



CITY OF SACRAMENTO

33

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 14, 1983

APPROVED
BY THE CITY COUNCIL

JUL 19 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CADA Site 3 - Comments of Planning Commission and Design Review/
Preservation Board (DR83-137; P83-103)

LOCATION: Block bounded by 7th, 8th, N and O Streets

SUMMARY

On May 31, 1983 the City Council requested staff to report back with comments and recommendations of both the Design Review/Preservation Board and Planning Commission regarding the above referenced CADA project. Following is a summary of the comments received.

BACKGROUND INFORMATION

The subject project has been reviewed by the Design Review/Preservation Board (June 15, 1983) and by the Planning Commission (July 7, 1983).

The Board's discussion centered first on the concerns of the Council regarding light and heat impaction to the north facade of the project (see Exhibits B and C). The Board felt that light reflected into the units through the proposed windows could be regulated by the use of "Levolor" type blinds. Staff, in reviewing the site, found that a narrow diagonal band of reflected light moves across the metal sun shades of the State building to the north. Perhaps this reflected light could be regulated by the use of interior vertical blinds which could be turned to block out light from the reflective source, but would allow indirect non-reflective light to enter the dwelling unit. The Board did not feel that there would be any appreciable heat gain if proper wall insulation was used.

The Board was more concerned with light and heat gain through the project's east and west windows. Should the developer use awnings on the east and west windows for light and heat control, it would also be appropriate to use the same awnings on the north and south elevations.

The Board was also concerned with design of the inner parking court. They felt that the area needed more design thought as to type of paving material, use of trees, vines and trellises. It was felt that the introduction of grass planter blocks, trees and vines in planters and trellises would reduce the light and heat bounce into the eastern dwelling units as well as producing a more aesthetically pleasing area.

A foot bridge connects the park on the east two-thirds of the site, with the condo area on the west one-third of the site. The site plan as presented does not take advantage of this amenity. The Board felt that the bridge should be better utilized and requested the applicant to rework his design to take advantage of the bridge structure and still provide security to the residential units.

Lastly, the Board wished the applicant to modify the roof line of the units. It was felt that the sawtooth roof line was becoming a CADA signature. The Board requested the applicant to raise or lower the roof line of some of the units in order to give a change of elevation height to the project.

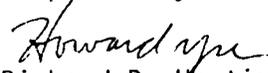
At the Planning Commission hearing, the applicant provided details for a trellis/planter design along the west elevation of the easternmost units (see Exhibits A and G). The trellis, in response to the Board's concerns, is intended to reduce the amount of heat and light reflected off the inner parking court into those units and to improve the aesthetics of the parking area.

The Commission also noted the potential monotony of using the same colors for every unit. It recommends variation in colors and in fenestration to provide for greater visual interest.

RECOMMENDATION

Staff recommends that the Council concur with the Planning Commission and Design Review/Preservation Board and recommend to the CADA Board modification of the proposed project to address the concerns of the Commission and the Board.

