

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street, - SACRAMENTO, CALIFORNIA 95814

\*\*REVISED STAFF REPORT

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:dgb
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

*Windows wood?  
Security?*

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.

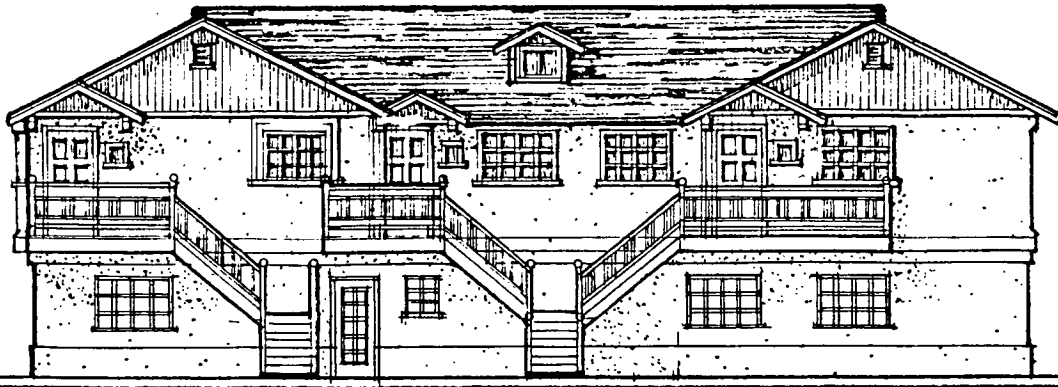
**\*\*REVISED STAFF REPORT**

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

1. That a lot line adjustment is granted by the City Planning Commission.

Approval is based on the following Findings of Fact:

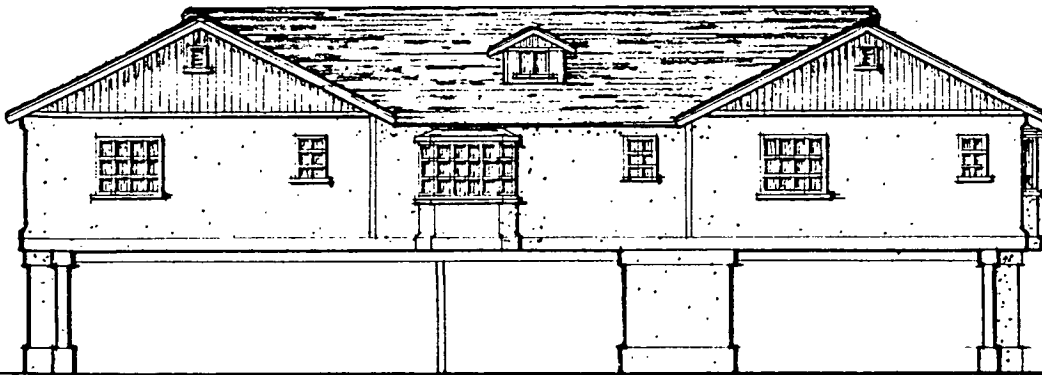
1. Conditions No. 2 and No. 3 listed in the staff report of July 7, 1982, have been met in the applicant's revised drawings.
2. The use of stucco will be more in keeping with the design of the project and the surrounding buildings.



