

Sacramento City Planning Commission
Sacramento, California

Members in Session:

Subject: Project proposals for CADA Site 4-A,
southwest corner of 8th and O Streets

BACKGROUND INFORMATION: Under the joint powers between the State and the City of Sacramento, project proposals for CADA sites are submitted for review by the City Planning Commission and the City Design Review Board. Comments and recommendations are then sent to the CADA Board of Directors to aid in their decision making.

In 1982, three proposals were considered for the CADA Site 4A. However, no projects were undertaken and the site is presently only a minimally improved surface parking lot. CADA has now solicited four new project proposals for consideration. Two of the proposals are for hotels; the other two are for apartments. Ground floor space incorporates retail units in two of the submittals. In another submittal, a health care facility is proposed at the ground floor and the fourth submittal has hotel/restaurant use at ground level.

On July 6, 1988, the Design Review Board considered the designs of the four proposals.

PROJECT EVALUATION: Staff has the following comments and concerns for Planning Commission consideration:

A. Land Use and Zoning

The subject site is comprised of five parcels totaling 0.69 acres. Although the General Plan designation is medium density residential and the Central City land use designation is multi-family residential, the current zoning is C-2 (General Commercial). The current land use of the site is surface parking.

Surrounding land uses include the Capitol Athletic Club to the east, surface parking to the south, a bank (in the National Register Heilbron House) to the west and State Office Building 13 is to the north.

B. Building Setbacks

None of the proposals satisfy the five foot setback requirement for the O Street frontage, the 7.5 foot setback for the first 26 feet of building height along 8th Street and the 15 foot setback for the facade above 26 feet along 8th Street.

C. Parking

In each of the four proposals, the provision of parking falls short of the numbers for on-site parking required in the Zoning Ordinance. In some instances, off-site parking is utilized as a means to satisfy the anticipated parking demand. Evaluating the parking needs of the various proposals is complicated by the obligation to provide parking for the Capitol Athletic Club and Restaurant during its peak hours of activity. Valet parking is also proposed in conjunction with tandem parking and perhaps as justification for other departures from standard City parking lot design criteria.

It has been CADA's position in the past that parking serving the ground floor uses in its various projects is a non-essential item in that persons served by those uses are the residential occupants of those projects and the residents and workers from the surrounding area. The same thought would apply here and it appears that most of the non-residential parking requirement for each project will be satisfied anyway.

D. Circulation

In that the subject site is on an existing light rail line, the future occupants of the building, be they residents, workers, customers, or out of town visitors will have the convenience of this public transit mode available to them. The light rail line design does, however, restrict motor vehicle movement on O Street to eastbound only between 7th and 9th Streets. Thus, traffic circulation in the area will be somewhat more complicated than in the past.

DRAFT

6/13/88

SUMMARY OF PROPOSALS RECEIVED BY CAPITOL AREA DEVELOPMENT AUTHORITY FOR SITE 4A (8th and 'O' Sts.)

A. CAPITOL FOUNTAINS ASSOCIATES

Principals: Peter Bass, John Sanger, Richard Shapiro (A Limited Partnership) Sacramento/San Francisco
4291 Alton Court, Sacramento, CA 95864

Architect: William Turnbull Associates, San Francisco

Project

Description: A four story 45 unit market rate apartment building. Three stories over 8,500 sq.ft. of ground level commercial space with elevator. Parking is provided as follows: 45 surface parking spaces for the apartments and 17 retail parking spaces along the alley with valet parking/stack provisions for Capitol Athletic Club.

The unit mix is:

15	Standard 1 Bedroom	700 s.f.	\$ 600/mo
24	Deluxe 1 Bedroom (Den) 1.5-2 bath	850-950 s.f.	700-775/mo
6	2 Bedroom 2 bath	1,100 s.f.	850/mo

Construction Budget: \$ 2,876,371

Development Budget: \$ 3,557,701

Lease Payment Proposed: \$ 18,900/yr plus % of commercial gross rents

B. CAPITOL HOTEL INVESTMENT PARTNERS, Ltd. a Florida Limited Partnership

Principals: Gulf Stream West Corporation
Ernest Higgins, West Palm Beach Florida
1645 Palm Beach Lakes Blvd., Suite 550,
West Palm Beach, Fl 33401

Project

Description: A hotel, possibly Sheraton Franchise, with 150 rooms and meeting rooms. It includes 2,500 sq.ft. of food and beverage space. The parking provided is a two story parking structure featuring 78 parking spaces with stacked valet parking for the Capital Athletic Club during peak hours. The building is six stories with two elevators and a swimming pool on grade. The exterior finish is "Dryvit" or equal with a mansard metal standing seam roof and paved terraces at select locations.

Construction Budget: \$6.6m

Development Budget: \$10m

Lease Payment Proposed: \$68,437 base rent plus 1% of gross room revenue (yrs 1-5) 2% (yrs. 6-10) 3% (yrs. 11-54) not subject to C.P.I.