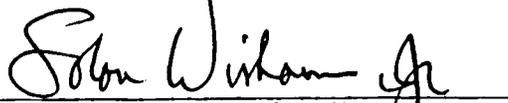
Respectfully submitted,

for 
Richard B. Hastings
Design Review/Preservation Director

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

For 
Walter J. Slife, City Manager

MEETING DATE 7/7/83
 ITEM NO. 1 FILE NO. P- 83-105
 M- _____
 DR 83-137

GENERAL PLAN AMENDMENT
 COMMUNITY PLAN AMENDMENT
 REZONING
 SPECIAL PERMIT
 VARIANCE

TENTATIVE MAP
 SUBDIVISION MODIFICATION
 ENVIRONMENTAL DET.
 OTHER _____
CADA REVIEW - SITE 3

Recommendation LOCATION: 7TH 8TH N + O STREETS

- Favorable
 Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

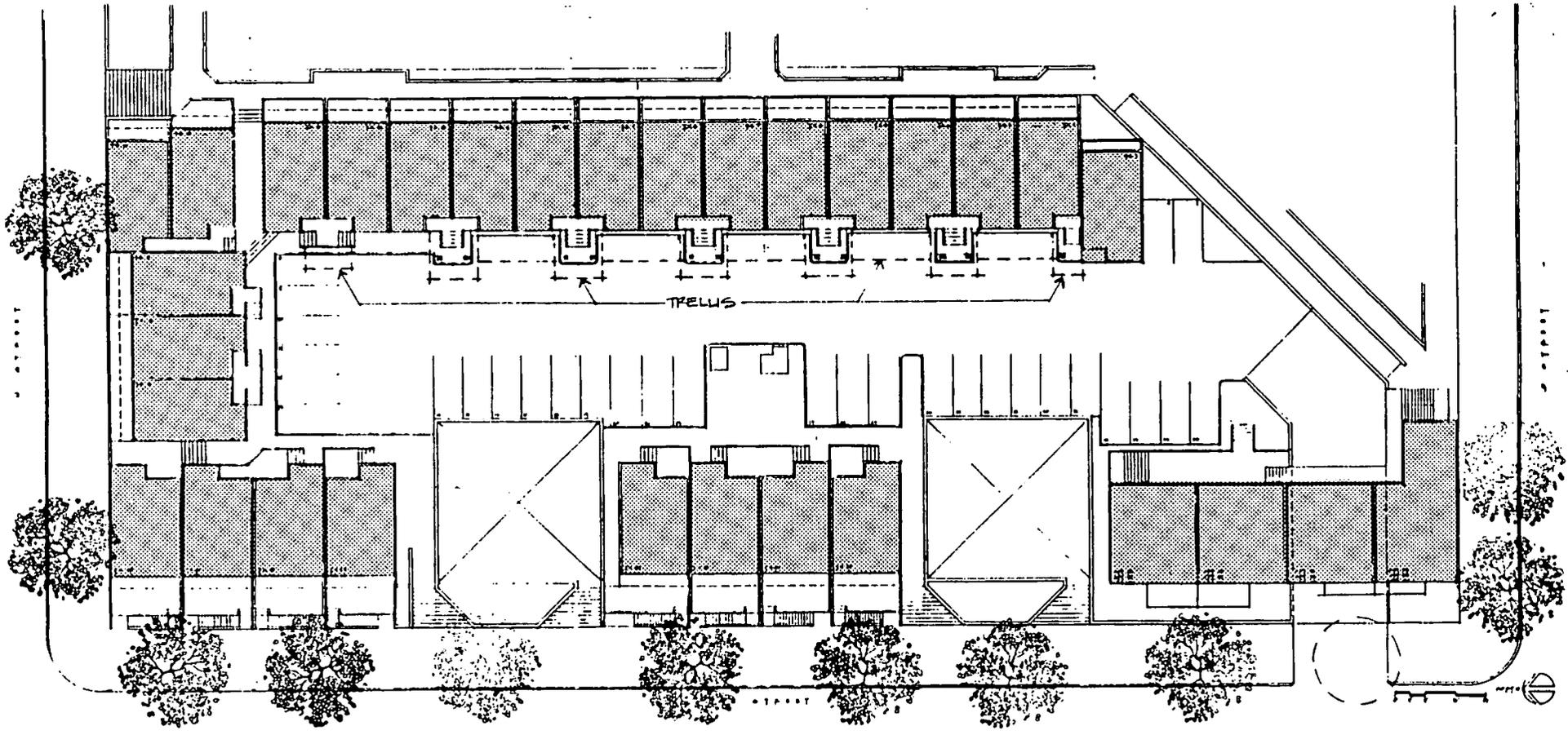
<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	ABSENT			
Holloway	✓			
Hunter	ABSENT			
Ishmael	✓			✓
Larson	✓		✓	
Silva	ABSENT			
Simpson	✓			
Goodin	✓			

- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO CONTINUE TO _____ MEETING
 - OTHER _____
- 1) FORWARD A POSITIVE COMMENT W DESIGN
 2) SUPPORT COMMENT BY DESIGN REVIEW BP.
 3) SUGGEST USE OF DIFFERENT COLOR & FENESTRATION TREATMENT TO EMPHASIZE INDIVIDUALITY



