

CITY PLANNING COMMISSION

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Paul Schmidt, 1230 N Street, Suite 200, Sacramento, Ca. 95814		
OWNER	Capitol Area Development Authority, 1230 N Street, #200, Sacramento, Ca. 95814		
PLANS BY			
FILING DATE	2-13-84	REPORT BY:	RL:mm
NEGATIVE DEC	EIR	ASSESSOR'S PCL NO.	006-233-12, 13

LOCATION: 1631 O Street

PROPOSAL: Rehabilitation of structure for use as a single-family residence, a multi-family residential complex of not more than 7 units, or an elderly residential complex.

PROJECT INFORMATION:

Existing zoning of site:	R-5
Existing land use of site:	Single family and vacant
Surrounding land use and zoning:	
North:	Public garden; R-5
South:	Multiple family (under construction); R-5
East:	Multiple family; R-5
West:	Multiple family; R-5
Parking required:	1/unit
Property dimensions:	40' x 97' and 40' x 63'
Property Area:	6,400 s.f.
Square footage of building:	2,500± s.f.
Significant features of site:	Priority Structure on Official Register
Exterior building colors:	White
Exterior building materials:	Wood shingle siding, composition shingle roofing

BACKGROUND INFORMATION: In keeping with the procedure agreed upon by the City and CADA, CADA has submitted a Draft RFP for the rehabilitation of a Priority Structure to the Design Review/Preservation Board and City Planning Commission for their review and comments. The comments of the Board will be transmitted to the Planning Commission and the comments of both bodies will be transmitted to the CADA Board.

The RFP limits proposals to three possible uses. These include rehabilitation into a single family residence, a multi-family residential complex of seven units - maximum, or for "congregate residential occupancy for the elderly."

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is comprised of a 40' x 97' parcel on which the Priority Structure is located and a vacant 40' x 63' parcel abutting to the rear. A Lot Line Adjustment application needs to be made to the Planning Commission in order that the two parcels be legally combined into one parcel for the proposed project.



2. Rehabilitation into a single family dwelling would necessitate providing only one parking space. Multi-family development would require full utilization of the vacant rear parcel for parking. Parking for elderly housing would be provided at less than the one space per unit ratio otherwise required, with the precise number subject to Planning Commission determination.
3. Use of the structure for elderly residential care requires Special Permit approval of the Planning Commission if the number of persons to be cared for exceeds six.
4. Although higher residential density is possible on the basis of the R-5 zoning of the site, rehabilitation as a single family residence may be the most appropriate alternative. Utilization of the vacant rear parcel as yard area in conjunction with a single family use would enhance the architectural and environmental quality of this Priority Structure whereas, multiple family use would result in development of a required off-street parking lot.
5. The rear porch and garage are demolished. Reconstruction should be in keeping with the architecture of the residence.
6. Paragraph two of "Scope and Redevelopment" in the RFP should be revised to more clearly indicate that the lease price shall be as approved by the CADA Board and that final approval of development plan shall be through the City and CADA Review.
7. Staff suggests also that the RFP should indicate that rehabilitation shall be in compliance with current City zoning regulations and that particular attention will be given to satisfy parking, shading and landscaping requirements. Additionally, reference should be made to require the project to meet the Preservation Board Guidelines and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historical Buildings.

STAFF RECOMMENDATION: Staff recommends that Board transmit the following comments and recommendations to the Planning Commission and the CADA Board.

1. Given the status of the structure as a Priority Structure on the City's Official Register, preference should be given to proposals for its rehabilitation as a single-family residence, thereby allowing the development of the vacant rear portion of the site as yard area. Such open space would serve to enhance the architectural qualities of the Priority Structure.
2. Any reconstruction of the rear porch area of the residence and garage should be in keeping with the architecture of the residence.



3. Paragraph two of the "Scope and Development" section of the RFP should read: "The developer/contractor may lease and rehabilitate the structure with the approval of the CADA Board regarding price, and the City of Sacramento and CADA regarding development plans.
4. Added to Section 8 "Criteria for Developer Selection" should be items: (m) Tree Shading Plan (applicable to other than single family use), and (n) Landscape and Irrigation plans.
5. The project shall meet the Preservation Board Design Guidelines and follow the Secretary of Interior standards for Rehabilitation and Guidelines for Rehabilitation of Historical buildings.





CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1631 O Street

File Number:

Name of Structure:

Date of Construction: 1900

Present Owner:

Building Type: Two story wood frame

Original Owner: Eugene S. Hadley

Building Material: Shingles

Present Use: Res.

Builder:

Original Use: Single family res.

Architect:

Occupant(s):

Style: Shingle/Colonial Revival

Additions & Alterations:

None

Significant Architectural Features:

Clinker brick chimney, shingle siding, sawtooth shingle pattern in gable, massive porch column with overscaled capitals, round balcony, sleeping porch on side gable, possibly same architect as 2131 N.

Ancillary Structures:

None

Adjacent Land Uses:

Mixed res. & comm.

Intrusion on Neighborhood?:

Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	—	—
Non-Contributing	<u>X</u>	—

Architectural Significance

Exceptional	<u>X</u>	—
Major	—	—
Contributing	—	—
Non-Contributing	—	—

Environmental Significance

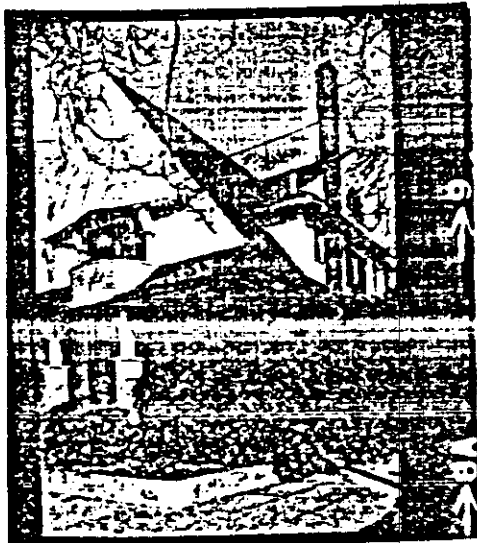
Exceptional	—	—
Major	<u>X</u>	—
Contributing	—	—
Non-Contributing	—	—

Design Integrity: Alterations

None or Little	<u>X</u>	—
Moderate	—	—
Considerable	—	—

Physical Condition

Good, or Minor Repairs	<u>X</u>	—
Major Repairs	—	—
Dilapidated	—	—



96505-9

Date:

1/22/76

By:

Mw



Architectural Analysis:

Another very fine blend of the Shingle and Colonial Revival Styles in a manner characteristic of Sacramento. The house has a steeply pitched shingled roof and gable which overhangs a full porch on short columns with voluted bolsters. The gable end is bowed and carried on brackets over a round balcony. The overscaled side dormer has a semicircular window in the gable and a high clinker brick chimney. A very prominent house on a corner lot.

Historical Information:

Built 1900. Owner Eugene S. Hadley, deputy superintendent State Printing.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:



jr
2/75

98857-17

7B84.009



DEVELOPMENT PROPOSAL FORM FOR THE LEASE/REHABILITATION AND ADAPTIVE RE-USE OF AN EXISTING
RESIDENTIAL BUILDING LOCATED AT 1631 '0' STREET

I. SCOPE OF DEVELOPMENT

The Capitol Area Development Authority is soliciting proposals for the adaptive re-use of the historic building located at 1631 '0' Street. Preference will be given to proposals for rehabilitation as a single-family home, a multi-family complex (7 units maximum) or congregate residential occupancy for the elderly. No other uses are permitted at this time. It is anticipated that the building would need major rehabilitation to bring it up to current code standards.

The developer/contractor may lease and rehabilitate the structure with the approval of the CADA Board and City of Sacramento regarding price and development plans.

This property is owned by the State of California and with State and CADA concurrence, could be leased to the developer for a maximum of 59 years.

Plans and Performance Bond must be provided and approved by CADA and the State.

Lease terms will be negotiable. Preference will be given to proposals providing the highest lease payment to CADA.