C. FABULOUS INNS, 2485 Hotel Circle Place, San Diego, CA 92108

Principals: Fabulous Inns (San Diego) with a Limited Partnership of William Wiggins and Frank Smelik
F. Joseph Letson, Fabulous Inns

Project

Description: A Fabulous Suites of Sacramento (114 suites) 6,500 sq.ft. of retail shops and up to 90 parking spaces. Of these 52 stalls are on site, 13 stalls are attained through valet parking, and 25 spaces will be made available after banking hours in the Great American Parking lot. The building is a four story structure with a tile and stucco exterior, concrete and masonry first floor, and three stories of light framing above. The mansard roofs are fiberglass shingle, the flat roofs; built up or single ply guaranteed.

Construction Budget: \$4.83m

Development Budget: \$7.445m (financing \$5.2m; 70%)

CADA Land Rent (12 mo) \$60,000 year 1; \$66,040 thereafter. (\$30/unit per month and 30¢ for retail/s.f.)

D. PARK CREST DEVELOPMENT CORPORATION, 2287 Morley Way, Sacramento, CA 95864

Principals: Robert S. Park, President; a joint venture with Dr. Lawrence Lee, DDS and Sacramento Sierra Medical Group, Inc.

Project

Description: A 68 unit apartment building with 14,000 sq.ft. of Health Care Center medical space (ground floor). The parking garage on site provides 73 apartment spaces and 50 retail/valet spaces on the ground floor.

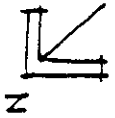
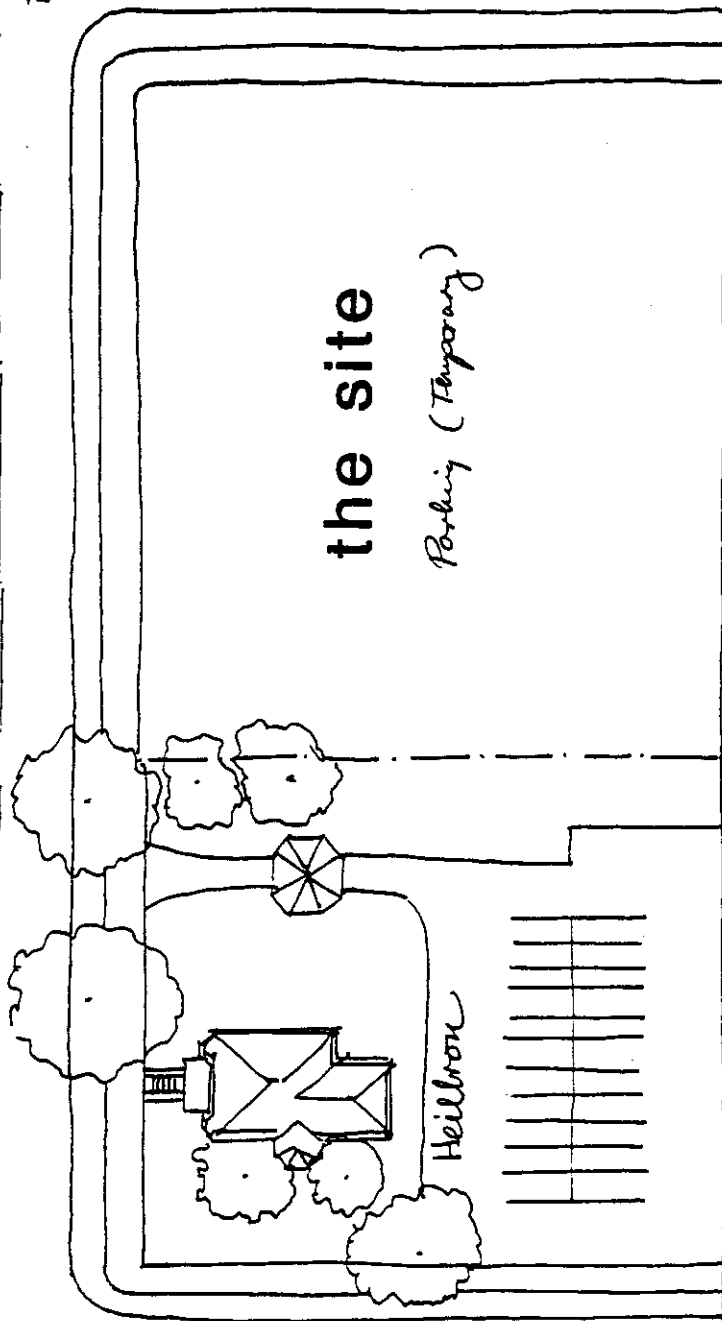
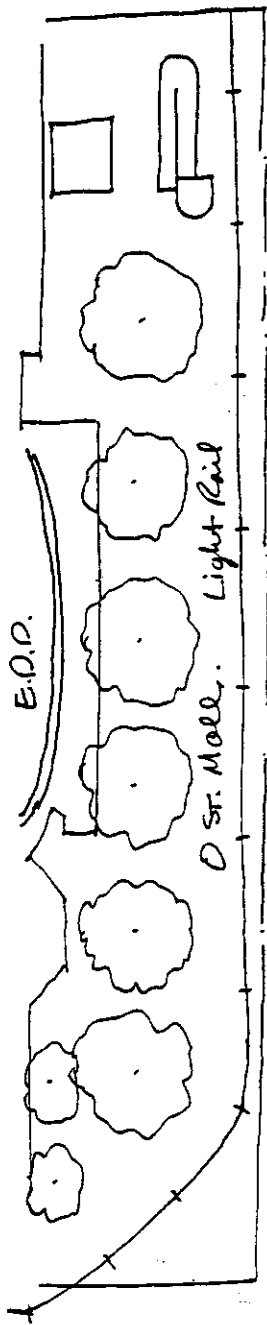
The structure is 3 stories of light framing/stucco structure over a concrete deck (4 stories total). First floor includes retail and parking. Second Floor includes residential parking.