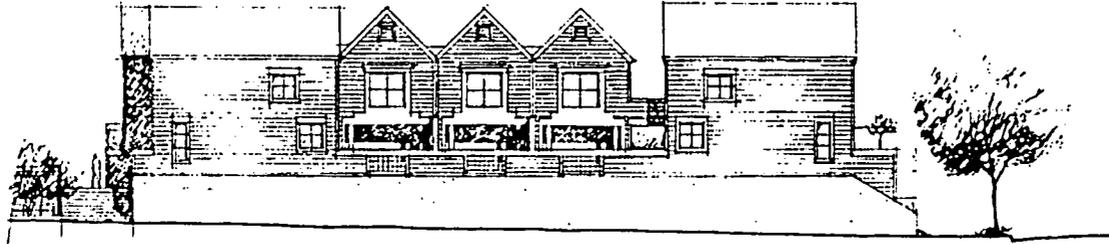
EXISTING



EXHIBIT 'B'

WEST ELEVATION (27TH STREET)

33



NORTH ELEVATION ('N' STREET)

EXHIBIT 'C'



UPPER WALKWAY

COMMON AREA WALL WALKWAY

EAST ELEVATION (PARK SIDE)

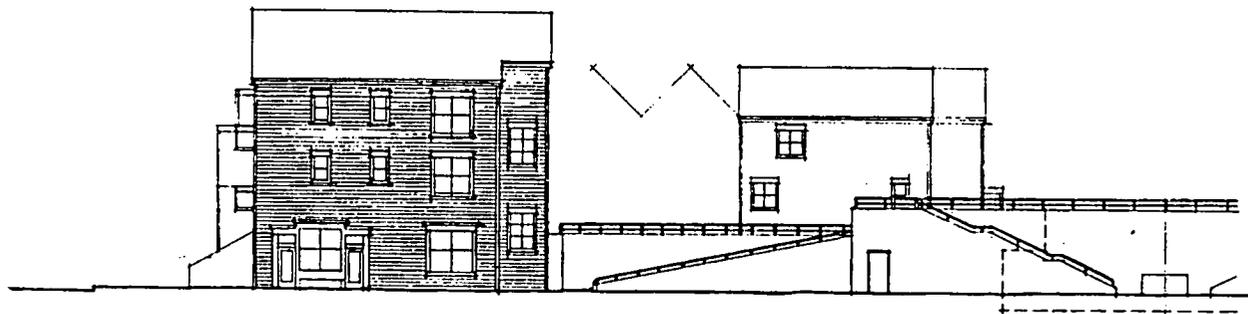
1/8" = 1'-0"

EXHIBIT 'D'



WEST ELEVATION AT INTERIOR PARKING COURT

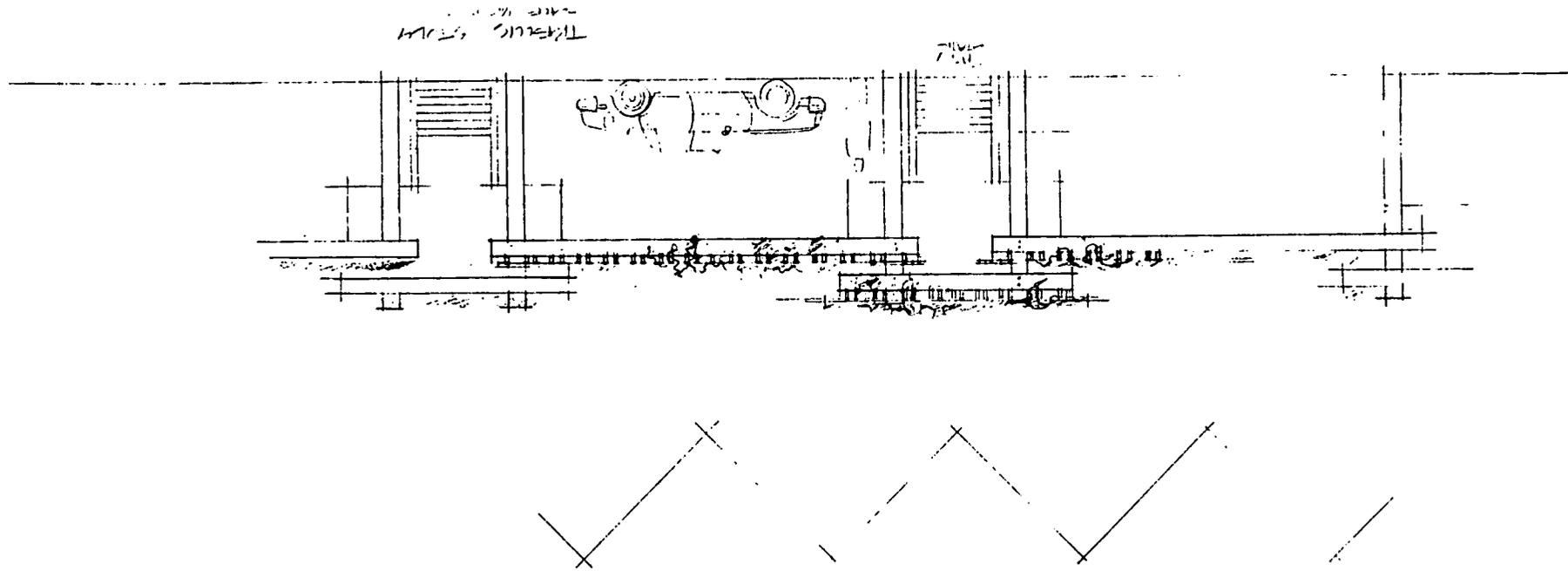
EXHIBIT 'E'



