

ARCHITECTURAL REVIEW BOARD

APPLICANT CADA, 1230 N Street, Suite 200, Sacramento, CA 95814
OWNER CADA, 1230 N Street, Suite 200, Sacramento, CA 95814 (94107)
PLANS BY Peters, Clayberg & Caulfield, 370 Brannan St., San Francisco, CA
FILING DATE 5/24/82 50 DAY ARB ACTION DATE _____ REPORT BY: RBH:kmh:dgh
NEGATIVE DEC. _____ EIR _____ ASSESSOR'S PCL. NO. 006-231-18 through 22

LOCATION: Northeast corner 15th & "O" Street, CADA project site 6b

PROPOSAL: New construction, 35 units elderly housing

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multi-family
Existing Zoning of Site: R-5
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant/R-5
South: Residential/R-5
East: Residential/R-5
West: Parking/R-5

Parking Required: 35 spaces Parking Provided: 9 spaces (8 meet zoning ordinance req.)
Parking Ratio: 1/unit Property Area: 22,400 square feet
Property Dimensions: 140' x 160'
Density of Development: 70 units/AC (maximum allowed 174 units/AC)
Square Footage of Building: 29,000 square feet
(Maximum lot coverage 43 percent of project, maximum allowed on this parcel 90 units)
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Beige/Brown
Exterior Building Materials: Stucco/Wood

BACKGROUND INFORMATION:

The applicant proposes to construct 35 elderly housing units on this vacant parcel, the site now is used for a community garden. The applicant has submitted preliminary plans of the site layout and the elevations of the building for Design review and Planning Commission review and comments.

STAFF EVALUATION: Staff has reviewed the site and plans and has the following comments to make:

The project is totally appropriate as to the use and number of units proposed. The design of the project is such that it would blend into the surrounding streetscape. At the present time, the area west of the site is used for surface parking, the area north of the site is vacant and undeveloped, the area south of the site has two apartment buildings and one single-family residence. The structures are of varied architectural style and are two to two and one-half stories in height. Diagonally to the southwest of the site is a three and one-half story apartment building. To the east of this site is a two-story apartment building.

The exterior surface material used on the structures, in near proximity to the project, is stucco with one building finished in horizontal-wood siding. The general massing of the structures around the project are, large rectangular buildings of two or more stories, with flat or hip roofs.

The building directly east of the project has an approximate five-foot setback from its front property line. That would correspond to the general setback of this project along 'O' Street.

Gable roofs are proposed over three-story high row-house structures. Although no Gable roofs are found in the immediate vicinity of the project, the Gable roofs will give a visual break to the structures that would not be achieved if a flat or hip roof were used. In general, the elevations of the project would be in keeping with the architectural character of the Central City area.

Staff has the following recommendations concerning the design of the structures:

1. The bay found on each building mass is presently a visual element as the window units do not open out onto a usable platform or area. Staff suggests that this would be better utilized if the windows were brought out to the face of the bay itself so that each bay at each floor level would act as a small alcove as found on the handicapped units, this would also allow the air-condition units to be more easily reached from the interior of the structure.
2. Staff also suggests that a greater overhang at the Gable end would give more emphasis to the roof line and allow the roof to act as the terminating design element at the top of each building.

The site itself is covered by a community garden and trees of various size. One major tree is found in the northeast quadrant of the site. All attempts possible should be made to save this tree in the construction program. The location of electric poles along the alley may be a problem in the layout of the parking areas, it is possible one electrical pole in the center of the sites northern boundary may need to be relocated. The sidewalk planting areas and curbs fronting 'O' and 15th Street should be brought up to city standards and the one curb cut and driveway apron on 'O' Street should be replaced by a new curb and planter/sidewalk area.

STAFF RECOMMENDATIONS: Staff recommends that the Design Review Board and Commission comment favorable toward the project and approve the staff suggestions that the following changes must be incorporated into the plan in order to meet City zoning requirements.

1. The parking off the alley must be extended in depth in order to provide for the 26-foot maneuvering space as required.

2. The applicant must apply to the Planning Commission for a Variance to reduce the number of parking spaces from 35 to 8 spaces. Space number 9 is not allowable as it would be parallel parking which is not permitted except on a street.
3. The applicant must apply for a lot line adjustment to eliminate all internal property lines within the project site.
4. The applicant bring all sidewalk, curbs and landscape strip up to City requirements.
5. The applicant to consider retention of the major tree found on site in the northeast quadrant.
6. Staff recommends that the revised plans come back through the Design Review Board at the same time as the Planning Commission is reviewing the various required entitlements.

