

PRESERVATION BOARD

APPLICANT	<u>Capitol Area Development Authority, 1230 N Street, Ste., 200, Sacto, 95816</u>		
OWNER	<u>Capitol Area Development Authority</u>		
PLANS BY	<u>Nielsen and Wiese, 79 Scripps Drive, Sacramento, CA 95825</u>		
FILING DATE	<u>6/82</u>	50 DAY ARB ACTION DATE	<u>-----</u>
		REPORT BY:	<u>RBH:dgh</u>
NEGATIVE DEC.	<u>N/A</u>	EIR	<u>N/A</u>
ASSESSOR'S PCL. NO. <u>006-284-12 thru 16</u>			

LOCATION: N.W. Corner 14th & 'Q' Streets

PROPOSAL: CADA Site 7B, Relocate (4) Four Listed Structures to a CADA Infill site and convert to nine units.

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:	Parking R-5
South:	Residential R-0
East:	Vacant Garden R-5
West:	Residential R-5

Parking Required:	9 spaces
Parking Provided:	9 spaces
Parking Ratio:	1:unit
Property Dimensions:	80' x 160'
Property Area:	12,800 sq. ft.
Square Footage of Buildings:	7,380 sq. ft.
Exterior Building Colors:	Earth colors
Exterior Building Materials:	Wood siding

BACKGROUND INFORMATION: Three of the structures are now located at 11th and Z Street. All three are Listed Structures. The structures are owned by Crystal Cream and Butter Company, and are on a site which Crystal wishes to turn into a parking lot. Their present site is zoned M-1, Light Industrial. Residential use on a M-1 site is permitted only as a continuing non-conforming use. The fourth structure is located at 14 & 'Q' Streets and is also a Listed Structure. It is owned by CADA who wishes to have the building moved or demolished. The proposal is to move all four buildings to one site, convert the larger of the four into three units and to raise the other three up so as to place a second unit at ground level under each. 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.

APPLC. NO. 82-022 MEETING DATE July 7, 1982 DR/ PB ITEM NO. 9

STAFF EVALUATION: The plan to move all four Listed Structures to this site appears to be the only way to keep the buildings from being demolished. The site itself is appropriate in that it is located north of proposed project area No. 14. Many of the structures in proposed area 14 are of the same scale and general time period. Staff feels that the project is a good one but that the site plan needs to be changed. The applicant proposes to place the larger of the four buildings at 14 & Q Streets. This would be out of scale to house buildings south of Q Street. Staff feels that a better plan would be to place the larger building to the north of the site facing 14th Street and to move two of the smaller structures to the south facing Q Street leaving one of the smaller structures facing 14th Street. This would keep the structures more in scale and in a closer time period to the existing buildings. Parking will need to be redesigned also but all in all this would better fit the site.

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

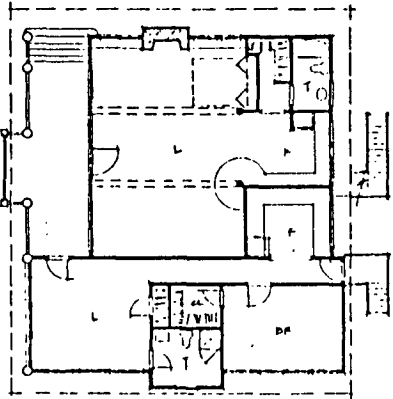
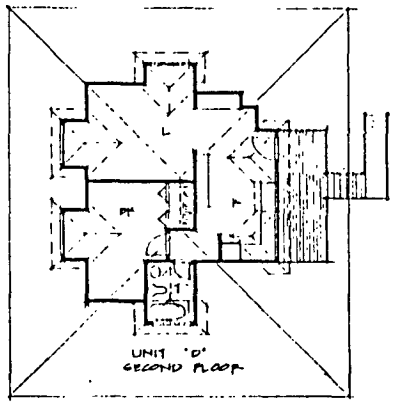
1. That a lot line adjustment is granted by the City Planning Commission.
2. That a revised site plan is brought back to the Board for review and approval.

Final approval will be after the CADA Board has approved the project and the revised plans are brought to the Design Review/ Preservation Board.

