

City Planning Commission - January 7, 1982

Preservation Board - December 14, 1981

Architectural Review Board - December 2, 1981

Sacramento, California

Members in Session:

SUBJECT: CADA Draft Proposals, SITES: RS-4-C, RS-6, 7, 9, 15, 16 and 18

SITE RS-4-C

Part 4 Section 1. Add: One set of all drawings reduced to 8½x11 for reproduction use by reviewing organizations.

Part 5 Section 9. Change: Second paragraph to read:  
In accordance with a CADA/City of Sacramento agreement, proposals will be submitted to the Design Review/Preservation Board and the City Planning Commission for review and recommendation. These two formal City reviews are the only planning reviews of the project required by the City. The selected developer will be required to secure City building permits but will not have to undergo further Planning Department review. The developer must comply with the building code requirements of the City of Sacramento. The building is proposed to be placed on the City's "Official Register". The Building Department at its discretion may use the State Historical Building Code in place of the Uniform Building Code.

Staff suggests that the CADA proposal would allow the restaurant to utilize portions of nearby state parking after 5:00 P.M., as a means of promoting evening use of the facilities.

Part 5, Section A places a preference for a short term lease with high lease payments to CADA. Staff suggests that this type of priority may not provide for the best selection of a developer-tenant. This would place an emphasis on a high volume maximum return, short lease facility, rather than a high quality long term development of a substantial restaurant facility.

All existing decorative functional and non-functional sheet metal and wrought iron work should be retained on the building in the restoration process. Additions or modifications of the

ARB 81-109  
PB - 81-19

December 2, 1981  
December 14, 1981

Item 4, 5, 6  
Item 2

structure should be in the Spanish Revival architectural style. All temporary buildings on site should be removed. If any portion of the temporary buildings are to remain, the exterior should be modified in order to blend the temporary buildings into the dominant architectural style.

*Can have shops.*

The ARB SUGGESTED THAT THE AREA NOW USED AS PARKING TO THE WEST OF THE BUILDING COULD BE DEVELOPED INTO OUTDOOR DINING BY THE ADDITION OF A COURTYARD WALL AND ADDITIONAL DOORWAYS

SITE RS-6A and B

Design Review of the draft architectural proposal being prepared for Site 6B will be submitted to the Design Review/Preservation Board for review and comments at a later date.

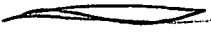
Part 4 Section B. Parking for any commercial use for Site 6A and B should meet City parking requirements.

Part 5 Section URBAN DESIGN. Site 6A should maintain a minimum height of three stories. Site 6B should maintain a minimum height of two stories with a maximum height of three stories. The facades of the new building should promote an open relationship to the streetscape and to the pedestrian. The project should not be oriented solely to the interior of the site, but should

\* *have a sense of entry to the street.*

\* THE ARB SUGGESTED THAT A MAJOR CONCESSION SHOULD BE MADE TO THE PEDESTRIAN EVEN TO THE REMOVAL OF ON-SITE PARKING.

Part 10, Second Paragraph should read: Computation of the recommendation made by Staff, the Design Review/Preservation Board, and the Planning Commission of the City of Sacramento for Site 6.

  
SITE 7

Part 3, Paragraph 3, Parcel 23. A single family two story brick dwelling is listed as a Priority Structure on the City's "Official Register". It features classic examples of early Sacramento design; main floor level above a high basement, arched windows, turned porch columns, chimney with corbeled cornice and brick sidewalk. The gabled roof and full porch along with the building's brick construction are strong architectural features. The structure dominates the block and is surrounded by lush gardens. The building offers a design scale and theme for the surrounding parcels.

Parcel 2 is a privately owned two story white stucco apartment building with some Spanish Revival design elements. It was constructed in the 1920's.

Staff recommends that 1321-23 "Q" Street be retained and rehabilitated on site.

