

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.	006-226-01 thru 05		

LOCATION: S.E. Corner of 14th & 'O' Streets

PROPOSAL: 15 Units of Infill Housing in 3 Three story buildings

CADA 7/15

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: Vacant

Surrounding Land Use and Zoning:

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

Parking Required: 15 spaces
Parking Provided: 16 spaces
Parking Ratio: 1:unit
Property Dimensions: 160' x 115'
Property Area: 18,400 Sq. Ft.
Square Footage of Buildings: 24,648
Exterior Building Colors: Earth tone
Exterior Building Materials: Wood siding, Fiberglass shingles

BACKGROUND INFORMATION: CADA has submitted the project for review based on their request for proposal. The site is west of a two story stucco apartment building and east of a three story commercial/residential building which is stucco over older wood siding. Parking lots are to the north and to the south. 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: Staff feels that the project will pull together this area and help to give a 24-hour use to this part of the neighborhood. The design of the project using horizontal wood siding and the massing of the structures will continue earlier architectural traditions of residential construction in the Central City.

APPLC. NO. 82-159

MEETING DATE July 7, 1982

DR/PB ITEM NO. 12

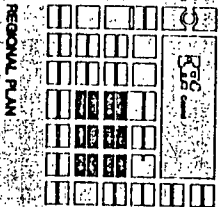
STAFF RECOMMENDATIONS: Staff recommends tentative approval of the project with the following conditions:

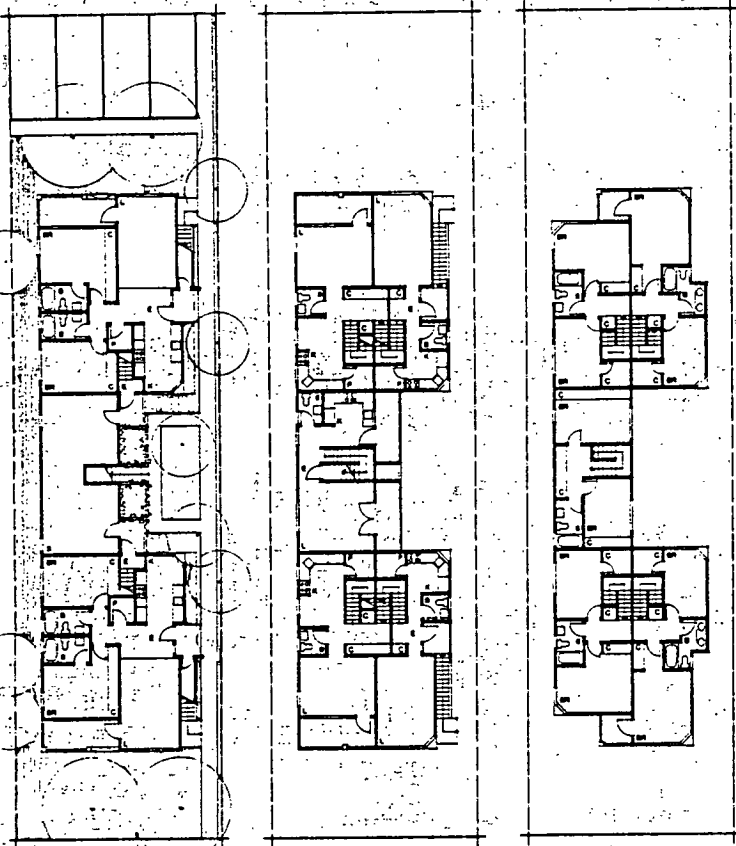
1. That a lot line adjustment is granted by the City Planning Commission.
2. That a more detailed site plan and elevations along with material samples be returned to the Board for review and approval.

Final approval will be based on more detailed information being brought back to the Board.

SITES

2





FLOOR 1

FLOOR 2

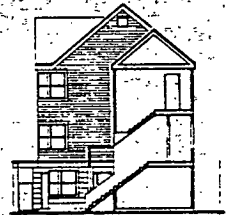
FLOOR 3



EAST



WEST



SECTION AT COURT



FRONT 1

FRONT 2

FRONT 3

HOUSE A