82-148

7-7-82

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15TH STREET

O STREET

ALLEY

DATE 7 MAY 82

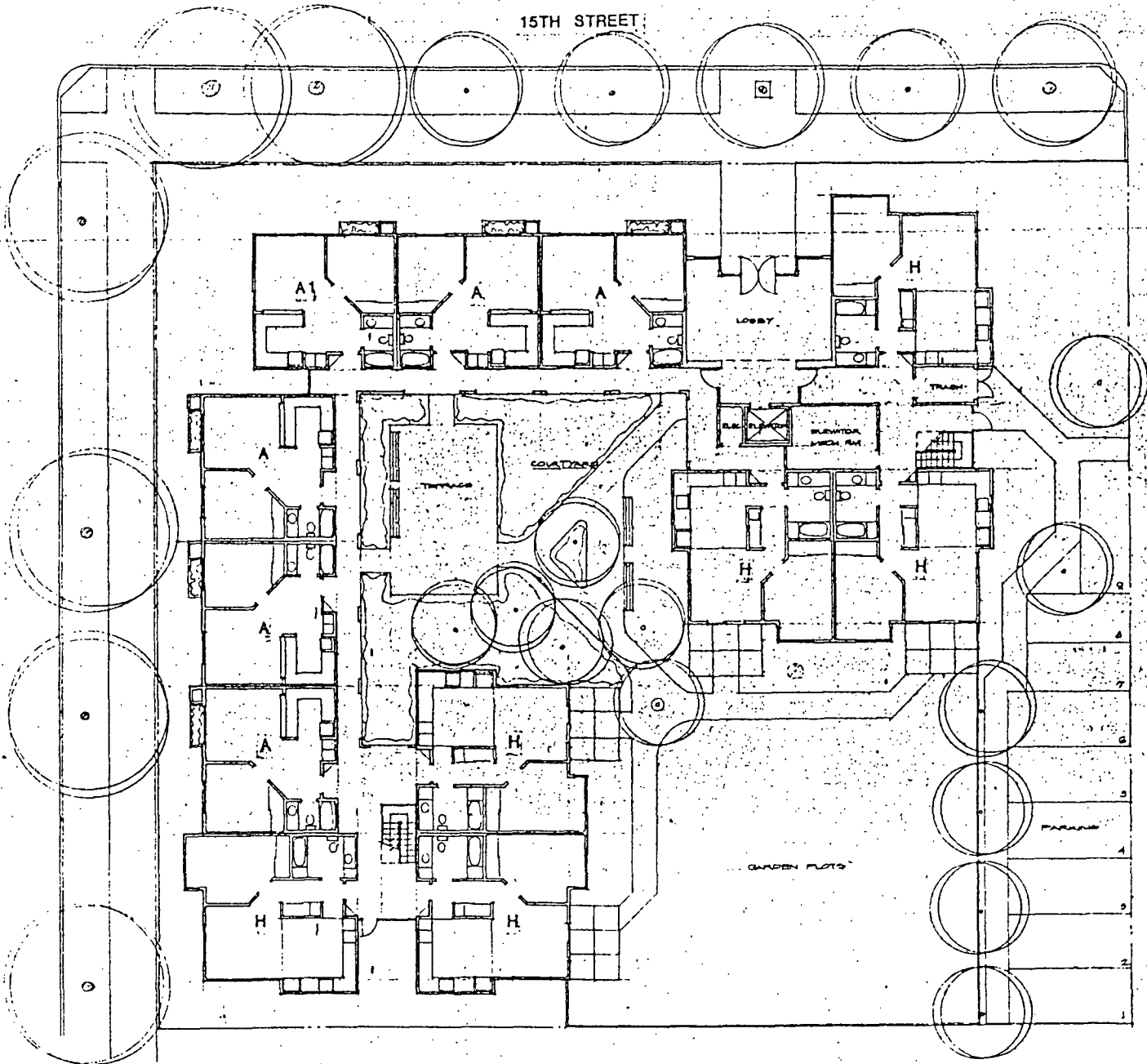
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CHECKED BY AC

