

ARCHITECTURAL REVIEW BOARD

APPLICANT	Capitol Area Development Authority, 1230 N Street, Ste.200, Sac., CA 95814		
OWNER	Capitol Area Development Authority		
PLANS BY	Nacht and Lewis, 420 Broadway, Sacramento, CA 95816		
FILING DATE	6/82	50 DAY ARB ACTION DATE	-----
		REPORT BY:	RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	006-224-08,09,11,13

LOCATION: S.W. Corner 14th and 'O' Street

PROPOSAL: CADA Site No. 16A, to construct a three story infill Residential Building of 7 units and ground level office space.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Plan Designation: Multi-Family Residential

Existing Zoning of Site: R-5 & C-2
Existing Land Use of Site: Parking

Surrounding Land Use and Zoning:

North: Residential/Commercial; R-5 & C-2
South: Parking; R-5
East: Parking; R-5 & C-2
West: Residential; R-5

Parking Required: 16 Spaces
Parking Provided: 16 Spaces
Parking Ratio: 1:unit and 1:400 Sq. Ft.
Property Dimensions: 120' x 140'
Property Area: 15,864 Sq. Ft.
Square Footage of Building: 3,512 Sq. Ft. Office Space & 4,980 Sq.Ft.
Exterior Building Colors: White, Brown, Red /Residential
Exterior Building Materials: Stucco, Wood, Tile Roof

BACKGROUND INFORMATION: CADA has submitted this project for review based on their request for proposal. The project proposes ground floor office and 2nd & 3rd floor residential use. The building at the corner of 14th and 'O' Streets is not part of the project. The office building at the rear of parcel No. 8 is not part of the project. Parking access will be from the alley.

STAFF EVALUATION: Staff feels that the project is very well thought out. The design of the building is such that it will be a complement to the neighborhood. The use of materials in this case will add to the streetscape. Other actions needed on this project will be as follows:

1. Zone change to R-0 to allow for mixed use of Office and Residential with parking for both.

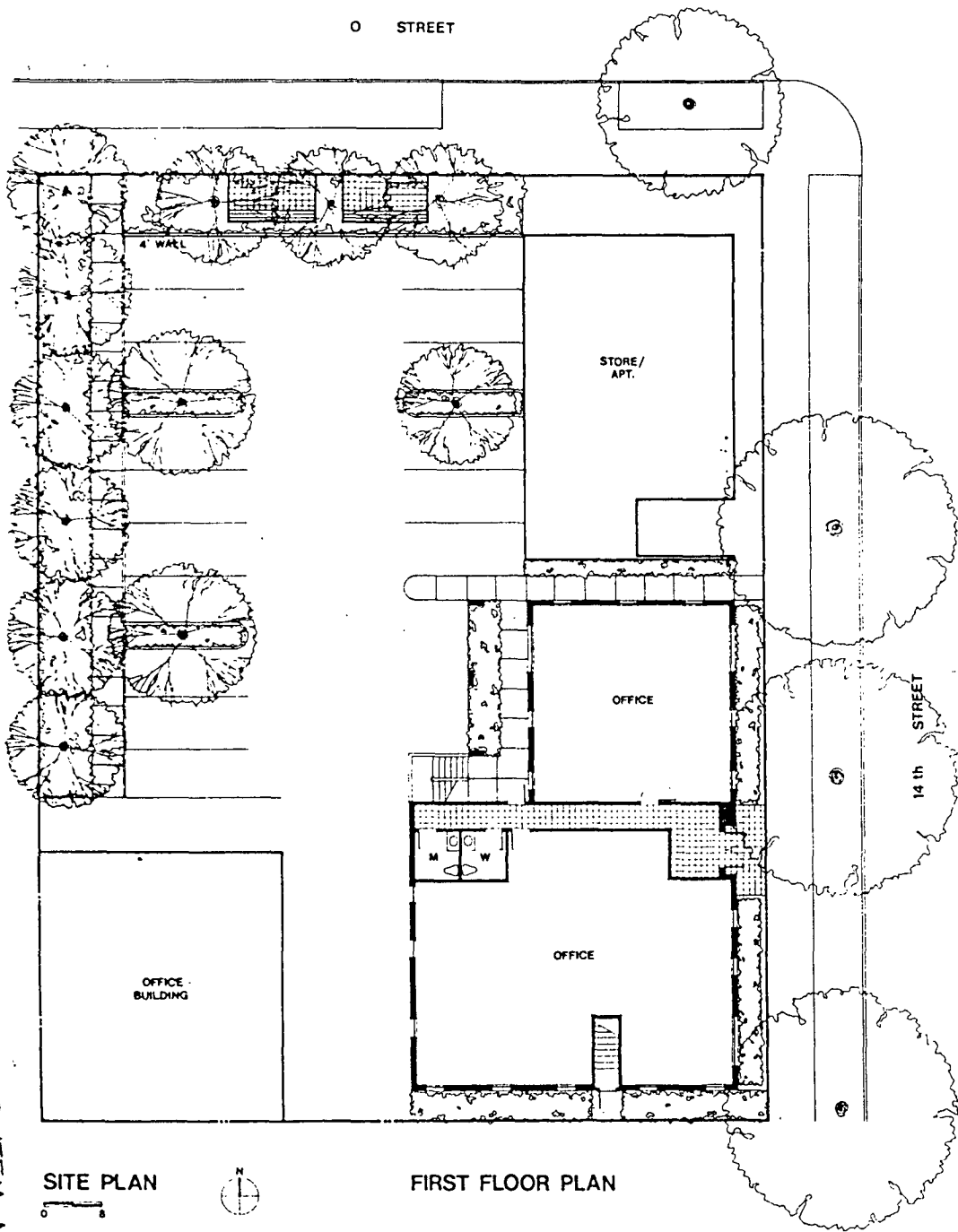
APPLC. NO. 82-158 MEETING DATE July 7, 1982 DR/PB ITEM NO. 11