Construction Cost:

Residential unit cost: \$ 40,000 each
Construction cost total: \$ 3,749,000
Project Total Cost: \$ 3,940,500

CADA Land Lease: \$28,650/yr (yrs. 1-5); \$61,200/yr (yrs. 5-55)

SITE 4A 8th/O sts.



PROJECT DESCRIPTION AND COMMENTS:

Proposal A Capitol Fountain's Associates

Use: 45 unit market rate apartment building with 8,500 sq. ft. of ground floor commercial area.

Height: 4 stories, 41 feet (61 feet for entry tower)

Parking Required: 66 spaces

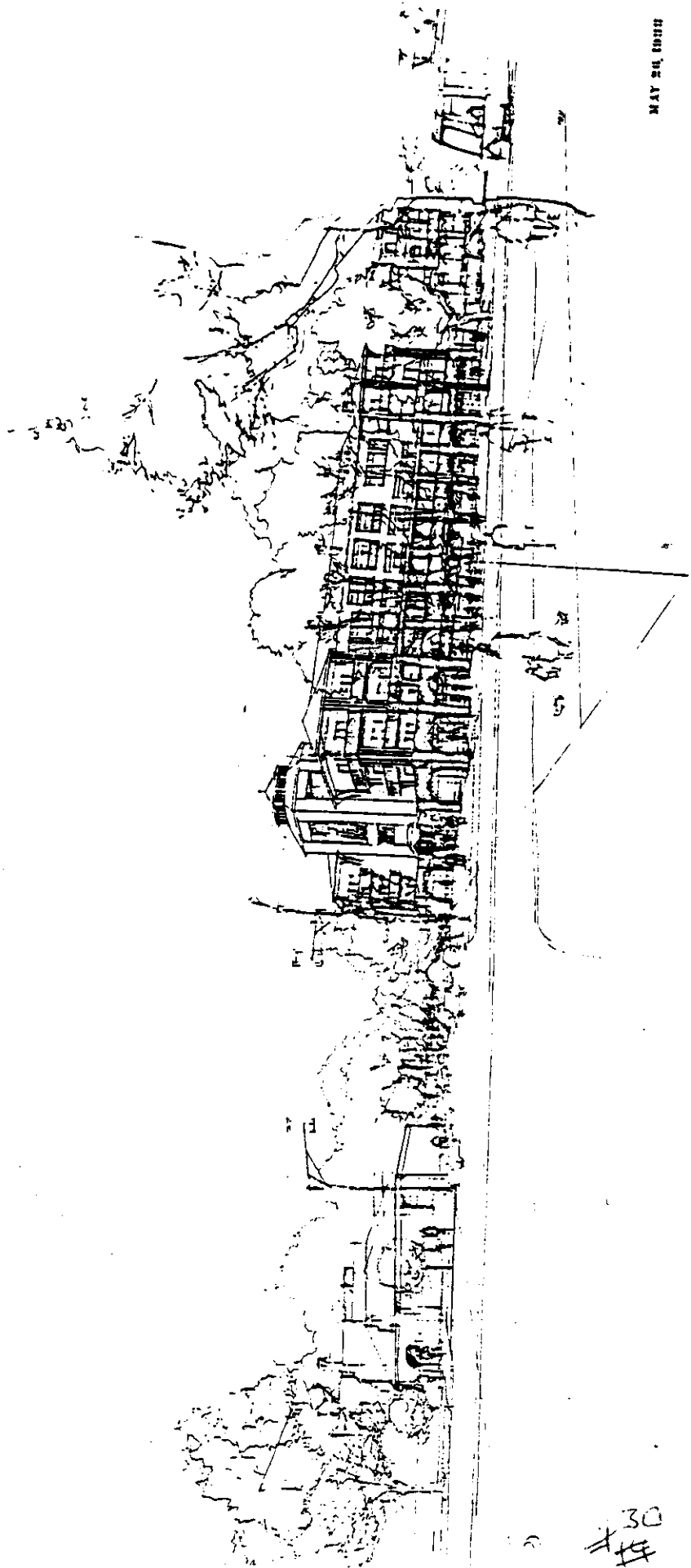
Parking Proposed: 62 on-site, 22 off-site

1. The Capitol Fountain proposal with its ground floor retail and storefronts on both street frontages would serve to enliven the vicinity of the subject site. The retail function will be complimentary to the adjacent and nearby light rail stops, providing convenience shopping opportunities to the light rail patrons. The proposed retail and residential uses would contribute to the mixed land use concept of development around transit stops.
2. The entry tower portion of the building exceeds the City's 45 ft. height limit for this site.
3. The on-site vehicle circulation pattern is quite efficient. Ingress and egress at the alley provide linkage with both 7th and 8th Streets.
4. With regard to parking, staff notes that the maneuvering width for most of the parking is not in conformance with the minimum City standards.

