

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Capitol Area Development Authority, 1230 N Street, Sacto., CA 95814
OWNER	Capitol Area Development Authority
PLANS BY	Mike Malinowski, & Associates, 1812 J Street, Ste., 10, Sacto., CA 95814
FILING DATE	6/82
50 DAY DRACTION DATE	-----
REPORT BY:	RBH:dgh
NEGATIVE DEC.	N/A
EIR	N/A
ASSESSOR'S PCL. NO.	006-284-09, 11

LOCATION: S.W. Corner of 14th & 'P' Street

PROPOSAL: CADA Site 7C, 4 two-story & 1 one-story structure comprising of 8 units of infill housing.

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: Vacant

Surrounding Land Use and Zoning:  
 North: Residential R-5  
 South: Residential Parking R-5  
 East: Vacant  
 West: Residential R-5

Parking Required: 8 spaces  
 Parking Provided: 8 spaces  
 Parking Ratio: 1:unit  
 Property Dimensions: 80' x 160'  
 Property Area: 9,600 sq.ft.  
 Square Footage of Building: 7,040 sq. ft.  
 Exterior Building Colors: White, Brown, Forest Green  
 Exterior Building Materials: Stucco, Wood

BACKGROUND INFORMATION: CADA has submitted this project for review based on their request for proposal. The project will wrap around an existing 3-story, horizontal wood sided Listed Structure. Two two-story apartment buildings are located to the west and to the north across 'P' Street. Gardens and parking lots are located to the east. CADA site 7B is south of the alley and is proposed to have an infill of four Listed Structures, one which has a shingle and brick exterior and three which have horizontal wood siding. The residential block to the south of 'Q' Street also has a strong horizontal feeling as well as the proposed new construction for CADA site 7A to the west. The project will need a lot line adjustment from the 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 City Planning Commission Action.

STAFF EVALUATION: In mass the structures will match the other buildings in the area. The design style is interesting but not attributable to any one time period. The two-story structure off the alley appears somewhat ungainly with all of its

mass at the second floor level and open parking below. Staff would suggest that the lower portion of the structure needs more of a feeling of enclosure to equalize the mass of the building. Staff would also suggest that horizontal wood siding would be more appropriate to the area than stucco.

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.
3. The architect to study and change the ground level elevations of the two story structure on the alley to meet staff concerns.
4. The exterior surface material be changed from stucco to horizontal wood siding.