APPROVED BY

REVISIONS

NO.	BY	DATE



SITE PLAN



Architect & Planner
PETERS CLAYMONG & CALLEFIELD
 278 Sherman Street
 San Francisco, CA 94102
 Tel: 333-0000

CAPITOL PARK GARDENS

SCALE 1/8" = 1'-0"

SHEET TITLE

SITE PLAN
 FIRST FLOOR PLAN

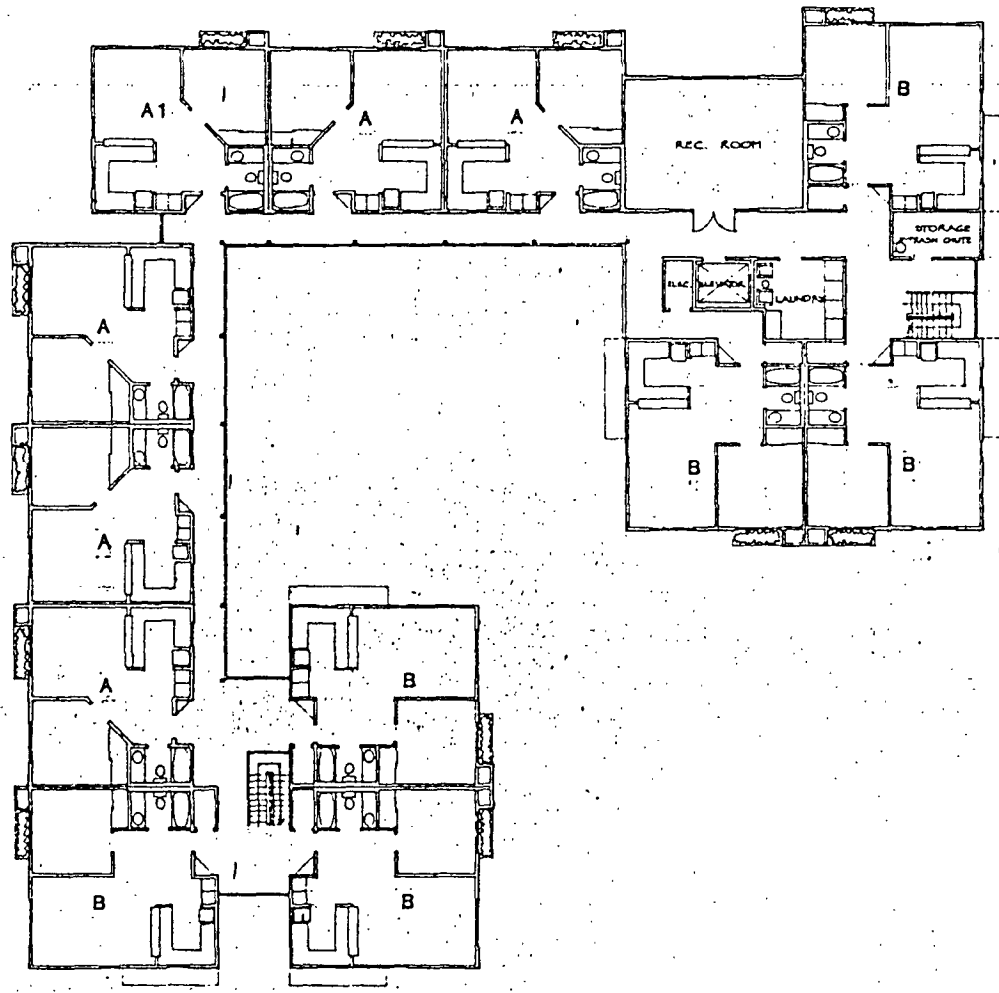
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82-148
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DATE 7 MAY 82
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Architects & Planners
PETERS CLAYBORG & CAULFIELD
 278 Broadway Street
 San Francisco, CA 94111
 Tel. 415 398 3000