Plans are not available for the building, but an outline historic survey is attached for information.

Persons interested in submitting a proposal may tour the structure by contacting Paul Schmidt at (916)322-2114.

Developer/builders interested in submitting a proposal must complete the attached forms and submit a letter of interest to:

CAPITOL AREA DEVELOPMENT
AUTHORITY, 1230 N Street,
Suite 200, Sacramento,
CA 95814, ATT: Paul
Schmidt, Deputy Director,
by 5:00 p.m.

The Authority retains the right to reject any or all proposals.

See Exhibit A attached for location map and information.



2. PROPOSAL FOR THE LEASE/
REHABILITATION AND ADAPTIVE
REUSE OF AN EXISTING RESI-
DENTIAL BUILDING LOCATED
AT 1631 '0' STREET

TO: Mr. Paul Schmidt, A.I.A.
Deputy Director
Capitol Area Develop-
ment Authority (CADA)
1230 N Street, Ste. 200
Sacramento, CA 95814

The Redeveloper agrees that all
of the following information and
the submitted materials are the
exclusive property of the Capitol
Area Development Authority and
need not be returned.

The undersigned,

() a corporation organized and
existing under the laws of the
State of California.
() a (general/limited) partner-
ship consisting of the following
individuals:

() an individual (hereinafter
called the Redeveloper)
(Check one)
Street _____
City _____ Zip _____
State _____
hereby submits a development
proposal for the development of
the following described site:

This proposal includes and in-
corporates herein by references
all and/or parts of the following:

1. Description of proposed
development on a maximum of
six 32"x36" drawings includ-
ing:
(a) Site Plan showing rela-
tionship to adjacent parcels,
Parking and Landscaping Plan.
(See Exhibit A attached to this
development proposal form.)
(h) Typical floor plans and
architectural elevations
(N,S,E&W), both at 1/16" =
1'-0".
(c) Brief preliminary outline
specifications, including
structural, mechanical and
electrical systems, types of
materials, exterior finishing
and landscaping.

(d) Designation of use
management terms, hours,
type of menu, etc.

2. Redeveloper's preliminary
estimate of development costs:
(a) Basic structures and
improvements: \$ _____

(b) Fixtures, finishes,
furnishings and equipment,
including tenant require-
ments: \$ _____

(c) Other development costs
such as Financing, Archi-
tectural, Engineering,
Marketing: \$ _____

Total Development Costs: \$ _____



- 3. Budget and Financing Plan covering the following:
 - (a) Projected lease or purchase terms;
 - (b) Operation and maintenance costs, including estimate of tenant's energy and utility costs;
 - (c) Debt service;
 - (d) Loan versus equity;
 - (e) Evidence of bonafide involvement in the proposal of a sound lender.

- 4. Narrative statement describing:
 - (a) Scope of Development;
 - (b) Name, experience and demonstrated ability of Redeveloper's architect, (including written contract or agreement with architect)
 - (c) the marketing/management approach to the development of the property.
 - (d) Bar chart of Redeveloper's estimated timeline for redevelopment from effective date of Land Lease with CADA for the following:

Preliminary Plans

Final Construction Plans

Evidence of Tenant Leasing

Start of Construction

Completion of Construction

selected developer's \$1,000 deposit upon the signing of a lease agreement.

Developers whose proposals are not selected will be refunded their \$1,000.

- 7. Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualification and Financial Responsibility (Form H-6004), including Financial Statements of all members of a Joint Venture are attached.

- 8. Criteria for Developer Selection

The Redeveloper understands that in evaluating this proposal and other proposals, the Capitol Area Development Authority will consider a number of weighted factors important in the Redeveloper selection including, but not necessarily limited to:

- 5. Proposed Lease Terms; CADA and Redeveloper (Refer to summary conditions of lease, Section 3)
 - Lease _____/mo., for 1st _____ year(s) following selection. _____/mo., for balance of terms. Rent shall not be due until execution of the lease.