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

# Site 7c

## axonometric sketch

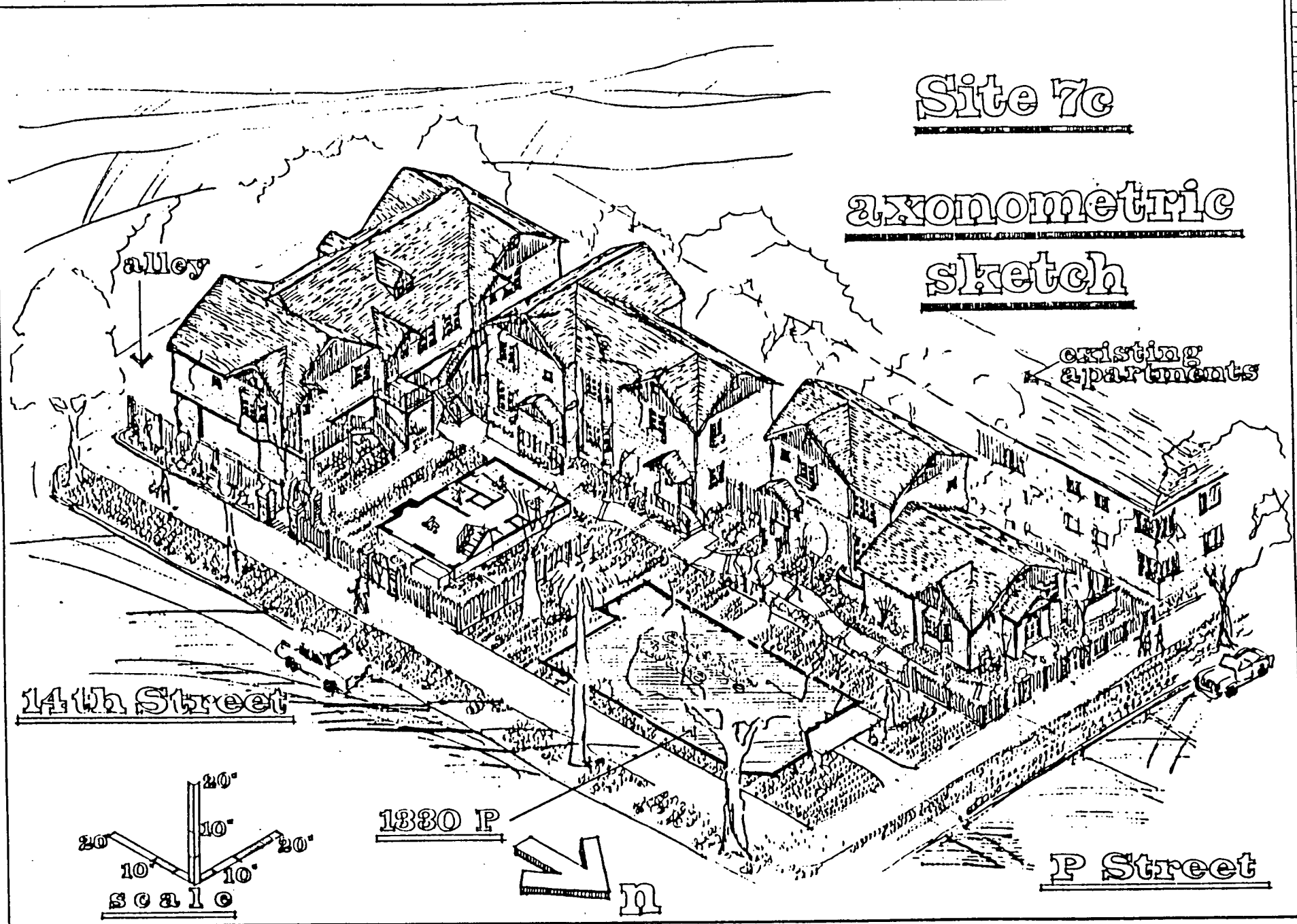
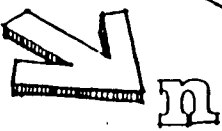
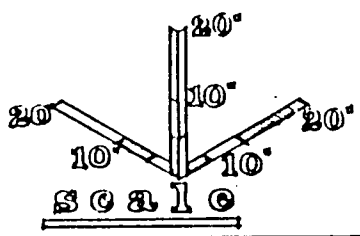
existing apartments