**CAPITOL
 PARK
 GARDENS**

SCALE 1/8" = 1'-0"
 SHEET TITLE

THIRD FLOOR PLAN
 SECOND FLOOR DISPLAY

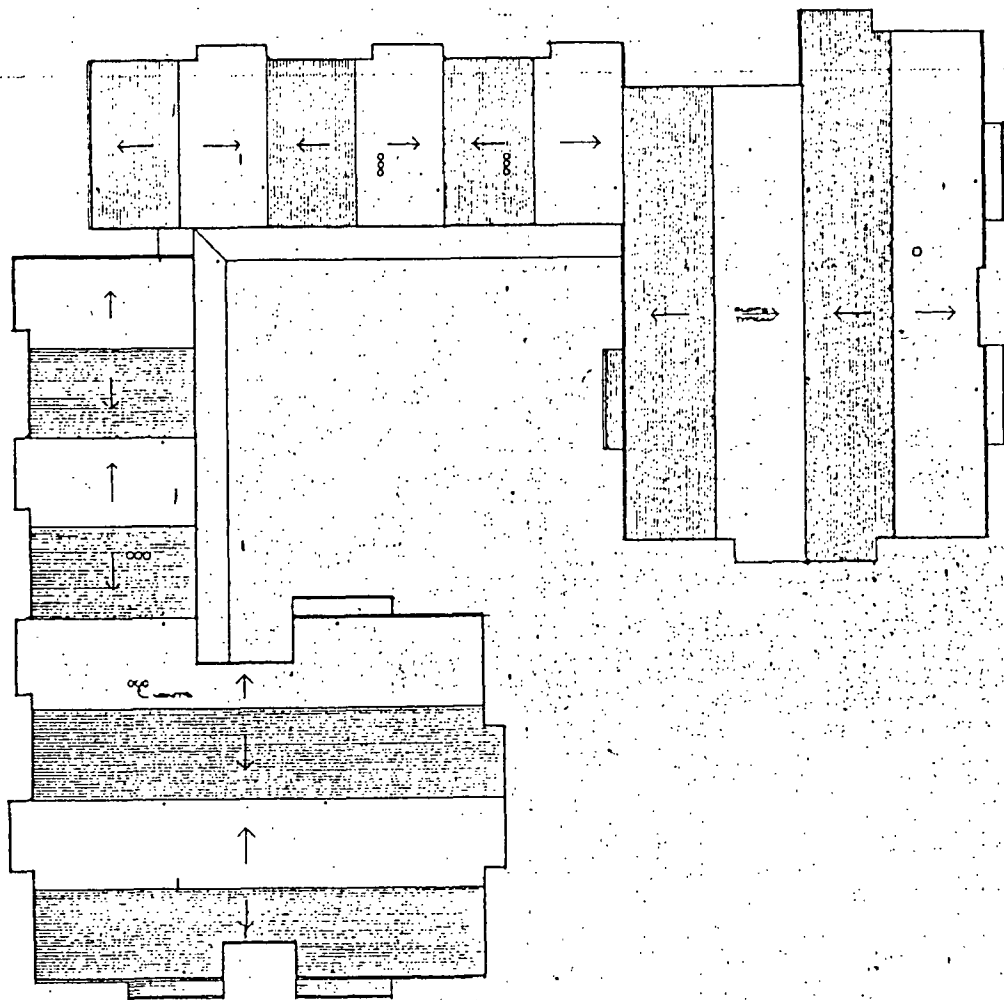
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88-148

7-7-88

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DATE 7 MAY 88
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REVISIONS

NO	BY	DATE

Architects & Planners
PETER CLAYBERG & CALFIELD
 875 Broadway Street
 San Francisco, CA 94107
 Tel. (415) 441-2000

**CAPITOL
 PARK
 GARDENS**

SCALE 1/8" = 1'-0"

SHEET TITLE

ROOF PLAN

SHEET NO.