- 6. A Good Faith Deposit of \$1,000 made out to the Capitol Area Development Authority. The deposit shall be in the form of a cashier's check. CADA will retain the



- (a) Quality of Bed and Breakfast Inn operation proposed.
- (b) Cost feasibility of the project and proforma.
- (c) The quality of the architectural renovation as urban design.
- (d) Energy conservation.
- (e) Parking plans.
- (f) Proposed development costs and size of structure.
- (g) Any special or unique financing proposals supporting the development.
- (h) Experience and ability of the Development Team; Architect; Management Firm; Redeveloper.
- (i) Timing of construction; with special credit given to projects with an early start and completion date.
- (j) Financial strength of the Redeveloper and his ability to arrange financing.
- (k) Lease terms offered to CADA by the Redeveloper.
- (l) Completeness of proposals in relation to the submissions required by the Capitol Area Development Authority.
9. The Capitol Area Development Authority will make the proposals available to the public at a series of meetings and presentations (which the developer must attend) prior to the selection of a project by the Board of Directors of the Capitol Area Development Authority at a scheduled board meeting.
- In accordance with a CADA/City of Sacramento agreement, proposals will be submitted to the City Planning Commission for city review and recommendation. The selected developer will be required to secure city building permits and undergo Planning, Architectural Review Board or Preservation Board review. The developer must comply with the building code requirements of the City of Sacramento unless acceptable evidence is submitted to justify a variance. The selected developer must post completion bonds for the project equal to 100% of the value of the project.



g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

G. PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
2. Fifty(50%)percent of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. Parking stall depth can be reduced by two feet if the two feet gained shall be incorporated into adjacent landscaping or walkways.
13. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
14. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
15. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.

EXHIBIT D

Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or composition shingle with texture, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.

March 1, 1984

South Sacramento Community Plan Update Advisory Committee -
Tentative Residential Land Use Issues

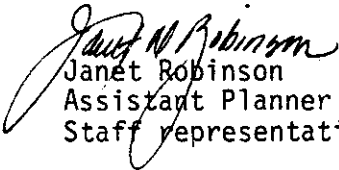
The number and the design of apartment buildings in South Sacramento is of great concern to the Committee. This is one of the priority issues which the Committee has identified and discussed. The issues which the Committee has listed as important for consideration in the Community Plan Update are not yet formally adopted by the Committee and have not been presented at a public meeting. However, it is very likely that this issue will be one of those discussed in the Plan Update. The Committee's general response and concerns regarding the "apartments" issue is set forth below.

The Committee is concerned about the impacts of additional apartments in South Sacramento. The reason for this is primarily because of the visual and traffic impacts of this type of development rather than a negative attitude toward all apartment projects, per se.

The Committee would prefer to see:

1. A buffer between single family residential units and apartments. Either transition densities between the two or a large landscaped buffer would be preferable to a masonry wall. Well designed patio homes or low density garden apartments could be used as a buffer.
2. Good landscaping in multiple family residential projects. The Committee is very concerned with the aesthetic impact of apartments on the community, particularly along Mack Road. They wish to see more trees in South Sacramento.
3. Good design. The "wall" effect of some types of apartment developments is to be avoided. Massive apartment blocks are also to be strongly discouraged.
4. A solution to the traffic problems created by higher density development. The traffic generated along major streets by apartment complexes is one of the major concerns of the Committee. No solution has been suggested, but possibilities are:
 - a) fewer large acreage apartment projects
 - b) better traffic circulation design
 - c) lower density multiple family projects

If the design, density impacts, traffic and landscaping problems that have occurred in the past in association with these projects cannot be mitigated, the Committee is likely to take a stronger position in opposition to multiple family development altogether. Council and community support for such projects will undoubtedly hinge upon the quality of design, landscaping, planning and lower density development.