The 62 on-site parking spaces are only four short of satisfying the City's standards. There are 22 off-site spaces shown on the site plan for location at the rear of the adjacent bank use in the Heilbron Mansion.

SITE 4A

A



WILLIAM
TURNBULL
AND ASSOCIATES
ARCHITECTS
& PLANNERS

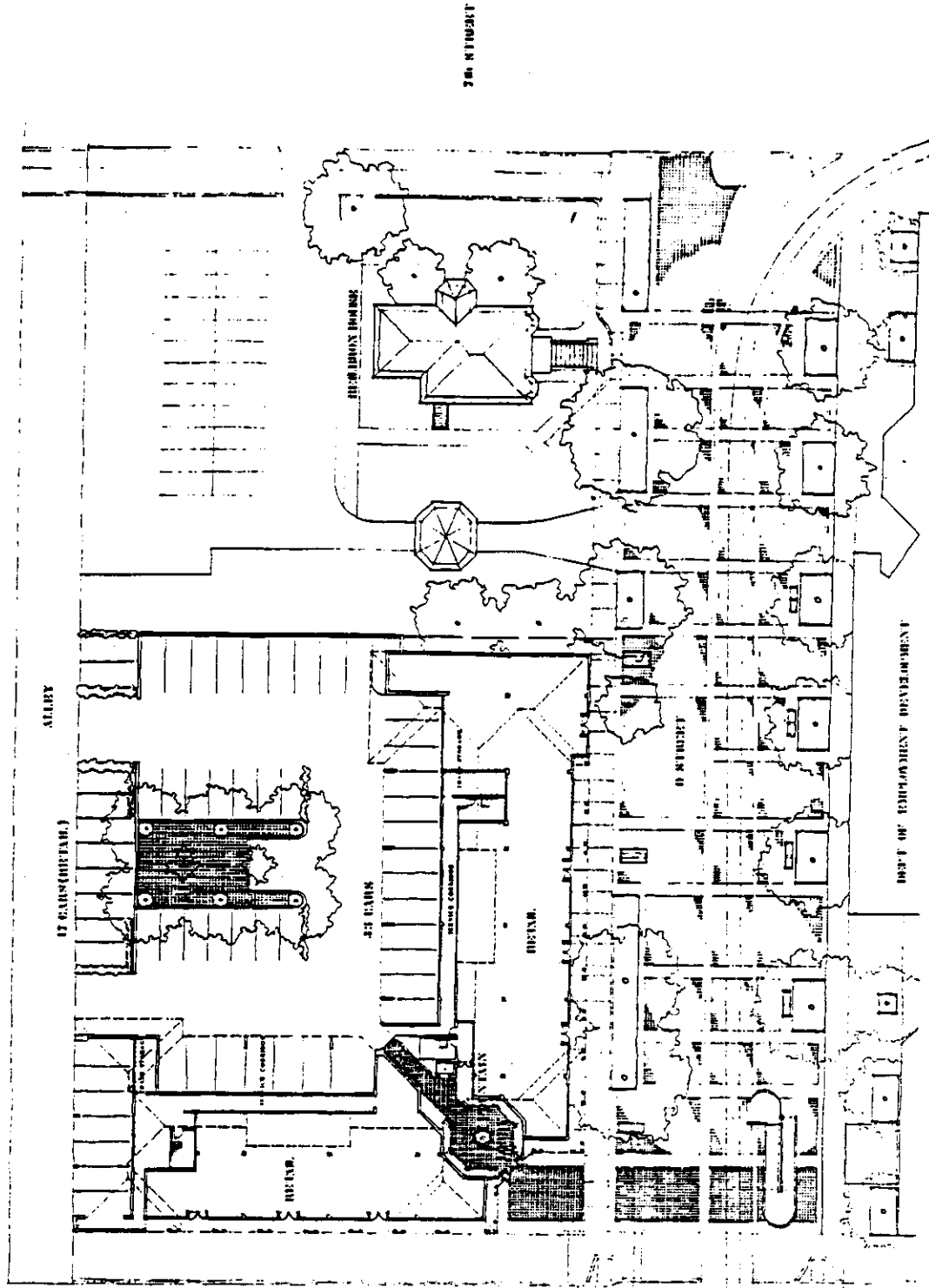
MAY 26, 1988

CAPITOL FOUNTAINS

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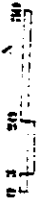
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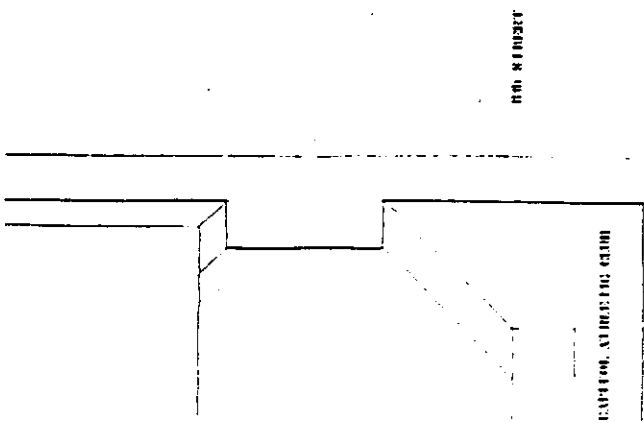