alley

14th Street

P Street

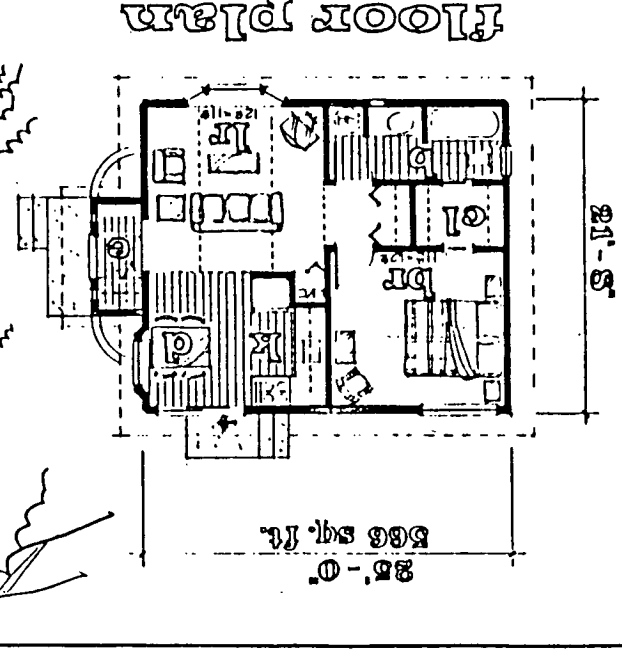
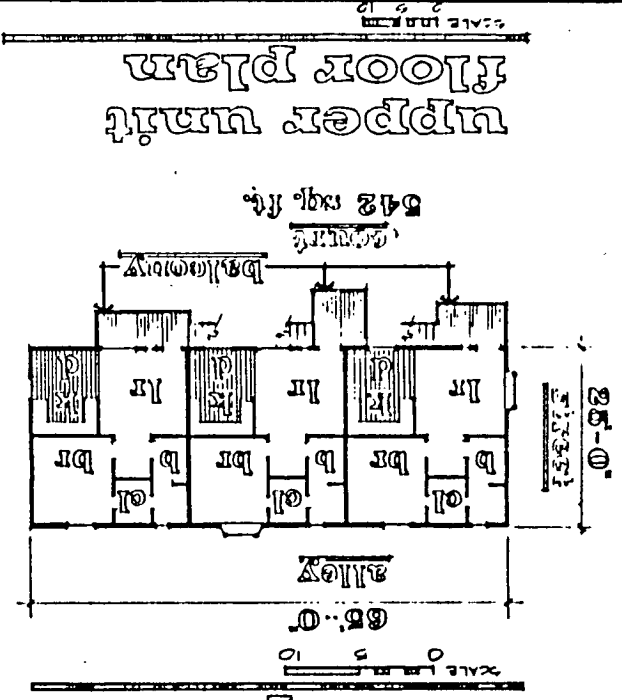