SOUTH ELEVATION ('O' STREET)

1/2" = 1'

EXHIBIT 'E'



City Planning Commission
Sacramento, California

Members in Session:

Subject: CADA Site 3, west one-third of block bounded by 7th, 8th and N and O Streets

BACKGROUND INFORMATION: The Design Review/Preservation Board reviewed the subject project on June 15, 1983. Discussion first centered on the concerns of Council regarding light and heat impaction to the north facade of the project. The Board felt that light reflected into the units through the proposed windows could be regulated by the use of "Levolor" type blinds. Staff, in reviewing the site, found that a narrow diagonal band of reflected light moves across the metal sun shades of the State building to the north. Perhaps this reflected light could be regulated by the use of interior vertical blinds which could be turned to block out light from the reflective source, but would allow indirect non-reflective light to enter the dwelling unit. The Board did not feel that there would be any appreciable heat gain if proper wall insulation was used.

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A foot bridge connects the park on the east two-thirds of the site, with the condo area on the west one-third of the site. The site plan as presented does not take advantage of this amenity. The Board felt that the bridge should be better utilized and requested the applicant to rework his design to take advantage of the bridge structure and still provide security to the residential units.

Lastly, the Board wished the applicant to modify the roof line of the units. It was felt that the sawtooth roof line was becoming a CADA signature. The Board requested the applicant to raise or lower the roof line of some of the units in order to give a change of elevation height to the project.

RECOMMENDATION: Staff recommends that the Commission recommend approval of the project to the CADA Board with the Design Review/Preservation Board comments as noted.

Respectfully submitted,

Richard B. Hastings
Richard B. Hastings
Design Review/Preservation Director

RBH:bw



CITY OF SACRAMENTO

CITY PRESERVATION BOARD

927 Tenth St. SACRAMENTO, CALIF. 95814
Suite 300 TELEPHONE (916) 449-5604

June 10, 1983

MEMORANDUM

TO: Board Members

FROM: Staff

SUBJECT: CADA Site No. 3 - 7th, 8th/'N' and 'O' Streets

On June 9, 1983 CADA requested that this project be brought to the Board as an add on item. Staff has not had an opportunity to prepare a staff report on the project. Staff comments will be presented to the Board at the meeting.

The applicant will bring drawings to the meeting to answer the concerns of the City Council voiced at the Council meeting of May 31, 1983. Council felt that sunlight and heat reflection from the State building to the north would adversely affect those condominiums facing north.

CADA SITE 3: 7,8,N,0 Sts.

ATTACHMENT TO PROPOSAL FOR LEASE AND DEVELOPMENT

Developer: Rubin Glickman and Associates.

1. DESCRIPTION OF PROPOSED DEVELOPMENTS

The development team is proposing a modified development scheme which is intended to produce 35 well-designed, affordable housing units. The preliminary plans call for the construction of 27 two-story townhouses and 8 one-story one bedroom units. Our preliminary budget projections forecast sales prices of \$42,000 for the one bedroom units and \$61,000 for the townhouses.

A site plan, an architectural elevation and typical floor plans are attached.

3. BUDGET AND FINANCING PLAN

We have brought the preliminary plans to First Nationwide Savings, and they have demonstrated an interest in funding the project as evidenced by the enclosed letter of January 25, 1983.