WILLIAM
WURNHILL
ARCHITECT
ANN ARBOR
MICHIGAN

MAY 26 1938

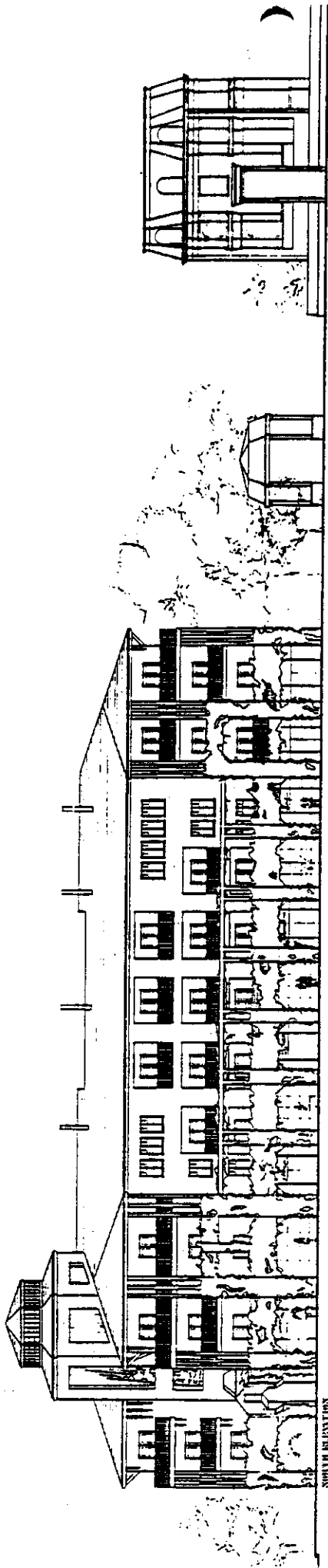


SITE PLAN



CAPITOL FOUNTAINS

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#4



NORTH ELEVATION



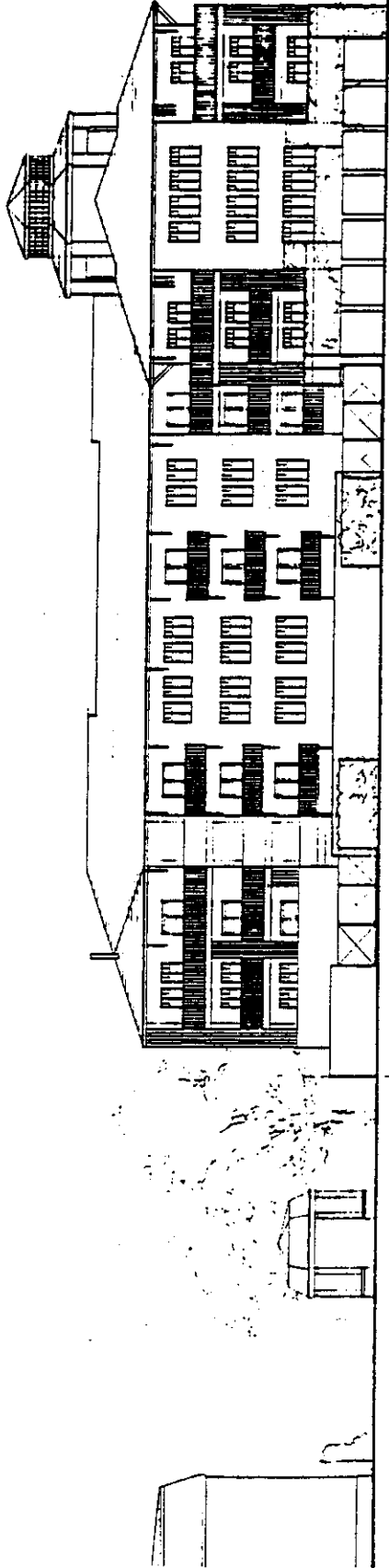
WEST ELEVATION

WILLIAM
ARMOUR
ARCHITECTS
CHICAGO

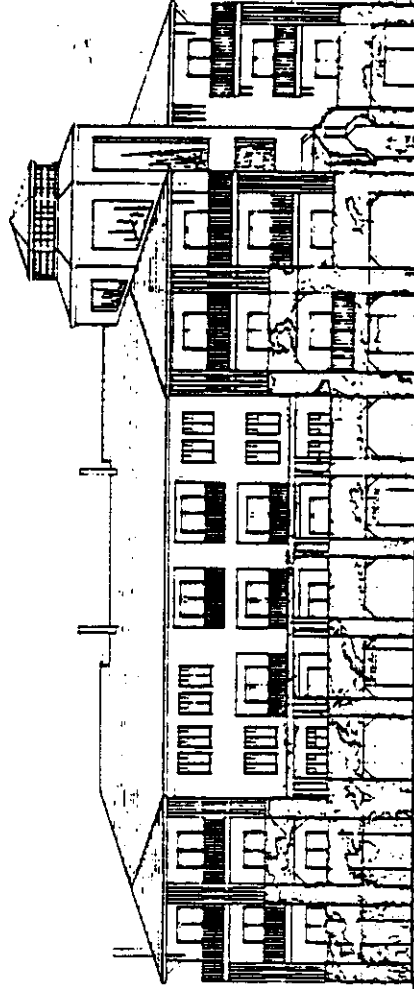
MAY 26, 1928



CAPITOL FOUNTAINS



SOUTH ELEVATION



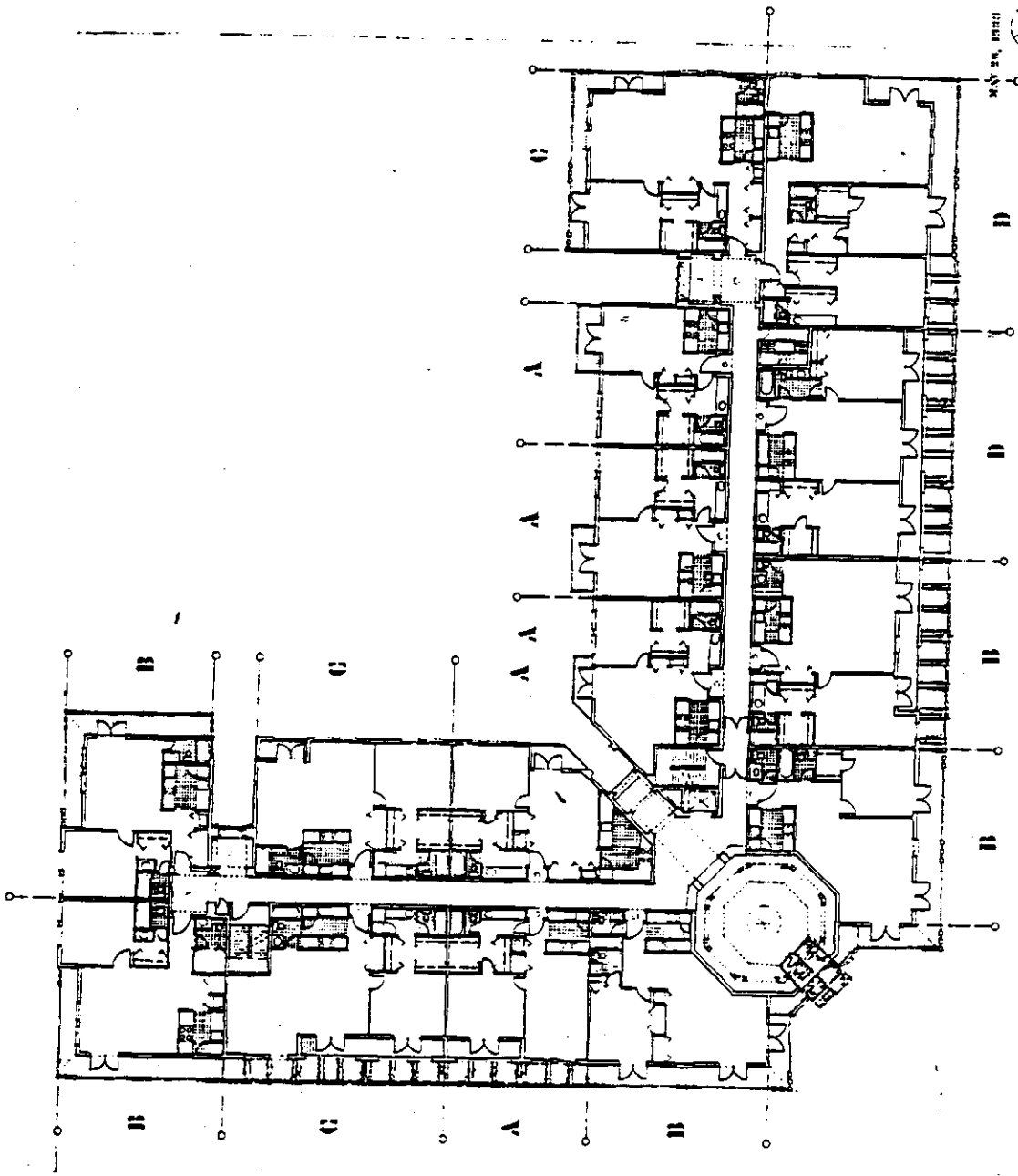
EAST ELEVATION

WILLIAM
 HENRI
 ASSOCIATES
 ARCHITECTS
 200 N. 10TH ST.
 DENVER, CO. 80202

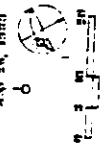
MAY 26, 1988

1" = 10'-0"
 1/4" = 1'-0"

CAPITOL FOUNTAINS



NATIONAL
 BUREAU OF
 ARCHITECTURE
 WASHINGTON, D. C.



TYPICAL UNIT PLAN

CAPITOL FOUNTAINS

PROJECT DESCRIPTION AND COMMENTS:

Proposal B Capital Hotel Investments Partners, Ltd.

Use: 150 room hotel with 2,500 sq. ft. of food and beverage space

Height: 6 stories (56 feet to top plate)

Parking Required: 75 spaces, plus one per three seats in restaurant

Parking Proposed: 119 spaces

1. This hotel proposal would locate the main entry facing the street intersection with administrative functions and some guest rooms fronting 8th Street and with a lounge, dining room and support services areas fronting O Street.
2. A unique aspect of this proposal not utilized in the other submittals is the encroachment of the building into the public rights-of-way. The O Street facade would be 16 feet out from the existing property line and the street would convert to a promenade. The 8th Street facade above the ground floor would project eight feet beyond the existing property line.