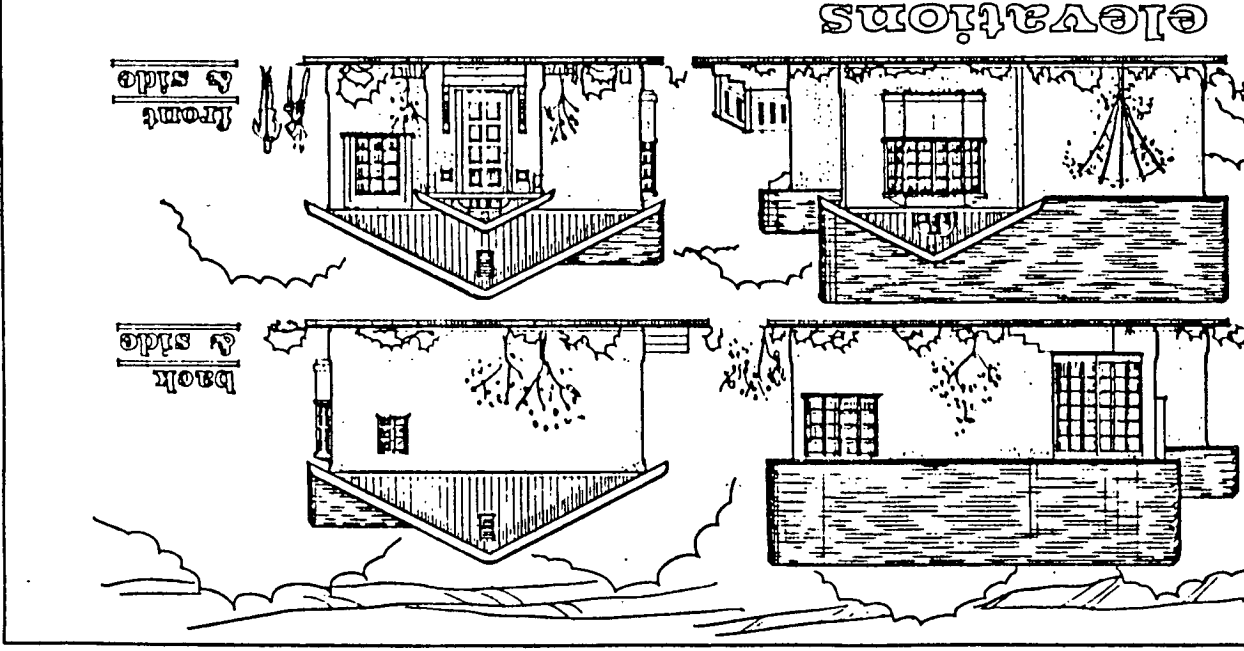
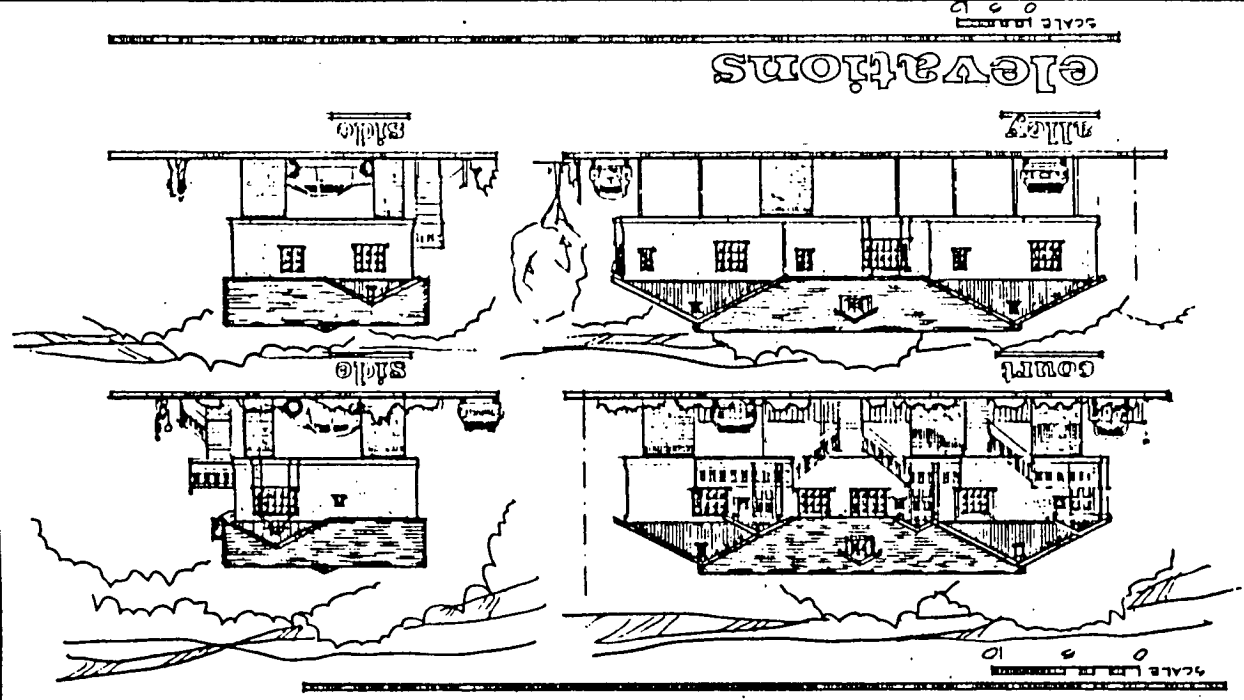
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