4. NARRATIVE STATEMENT:

Architects: The project architects will be ~~XXXXXXXXXX~~, ~~XXXXXXXXXX~~ the firm of Backen, Arrigoni and Ross. Both architects are experienced in the design of affordable housing. We have attached some background material of B.A.R. for your consideration.

Marketing: We have analyzed the market and are convinced that there are buyers (primarily younger singles, couples and one-child families) to whom these townhouses and one-bedroom units will appeal. We also believe that by building truly affordable housing on this site, we can attract many first-time homebuyers who are employed in downtown Sacramento and who will benefit from the proximity to their workplace.

Redeveloper's Time-Line: We plan to build and bring these 35 units to market in less than thirteen months according to the following schedule:

- 1. Submission of preliminary plan by Redeveloper to CADA
- 2. Approval or disapproval of preliminary plans and programs by CADA 30 days after submission of preliminary plans

- | | |
|---|---|
| 3. Submission of final plans by Developer to CADA | 30 days after approval of preliminary plans |
| 4. Submission of evidence of financing by Redeveloper | 30 days after approval of preliminary plans |
| 5. Approval or disapproval of evidence of financing by CADA | 15 days after submission of evidence of financing |
| 6. Approval or disapproval of final plans by CADA | 30 days after submission of final plans |
| 7. Transfer of possession of the property to Redeveloper | 20 days after approval of final plans or 10 days after approval of final plans and evidence of financing by CADA and issuance of building permits by City of Sacramento, whichever is later |
| 8. Commencement of construction by Redeveloper | 10 days after transfer of possession |
| 9. Completion of construction by Redeveloper | 9 months after commencement of construction |

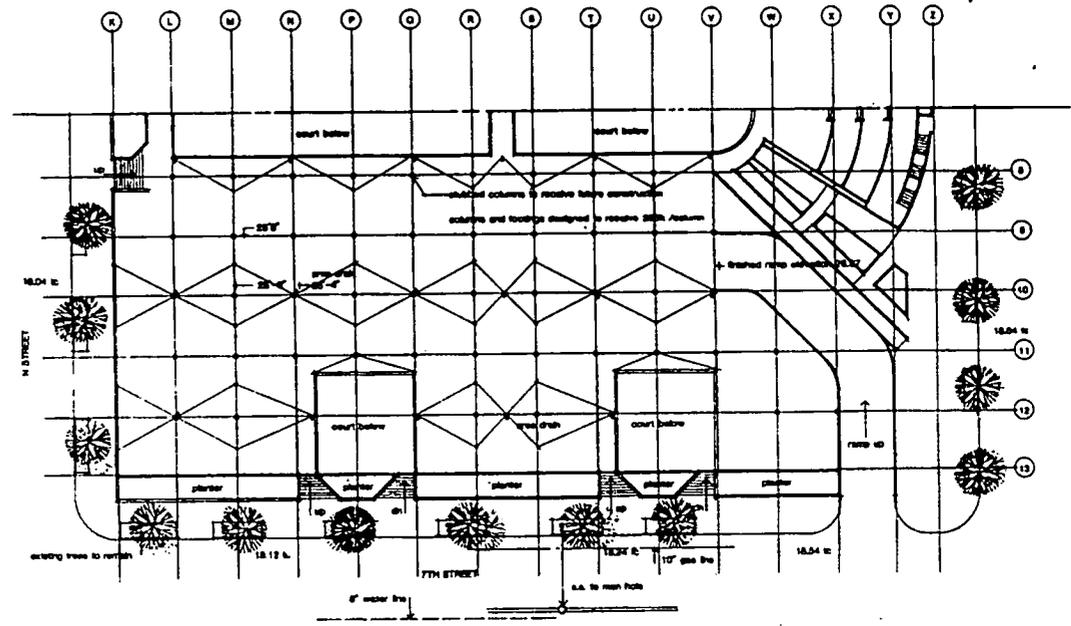
Innovative Residential Development: This proposal represents an innovative residential development because of three prime factors:

1. It will provide well-designed, affordable housing.
2. It proposes the construction and marketing of residential units in the most "urban" section of Sacramento.
3. It proposes the development of these residential units in air rights space above an office building.