The proposed promenade would displace the only remaining traffic lane on O Street between 7th and 8th it would also serve to alleviate at this location the confusion that is sometimes experienced by motorists when driving along light rail routes. The modification would also provide opportunities to enhance the aesthetics of the light rail stop, to further develop the pedestrian linkage along O Street and to complement the existing open space amenity located above the State Office Building 13.

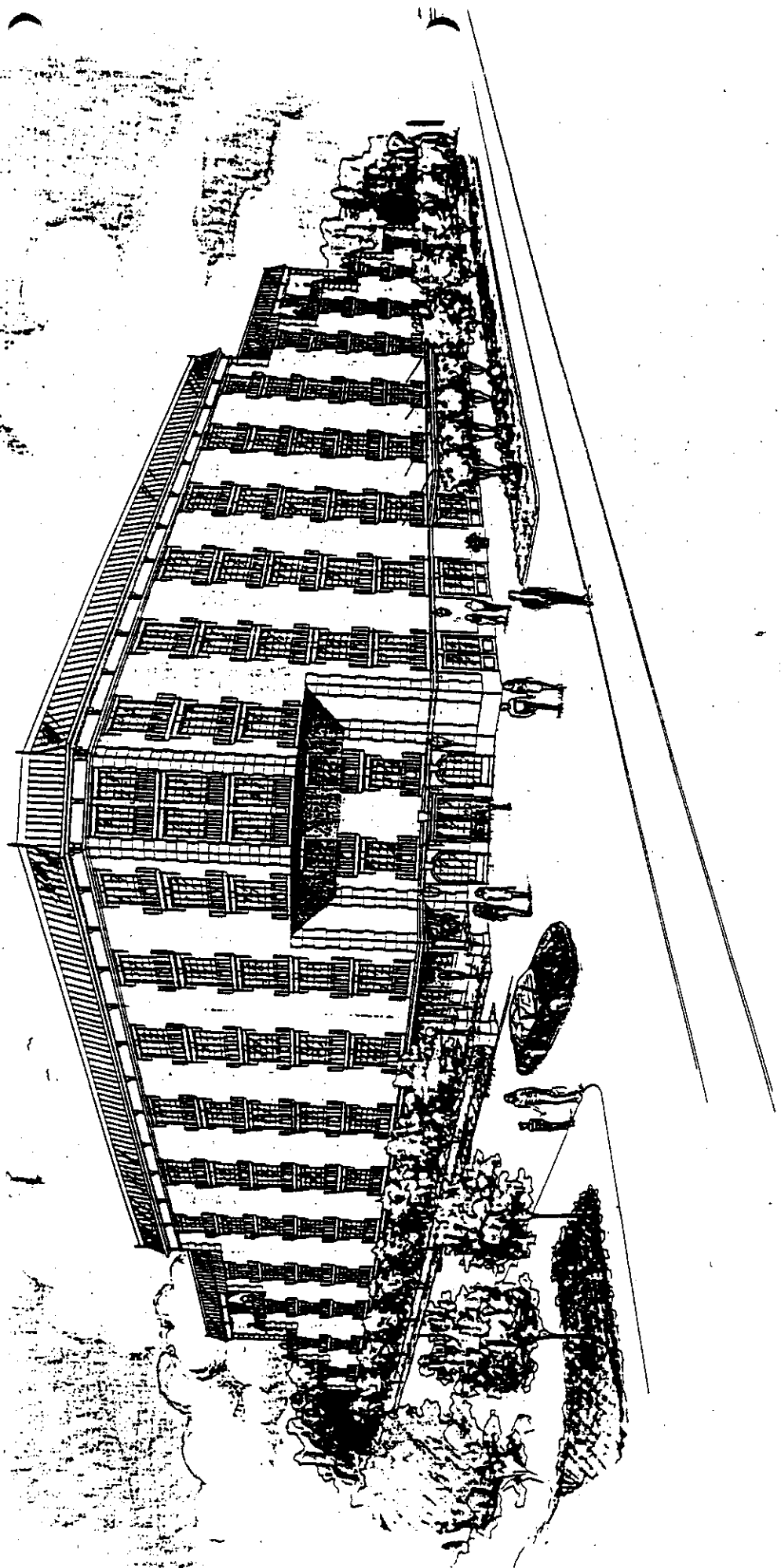
The encroachment of the building would, unfortunately, necessitate the removal of two large trees near the street intersection. Unless these trees are diseased, the Tree Services Division is likely to oppose their removal.

This proposal would need to be worked out with the Public Works Department on both the issue of encroachment and the loss of the street trees.

3. This proposal also benefits from having access to the alley and this vehicular linkage to both 7th and 8th Streets.

4. It appears that the parking will need to be almost exclusively valet serviced in that access to the upper parking level will be by way of a single one lane ramp. This limited access between levels may be ill advised even with valet servicing.
5. The alley accessed parking spaces do not have adequate maneuvering area. A six foot depth on-site is needed in addition to the 20 feet width of the alley to meet City standards.