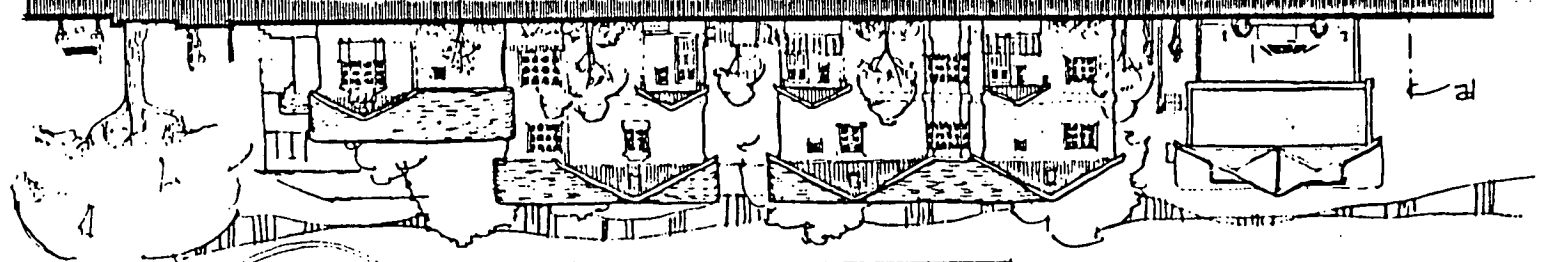
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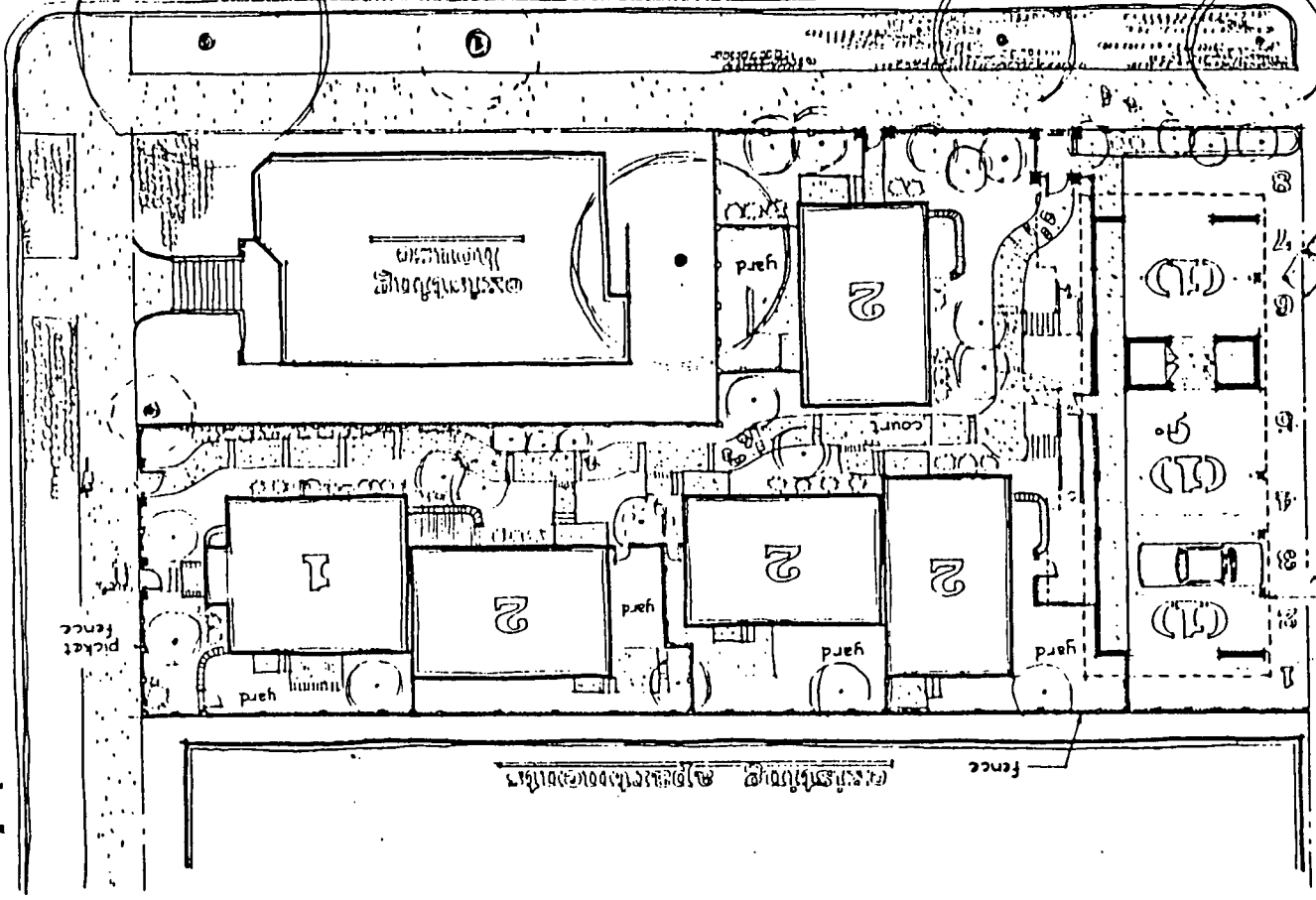


