

ARCHITECTURAL REVIEW BOARD

APPLICANT	CADA, 1230 'N' Street, Suite 200, Sacramento, CA 95812		
OWNER	CADA, 1230 'N' Street, Suite 200, Sacramento, CA 95812		
PLANS BY	N/A		
FILING DATE	N/A	50 DAY ARB ACTION DATE	REPORT BY: RH:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 006-204-02,03,04,05,06

APPLICATION: Review Draft Request for Proposal (RFP)

LOCATION: Southwest corner of 8th and 'O' Streets

PROPOSAL: Request for Proposal for CADA project 4-A

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Plan Designation:	Multi-Family
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Commercial
Surrounding Land Use and Zoning:	
North:	Office; C-2
South:	Parking; C-2
East:	Vacant Commercial; C-2
West:	Savings & Loan; C-2
Parking Ratio:	1 unit & 1:400
Property Area:	32,000 square feet
Significant Feature of Site:	Next to historic structure
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND: CADA wishes the Design Review/Preservation Board and the Planning Commission to review the draft RFP for Site 4-A. Site 4-A is located at the southwest corner of 8th and 'O' Streets. It is presently occupied by the Golden One Credit Union in a temporary building at the corner and by a State warehouse. These buildings would be removed, and the site would be cleared for new construction.

CADA wishes a mix of 10 - 12,000 square feet of commercial/office use, and 10 to 15 residential units on the site. The land use map of the Capitol Area Plan shows the site as housing. The project will face the Klump's Mortuary building to the east. The Klump's building will be rehabed for commercial use. To the north of the project is the underground office structure which is slated to have residential units built above ground at some future date. On the west side of the project is the A. E. Heilbron House, an Essential Structure on the City's Official Register and listed on the National Register. To the south is surface parking.

Staff comments may best be followed if they are placed in reference to the appropriate page in the Draft RFP.

APPLC. NO. DR 82-144 MEETING DATE June 2, 1982 CPC ITEM NO. 8

STAFF COMMENTS

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"1. Scope of Development"

CADA is calling for commercial development on this property. The "Golden One" is interested in relocating back to the site. Staff suggests that it would benefit the area to have the "Golden One" move to a portion of the Klump building and allow Site 4-A to be developed as housing as specified in the land use plan. Not only would the 10 to 12,000 square feet of commercial space be turned over to residential use, but the project would no longer need to provide up to 30 parking spaces for a commercial use.

STAFF RECOMMENDATION

1. No excessive amount of square footage should be planned for commercial use on this site.
2. The "Golden One" should locate in the Klump building to the east.
3. Additional residential units should be planned for the site.

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"Land Use"

4. "Retail banking facility" should be deleted.

"Amenities"

5. Strike "banking facility"

"Design Requirements"

6. A paragraph with this heading should be added to state the following: The location of this project next to a historic structure requires the utmost finesse in developing a compatible design. The use of horizontal wood siding, articulation of surface planes, the possible use of decorative material without an attempt to copy older architectural designs verbatim, use of receding planes at each floor level away from the Heilbron Building to the west, a step back setback at the northwest corner of the project to meet the setback of the Heilbron house will allow for front yard transition between the new and old building and the use of balconies with planter boxes, as well as heavy peripheral landscaping to soften the impact of the project at street level should all be considered in designing the project.

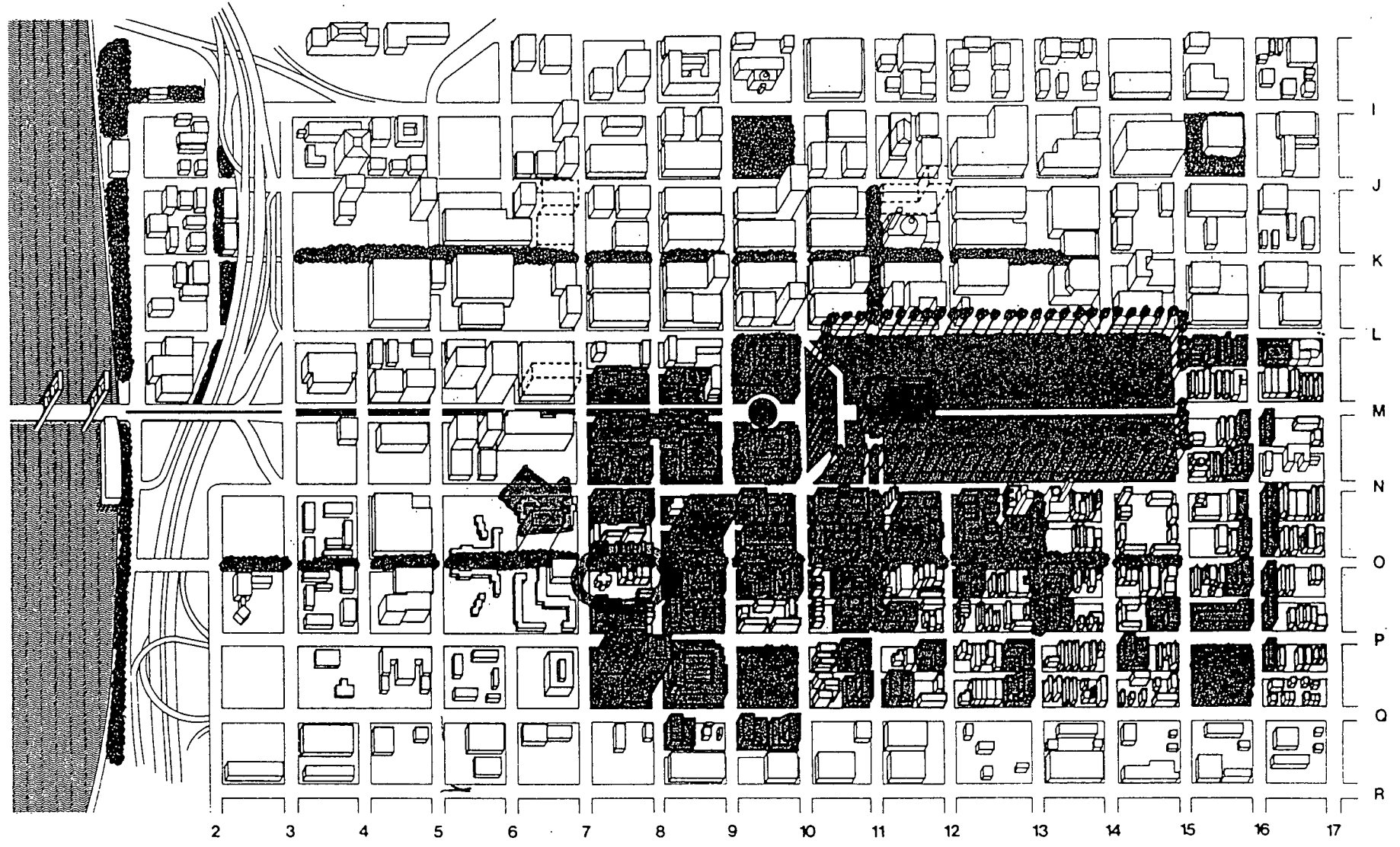
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7. The schedule should have the Design Review and City Planning Commission review dates built in.

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8. The "Criteria for Development Selection" should add: Development should be compatible with the historic structure to the west without any attempt to copy.
9. Attach copy of Survey Sheet on Heilbron Mansion.
10. A Lot Line Adjustment will be required from the City Planning Commission.

CAPITOL AREA PLAN



Land Use Synthesis Map
Map 1.1