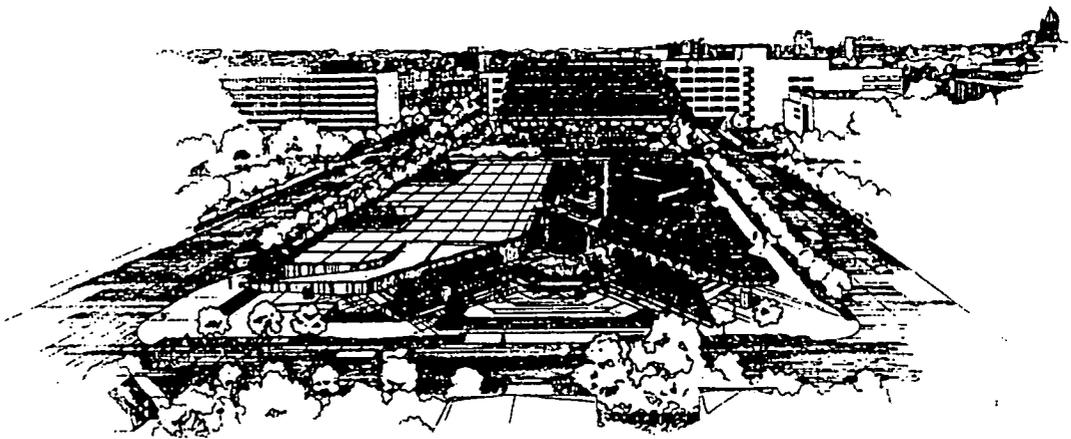
3. PARCEL MAP AND LEGAL DESCRIPTION

Block #203 Bounded By 7th & 8th Street and N & O Streets in the City of Sacramento according to the official plat thereof.

Further described as the air-rights space located above the State of California Site 3 Office Building of the Subterranean commons north of O Street, east of 7th Street and south of N Street. (See adjacent Plan).



EXISTING SITE PLAN



02 83-137

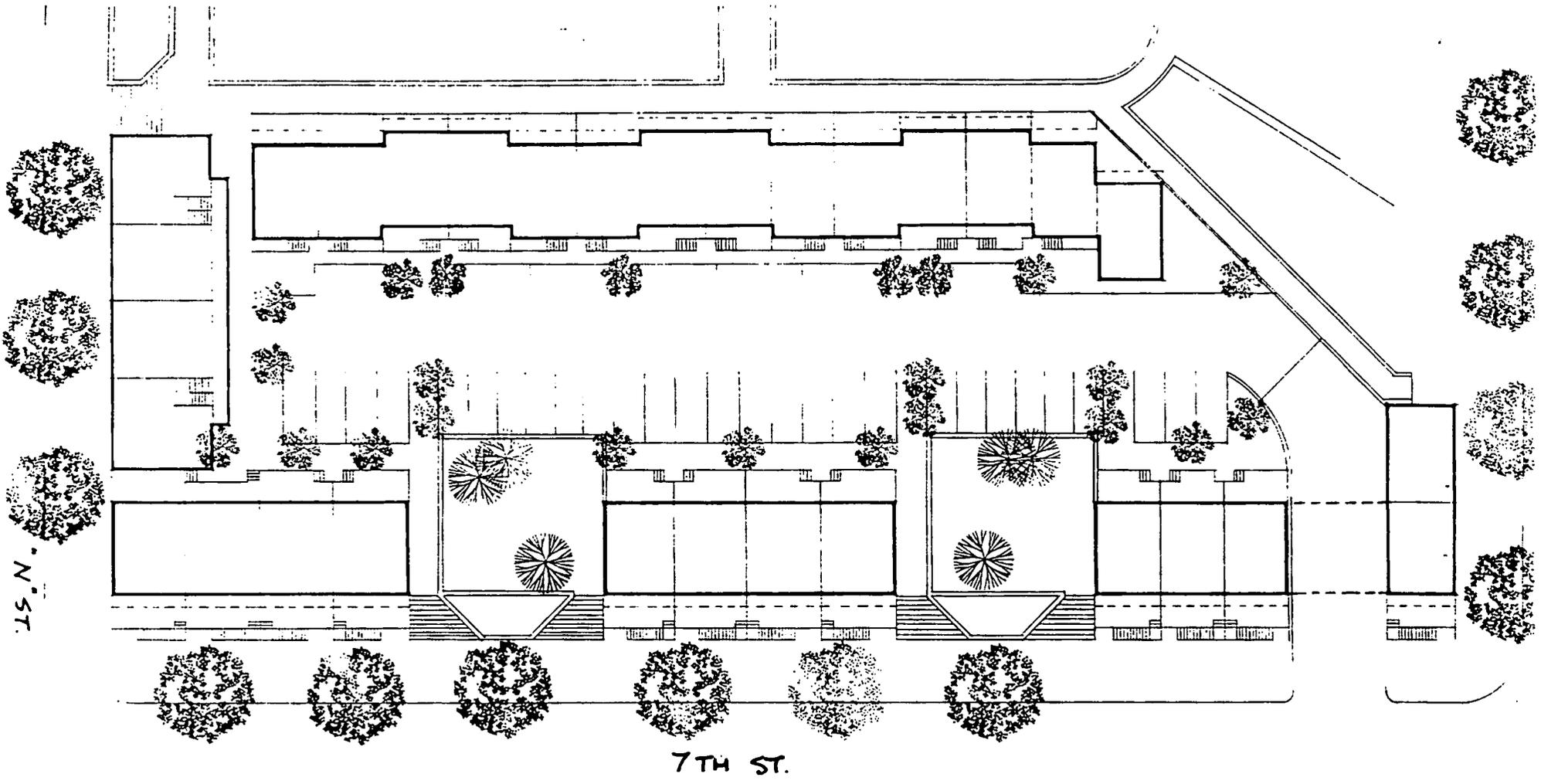
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#15