Site Section



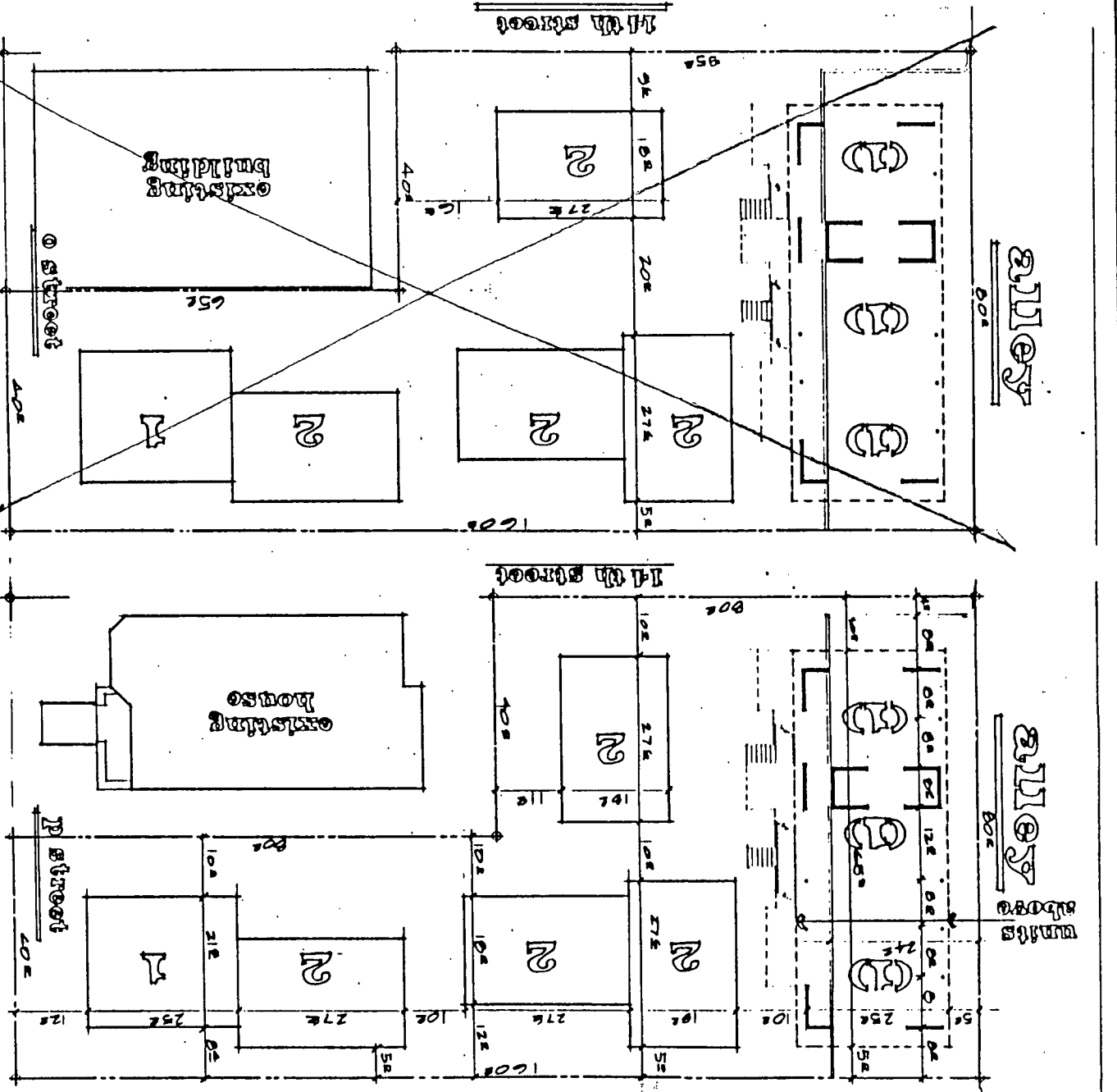
14th Street

P Street



alley

units over parking below



**Site 7C**  
 DATA  
 Area: 9,600 sq. ft.  
 1 bld.: 4  
 2 bld.: 4  
 density: 288 du./ac.  
 parking: 8



**Site 16A**  
 DATA  
 Area: 10,200 sq. ft.  
 1 bld.: 4  
 2 bld.: 4  
 density: 318 du./ac.  
 parking: 8



CANADA PROPOSAL