court



side



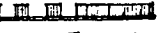
alley



side

REVISED DRAWINGS

# elevations

SCALE  7 23 '82  
0 5 10

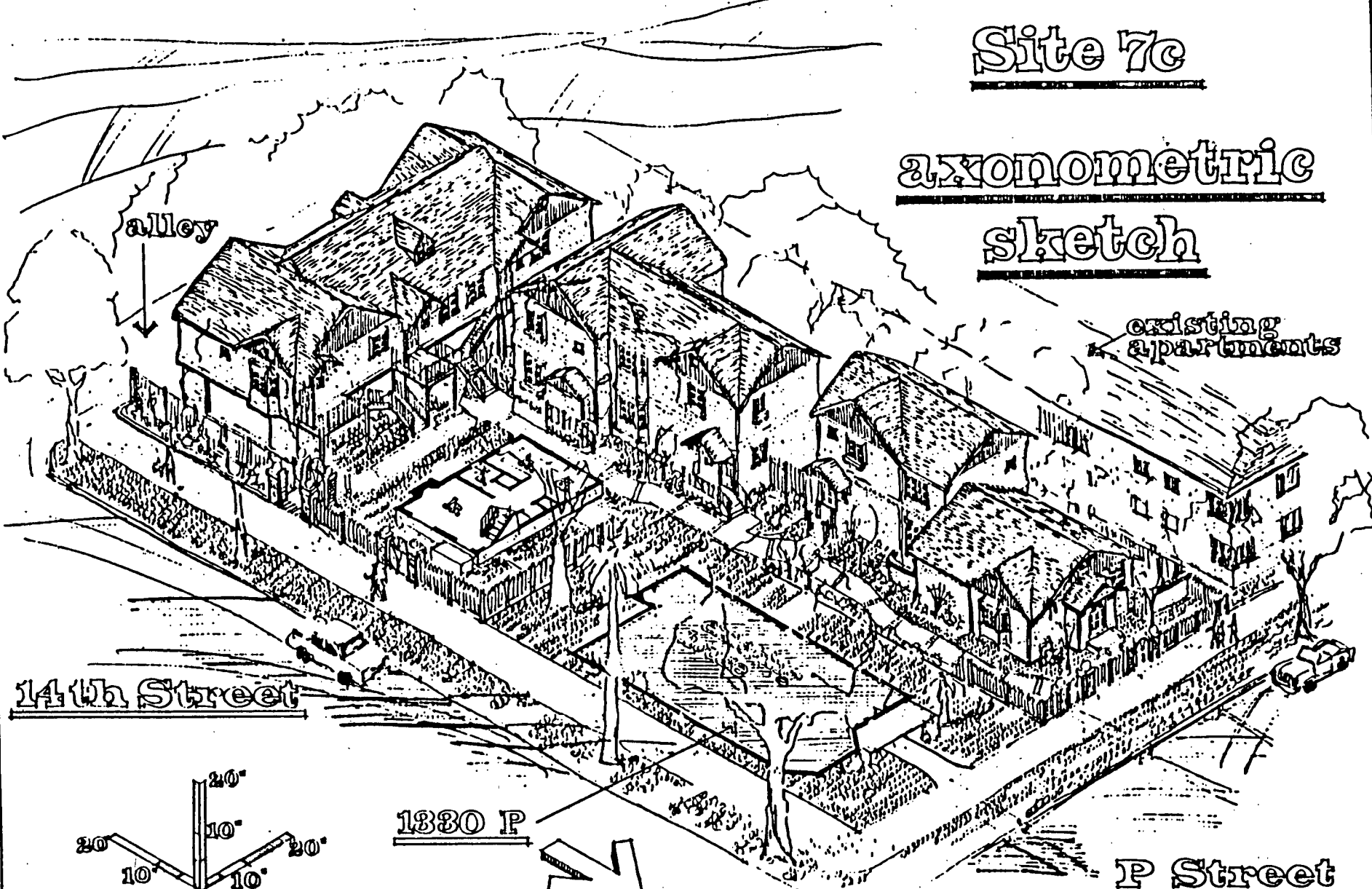


malmowski and associates  
michael frank malmowski  
a.l.s. architect

1012 J STREET SUITE 10  
SACRAMENTO CA 95816  
916-442-0825

# Site 7c

## axonometric sketch



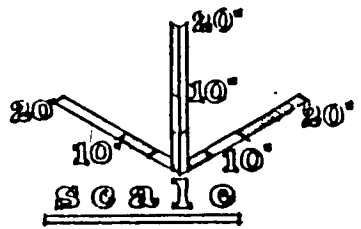
alley

existing apartments

14th Street

P Street

1330 P

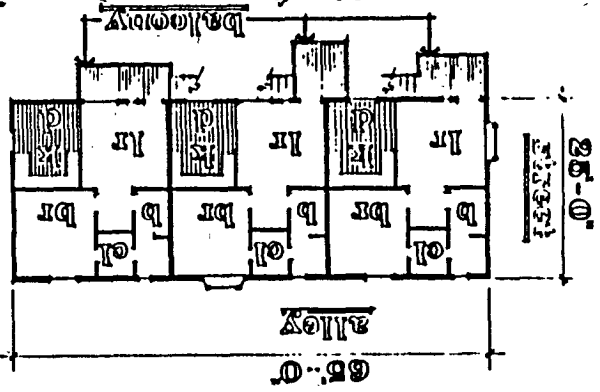


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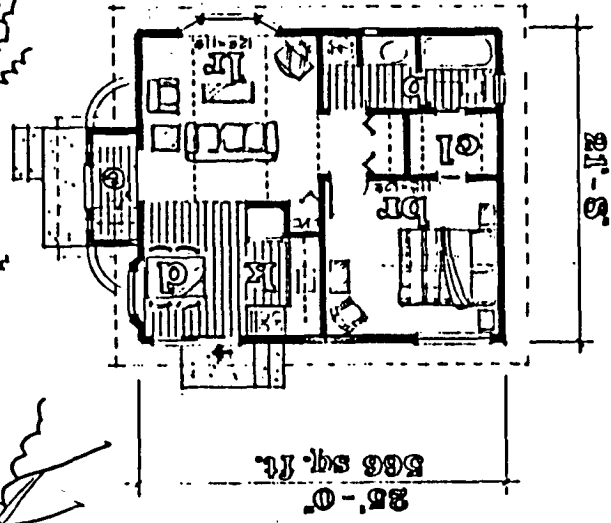
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#5