DR 83-131

U-15-83

N ST.



SCHEMATIC SITE PLAN



P 83184

#15

DR 83-137

U-15-83



SEVENTH STREET ELEVATION

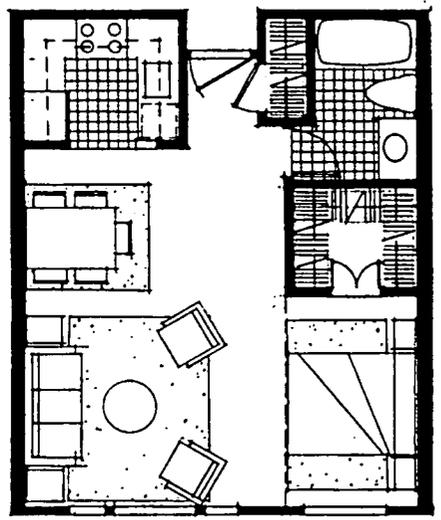
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P 83184

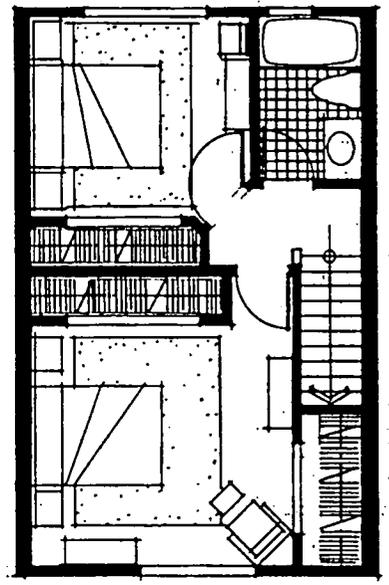
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DR 83-137

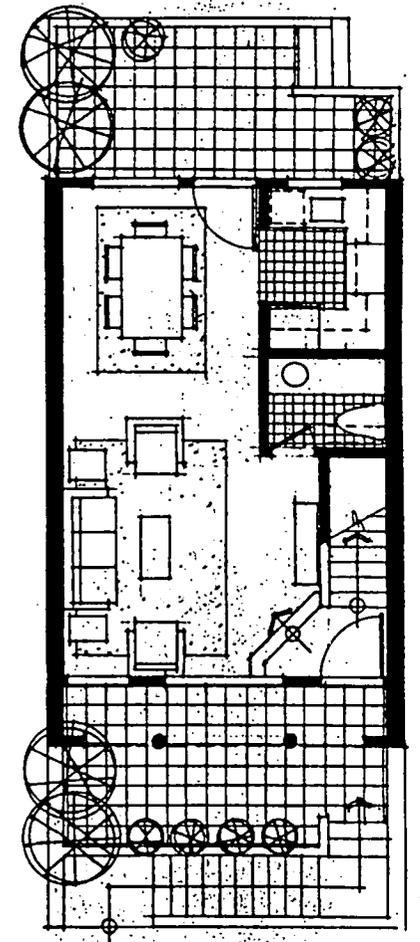
Co. 15-83



JR. ONE BEDROOM FLAT
500 SF



TWO BEDROOM TOWNHOUSE
850 SF



P 83184

#15

33

P-83103

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CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JUL 1 4 47 PM '83

