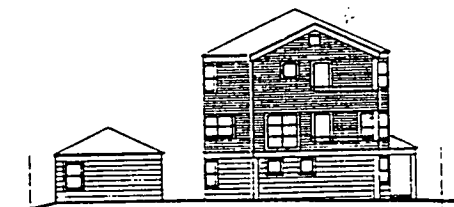
FLOOR 3



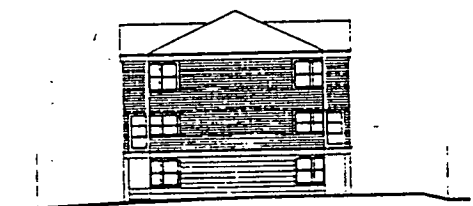
FRONT



WEST



BACK



EAST

# HOUSE B

4