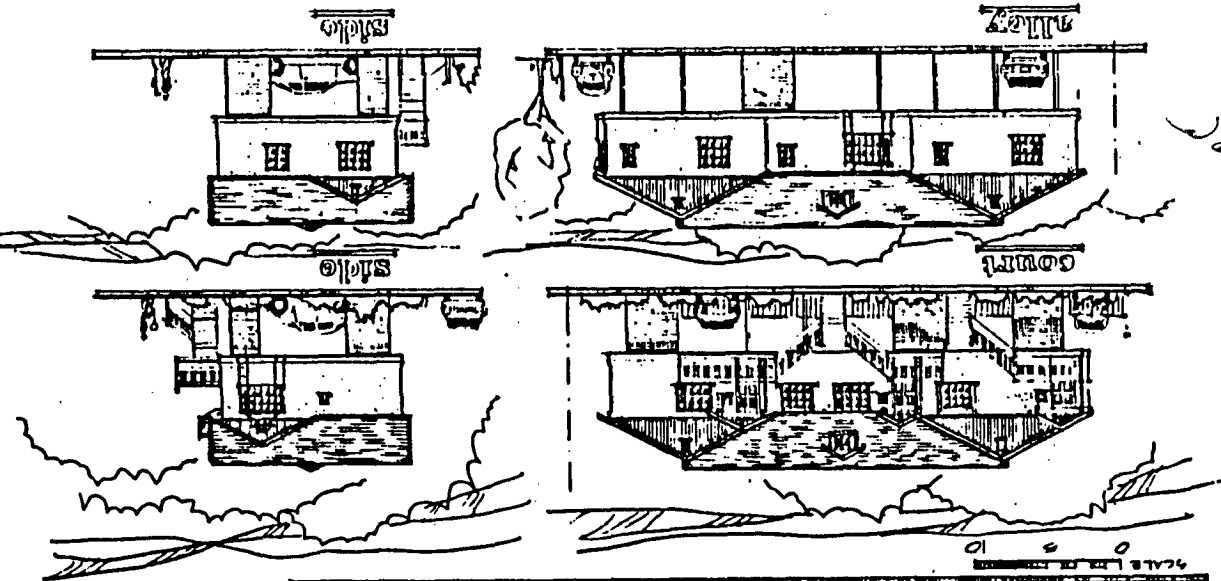
UPPER FLOOR PLAN



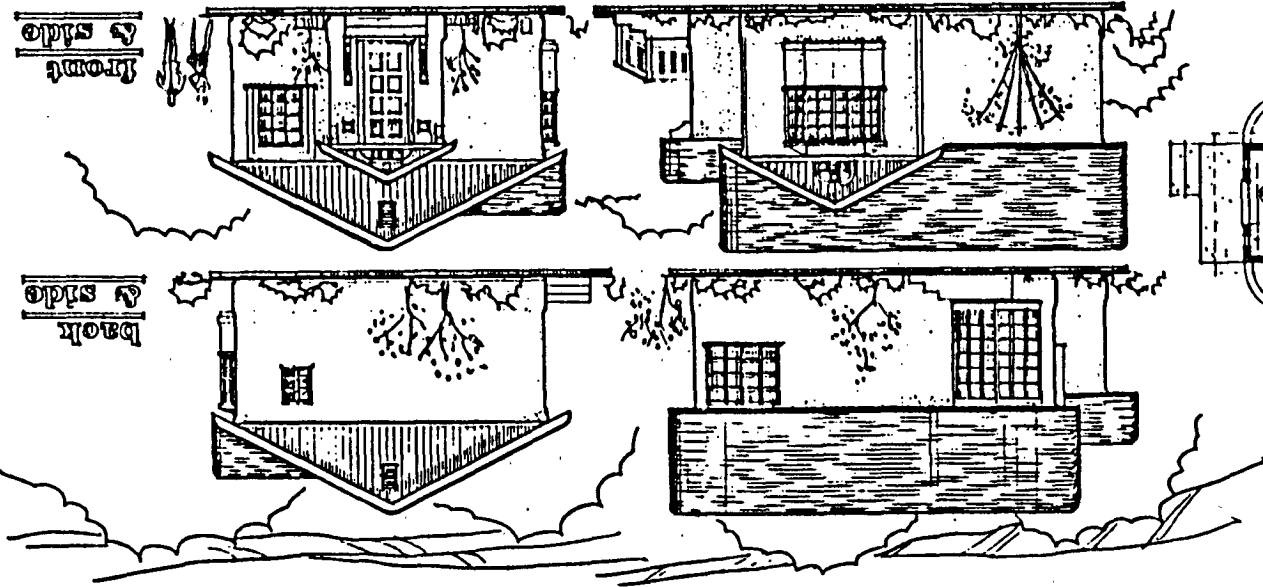
FLOOR PLAN



ELEVATIONS



ELEVATIONS



CAUDA PRAECOMMUNICATA

Site 7C

DATA

Area: 2,600 sq. ft.

1 bld.: 4

2 bld.: 4

Availability: 383 d.u./mo.

rental: \$

Scale



P Street

14th Street

Site Section