C 3

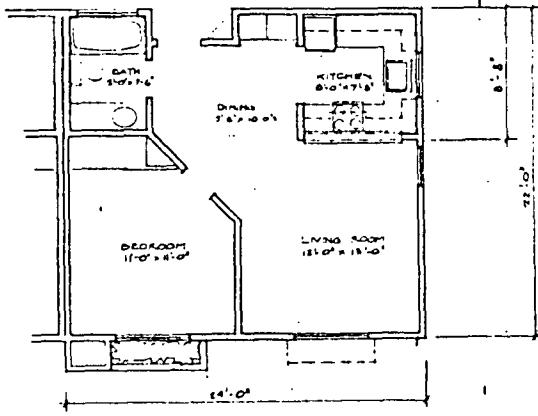
ROOF PLAN



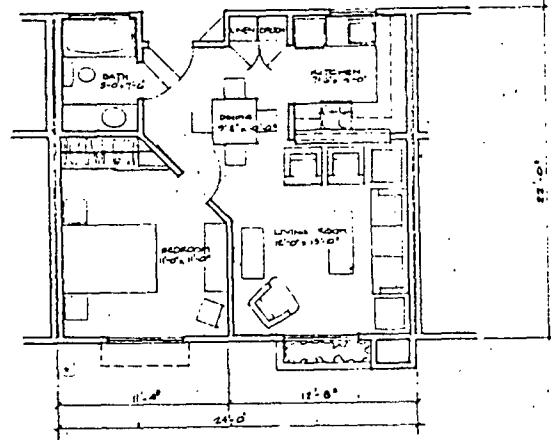
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REVISIONS

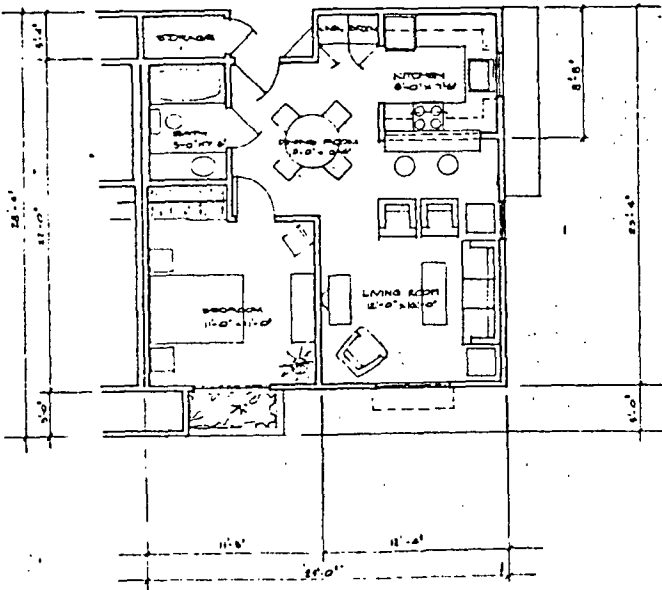
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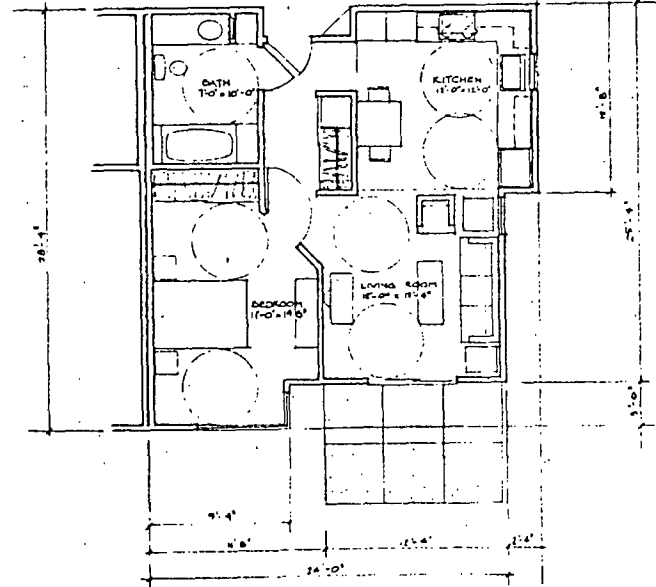
TYPE A1 (CORNER) 810 SF



TYPE A (TYPICAL) 570 SF



TYPE B (OVER HANDICAPPED) 570 S.F.



TYPE H (HANDICAPPED) 639 SF

ARCHITECTS & PLANNERS
 PETERS CLAYBERG & CAULFIELD
 275 Broadway Street
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 Tel: (415) 499-5400

CAPITOL
 PARK
 GARDENS

SCALE 1/8" = 1'-0"