Site 7B faces Preservation Area 14 and all new development must be compatible with the two and three story structures on the south side of the street. The height of the new structures on the north side of "Q" may be a mixture of two and three

stories and the exterior material used should be compatible to the older structures in the neighborhood. Horizontal wood siding and brick is preferred but some stucco is acceptable. The rhythm of the streetscape found on the south side of "Q" should be repeated in the new development. The new development should also have a strong orientation to the street itself.

SITE 9

Part 3. The tree at the southwest corner of the site should be saved if possible. The new construction should blend with the other buildings on the north and south side of "Q" Street through it's height, setback, volume and exterior materials. Horizontal wood siding is preferred, a partial use of stucco would be acceptable.

SITE 15

No Comment

SITE 16 A

Part 3, Second Paragraph. Change first sentence to read: This "L" parcel surrounds an existing three story victorian building. A market utilizes the ground level with residential flats above.

SITE 18A & B

This site faces Preservation Area 14, and all new development must be compatible with the two and three story structures on the south side of the street. The height of the new structures may be a mixture of two and three stories and the exterior material used should be compatible to the older structures in the neighborhood.

SITES 7, 9, 15, 16 and 18

Part 4. SCOPE OF DEVELOPMENT.

Section B, PARKING. Parking spaces for commercial use should meet City requirements.

Part 10, Second Paragraph. Computation of recommendations made by Staff, the Design Review/Preservation Board and the Planning Commission of the City of Sacramento, for Site 7A, B, C, 9, 16A, 18A, B.

1982 SCHEDULE FOR  
DESIGN REVIEW/PRESERVATION BOARD

Closing date for  
accepting applications  
is 5:00 P.M. on the  
following dates

Prepare Legal  
Posting Notice

Mail  
Agenda

Design Review/  
Preservation Board  
Meeting Dates

December 14, 1981 December 28, 1981	December 15 December 29	December 31 January 15	January 6 January 20
January 11, 1982 January 25, 1982	January 12 January 26	January 29 February 12	February 3 February 17
February 8 February 23	February 9 February 24	February 26 March 12	March 3 March 17
March 15 March 29	March 16 March 30	April 2 April 16	April 7 April 21
April 12 April 26	April 13 April 27	April 30 May 14	May 5 May 19
May 10 May 24	May 11 May 25	May 28 June 11	June 2 June 16
June 14 June 28	June 15 June 29	July 2 July 16	July 7 July 21
July 12 July 26	July 13 July 27	July 30 August 13	August 4 August 18
August 16 August 30	August 17 August 31	September 3 September 17	September 8 September 22
September 13 September 27	September 14 September 28	October 1 October 15	October 6 October 20
October 11 October 25	October 12 October 26	October 29 November 12	November 3 November 17
November 8 November 22	November 9 November 23	November 24 December 10	December 1 December 15

1983

December 13 December 27	December 14 December 28	December 31 January 14	January 5, 1983 January 19, 1983
----------------------------	----------------------------	---------------------------	-------------------------------------

Preservation Board  
Sacramento, California

Members in Session:

SUBJECT: Non-Residential Building Survey

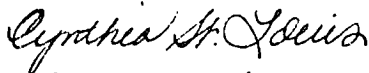
BACKGROUND: On June 15th the Non-Residential Building Survey was completed and the inventory was submitted to the Planning Department and to the State Office of Historic Preservation. On October 19th, Consultant and Staff met with OHP to discuss comments and revisions. The revisions as recommended by OHP have been made and the survey material is now complete.

Consultant Paula Boghosian will present the completed inventory to the Board on December 14th. The presentation will include an explanation of the completed inventory and response to all questions and inquiries from the Board. No public testimony will be taken the night of the 14th.

Prior to Council transmittal, the Board will hold public hearings (in January) to hear public testimony.

RECOMMENDATIONS: Staff recommends the Board adopt by motion the proposed recommendations on designations.

Respectfully submitted,



Cynthia St. Louis  
Assistant Planner

CSL:mm

NOTE: The completed report as submitted by the Consultant is being duplicated and will be delivered to the Board on Friday.

December 14, 1981

Item No. 4