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

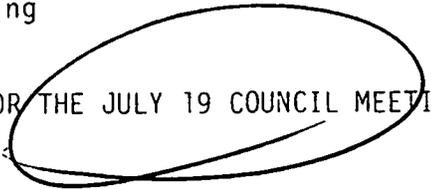
July 1, 1983

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Connie Petersen
SUBJECT: Request to Set Public Hearing

ok sm

PLEASE SCHEDULE THE FOLLOWING ITEM FOR THE JULY 19 COUNCIL MEETING UNDER HEARINGS:



DR83-137 - P83-103 Design Review of housing for CADA Site #3 on west 1/3
4 block bounded by 7th, 8th N and O Streets (D1)
(APN: 006-203-12)

cp

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 4-8-83/SD

Project Location Block bounded by 7th, 8th, N and O Streets **P** 83-103
 Assessor Parcel No. 006-203-12
 Owners State of California, CADA Phone No. 322-2114
 Address 1230 N Street, Suite 200, Sacramento CA 95814
 Applicant Site 3, A Limited Partnership, C/O R. ariano Phone No. (415)989-0350
 Address 473 Jackson Street, San Francisco CA 94111
 Signature _____ ~~EXX.C.~~ SRC Mtg. Date 4-27-83

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date		
<input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15202</u>		5-31-83	\$	_____
<input type="checkbox"/> General Plan Amend _____			\$	_____

_____		Res. _____		
<input type="checkbox"/> Community Plan Amend _____			\$	_____
() _____				
_____		Res. _____		
<input type="checkbox"/> Rezone _____			\$	_____

_____		Ord. _____		
<input checked="" type="checkbox"/> Tentative Map to divide 3.9+ acres developed with an office building located in the General Commercial (C-2) zone into one airspace lot.		Design to come back to Council	\$	_____
_____		Res. <u>83-414</u>		
<input type="checkbox"/> Special Permit _____			\$	_____

<input type="checkbox"/> Variances _____			\$	_____

<input type="checkbox"/> Plan Review _____			\$	_____

<input type="checkbox"/> PUD _____			\$	_____

<input type="checkbox"/> Other _____			\$	_____

FEE TOTAL \$ _____
 RECEIPT NO. _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|-------------------------|
| R - Ratified | D - Denied | IAF - Intent to Approve |
| Cd - Continued | RD - Recommend Denial | AFF - Approved basec |
| A - Approved | RA - Recommend Approval | RPC - Return to Plann |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicat |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this do conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will consti of this permit. Building permits are required in the event any building construction is planned. The County Assesso taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

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 03
 not be
 for revocation
 of actions



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

STATE OF CALIFORNIA, CADA
1230 "N" Street, Suite 200
Sacramento, CA 95814

July 7, 1983

On July 1, 1983, the following matter was filed with my office to set a hearing date before the City Council:

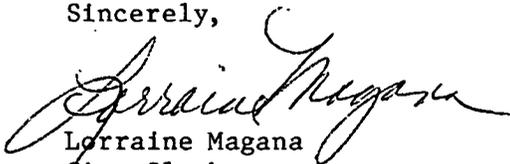
Design Review of housing for CADA Site, #3 on west 1/3 block bounded by 7th, 8th, N and O Streets. (D1) (APN: 006-203-12) (DR83-137) (P-83103).

This hearing has been set for July 19, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/sml

cc: (4) (P-83103)

Site 3, A Limited Partnership, c/o R. Ariano

July 20, 1983

State of California, CADA
1230 N Street, Suite 200
Sacramento, CA 95814

Dear Gentlemen:

On July 19, 1983, the Sacramento City Council took the following action(s) for property located at and bounded by 7th, 8th, N and O Streets:

Staff recommendations adopted to concur with City Planning Commission and Design Review/Preservation Board Action

Sincerely,

Lorraine Magana
City Clerk

LM/mm/
Enclosure

cc: Planning Department
Site 3, Ltd. Partnership
c/o R. Ariano
473 Jackson Street
San Francisco, CA 94111