O STREET

03 150

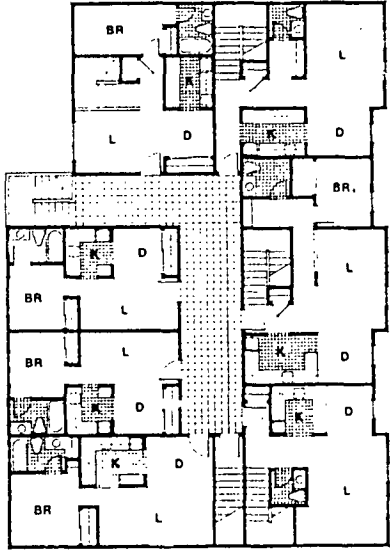
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DR ITEM NO. 11

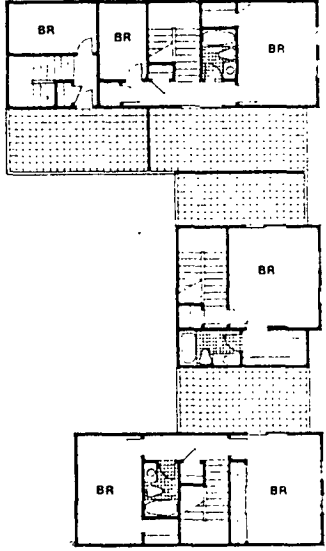


FIRST FLOOR PLAN

Attachment #1 - Combined Site Plan and Typical Floor Plan

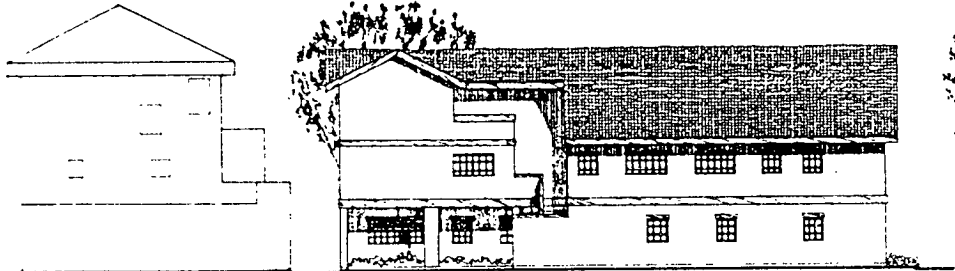


SECOND FLOOR PLAN

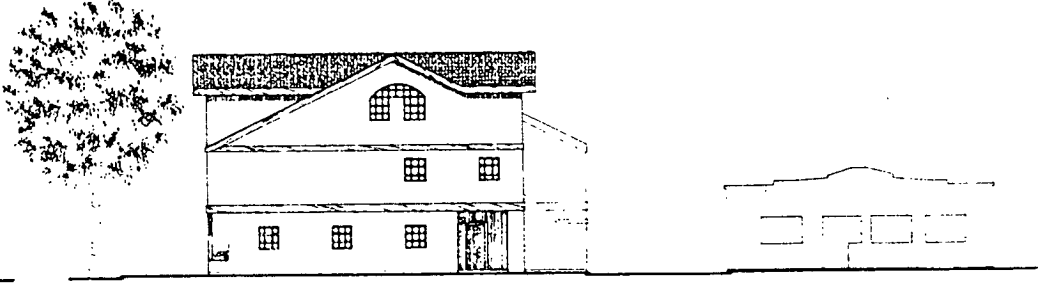


THIRD FLOOR PLAN

Attachment #2 - Architectural Elevations



WEST



NORTH



SOUTH



EAST

Attachment #3 - Perspective Rendering of Project



PROPOSED DEVELOPMENT FOR SITE 16
DEVELOPER: ADMAIL/EXPRESS, INC.

MIXED - USE OFFICE/APARTMENT BUILDING
NACHT & LEWIS ARCHITECTS

03-158

7-7-82

DR ITEM NO. II