SHEET TITLE

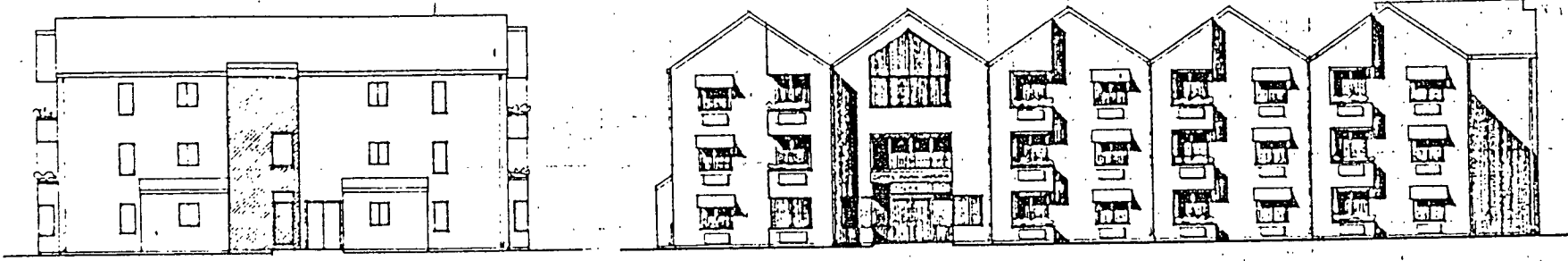
UNIT PLANS

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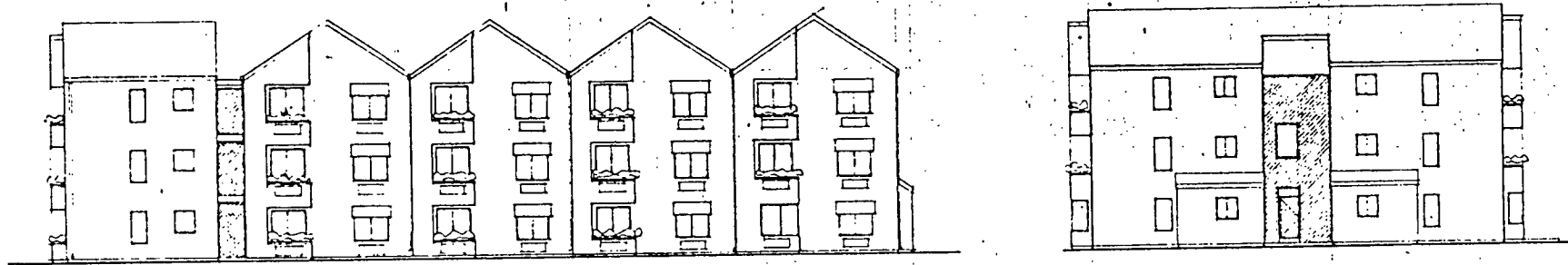
REVISIONS		
NO.	BY	DATE



NORTH @ ALLEY

WEST @ 15th STREET

7-7-82



SOUTH @ 10th STREET

EAST @ PROPERTY LINE

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CAPITOL PARK GARDENS

SCALE 1/8" = 1'-0"

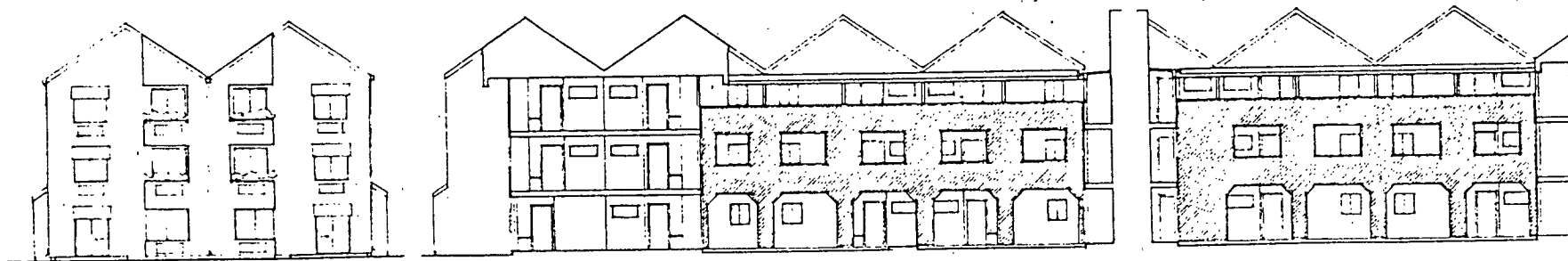
SHEET TITLE

ELEVATIONS

SHEET NO.

C 5

#7



NORTH @ BRADEN PLAZA
(EAST @ GARDEN PLAZA PLAT 014)

COURTYARD @ SOUTH

COURTYARD @ WEST