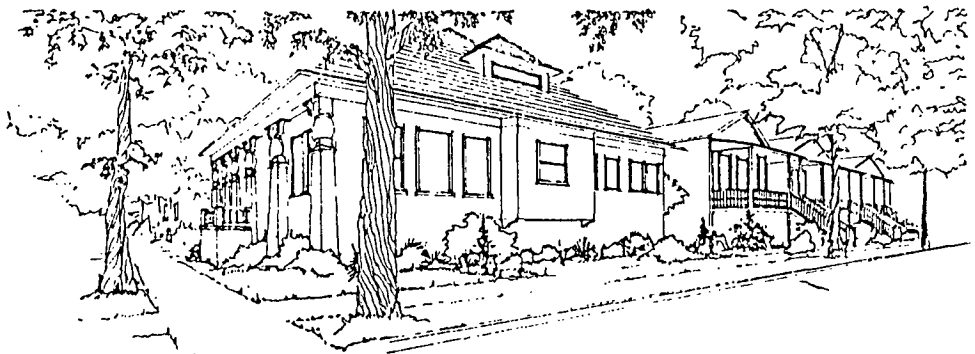
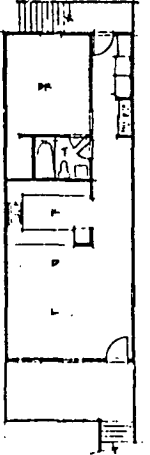
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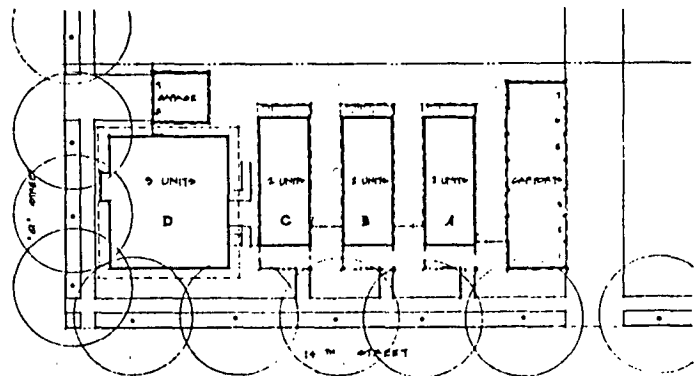
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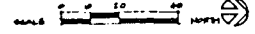
TYPICAL FLOOR PLANS



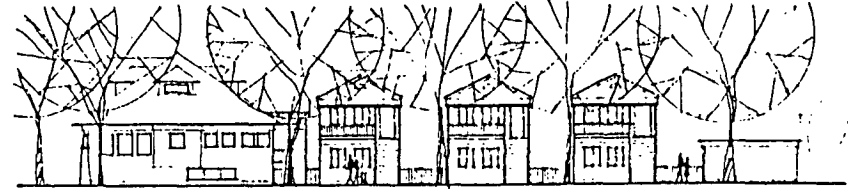
NORTHWEST VIEW FROM "G" & 14TH STREETS



SITE PLAN



"G" STREET ELEVATION



14TH STREET ELEVATION

notes

Nielsen & Wiese
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seventy-nine scipps drive
sacramento california 95825

approved by:

project:
RENOVATION OF VETERANS
HTO 4 APARTMENT UNITS

sheet title:

project no.
date: MAY 23 1982
revised:

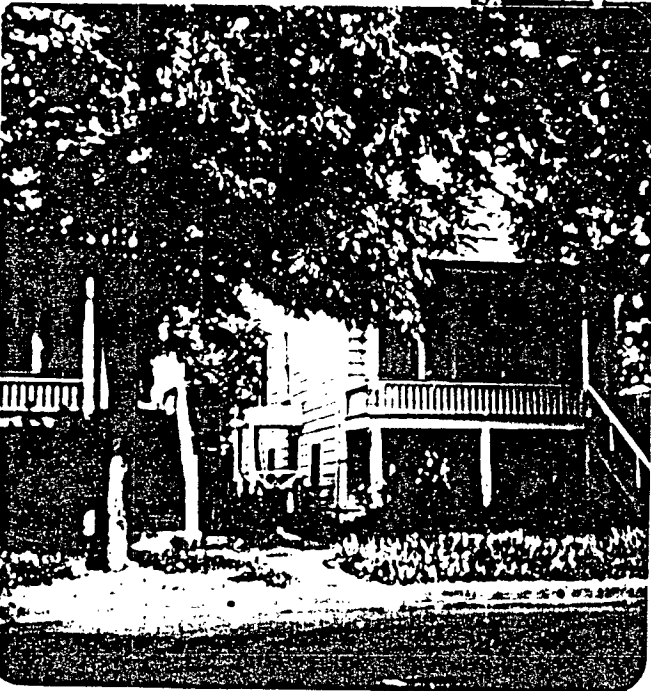
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Proposal For Site 7b

EXISTING STRUCTURES TO BE RELOCATED TO 14th & Q STREETS



1315 16th Street



3 Structures at 11th & C Streets

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