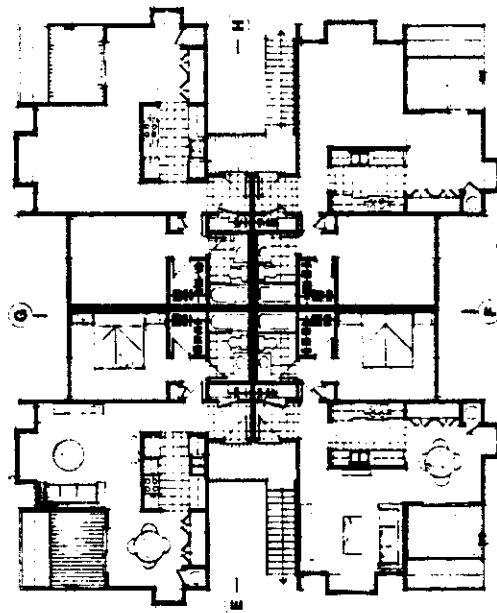

Janet Robinson

Assistant Planner

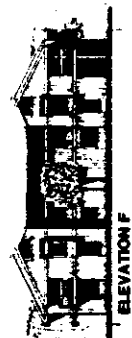
Staff representative to the South Sacramento Citizens Advisory Committee

P 84069

EXHIBIT C



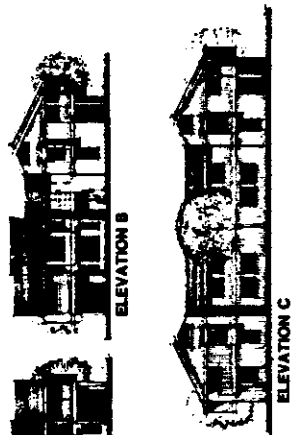
CLUSTER B
8-PLEX
800 sq. ft. x Unit



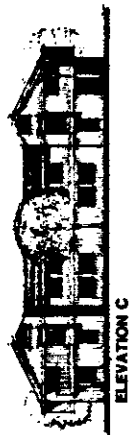
ELEVATION F



ELEVATION H



ELEVATION B



ELEVATION C



ELEVATION A



ELEVATION D

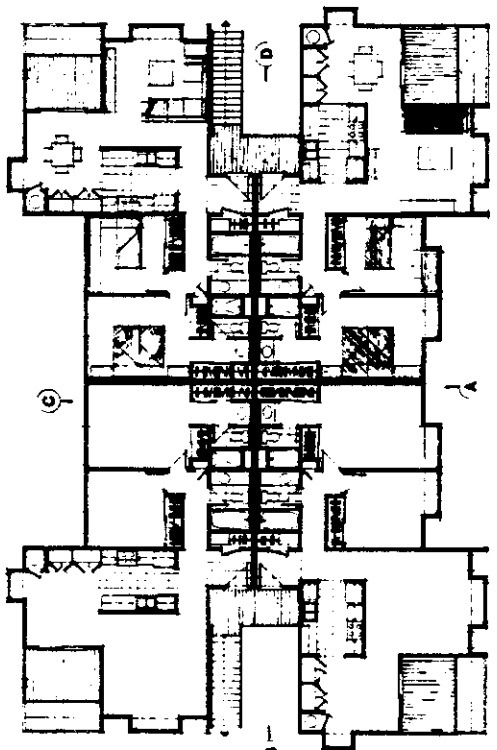
CLUSTER A
8-PLEX
1000 sq. ft. x Unit



ELEVATION E



ELEVATION G



TYPICAL ENTRY

SCHEMATIC
SITE PLAN

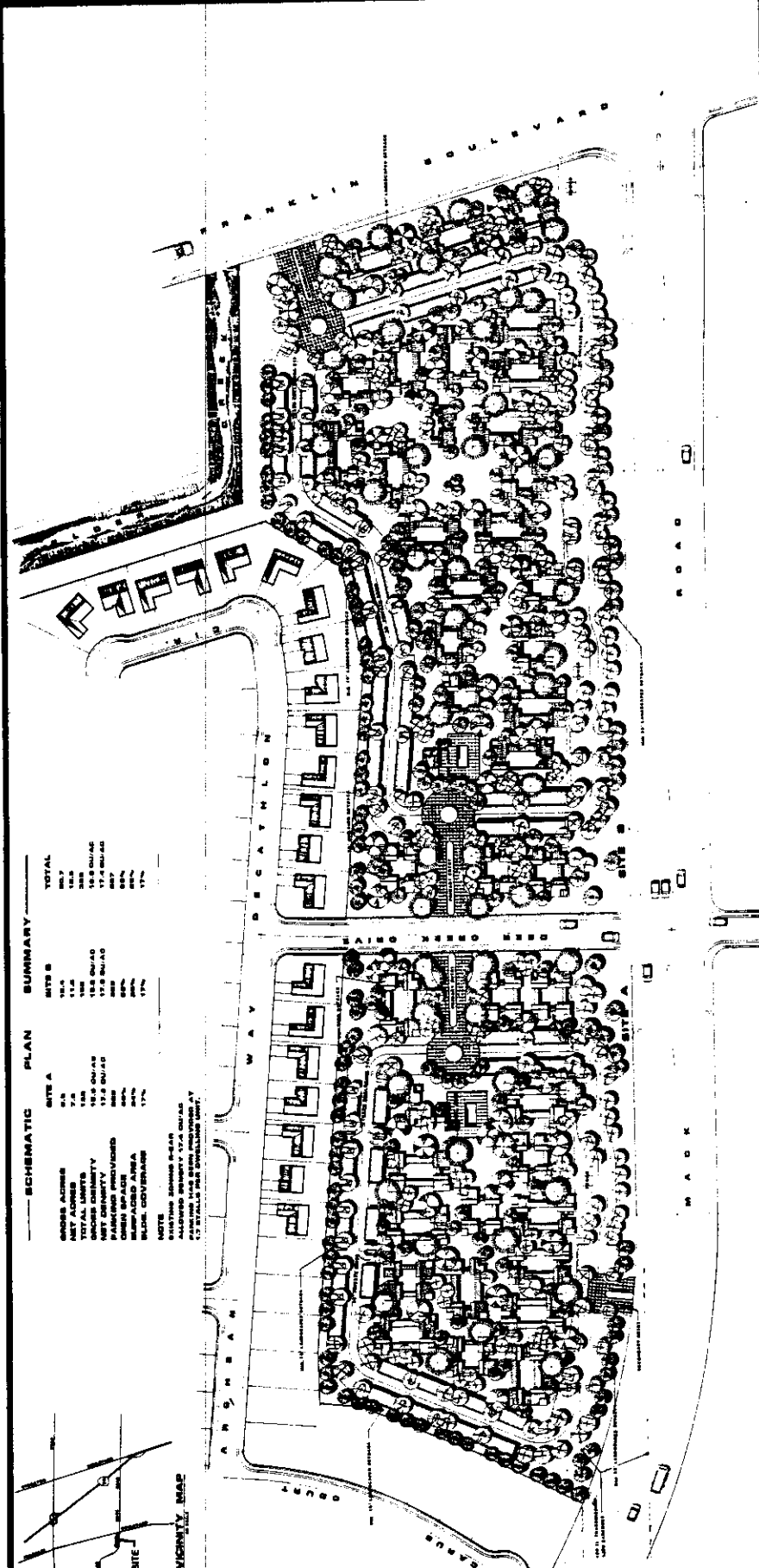
VERMONT

GREENWICH 40 LTD

SOUTHWIND



FEB 84



SCHEMATIC PLAN SUMMARY

SITE A		SITE B		TOTAL	
NUMBER UNITS	54	126	180	234	234
NET ACRES	7.8	12.6	20.4	20.4	20.4
NET DENSITY	6.9	10.0	10.0	10.0	10.0
NET DENSITY	18.0 UNITS/AC	18.0 UNITS/AC	18.0 UNITS/AC	18.0 UNITS/AC	18.0 UNITS/AC
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NOTE:
 1. EXISTING BUILDING FOOTPRINTS
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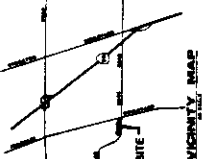


EXHIBIT A

2 24060

City Planning Commission
Sacramento, California

Members in Session:

Subject: Variance for 817 13th Street (P83-262)

The staff requests that this item be continued to the April 12, 1984

Commission meeting.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Planning Commission

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