B



Architectural Drawing

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17

PROPOSED HOTEL

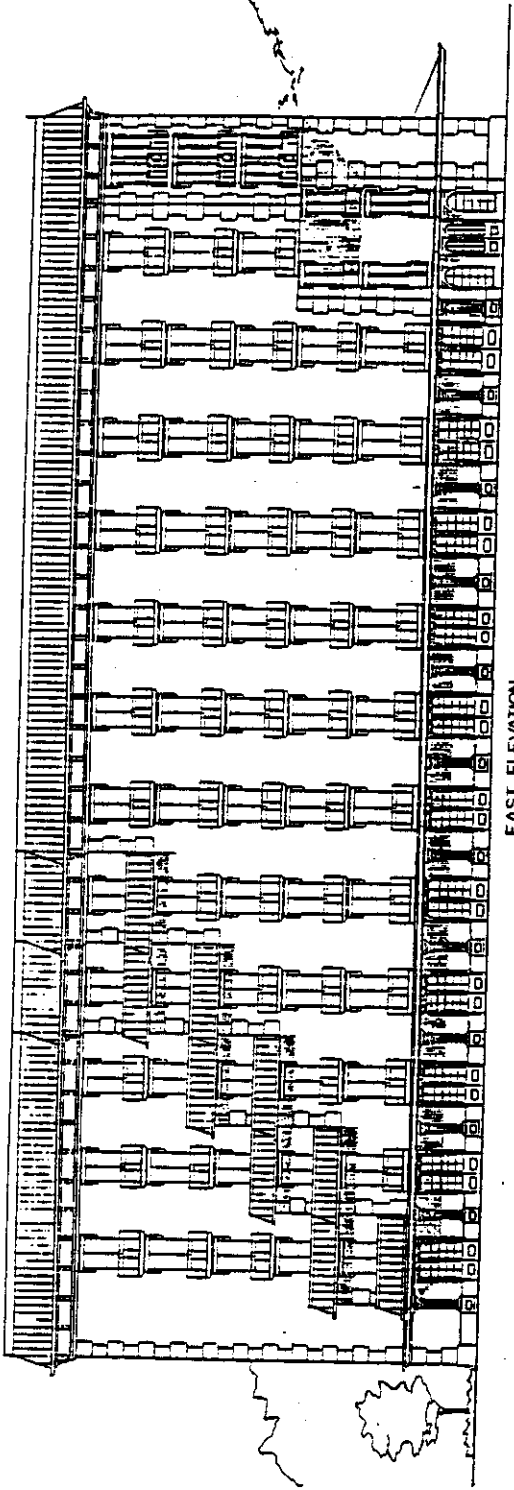
Sacramento, California

David Wallace & Associates, P.C.
ARCHITECTS
(916) 365-7776

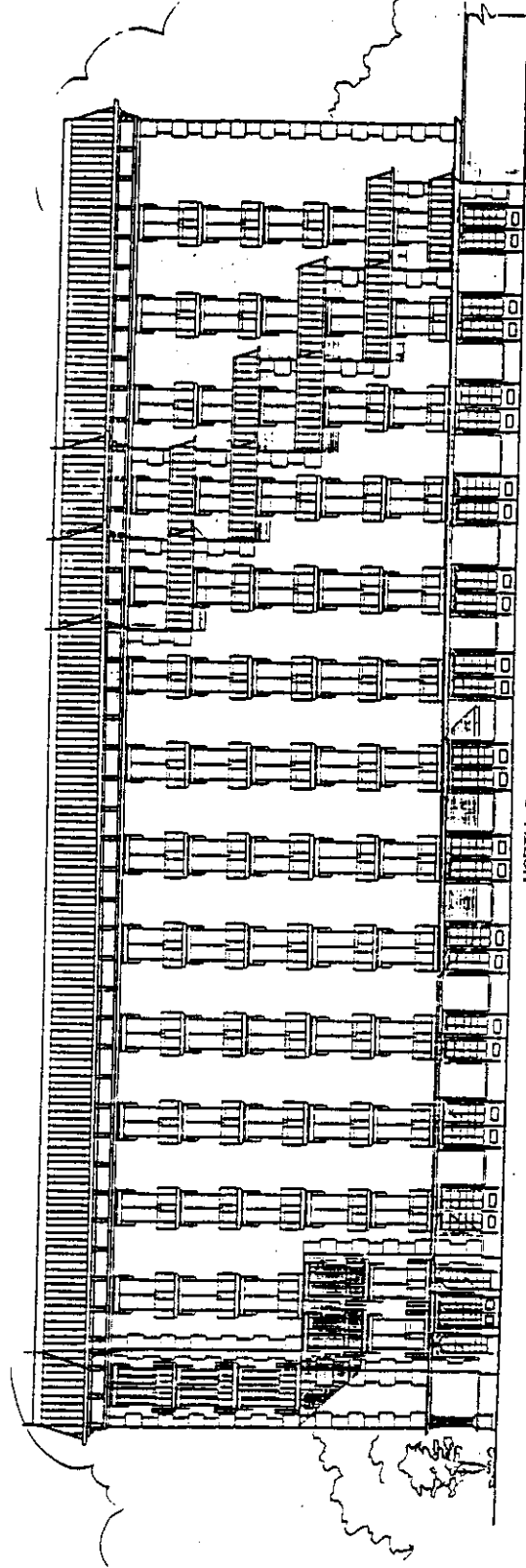
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PROJECT NO.	
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REVISED	
BY	
CHECKED	
DATE	

B



EAST ELEVATION
PART B



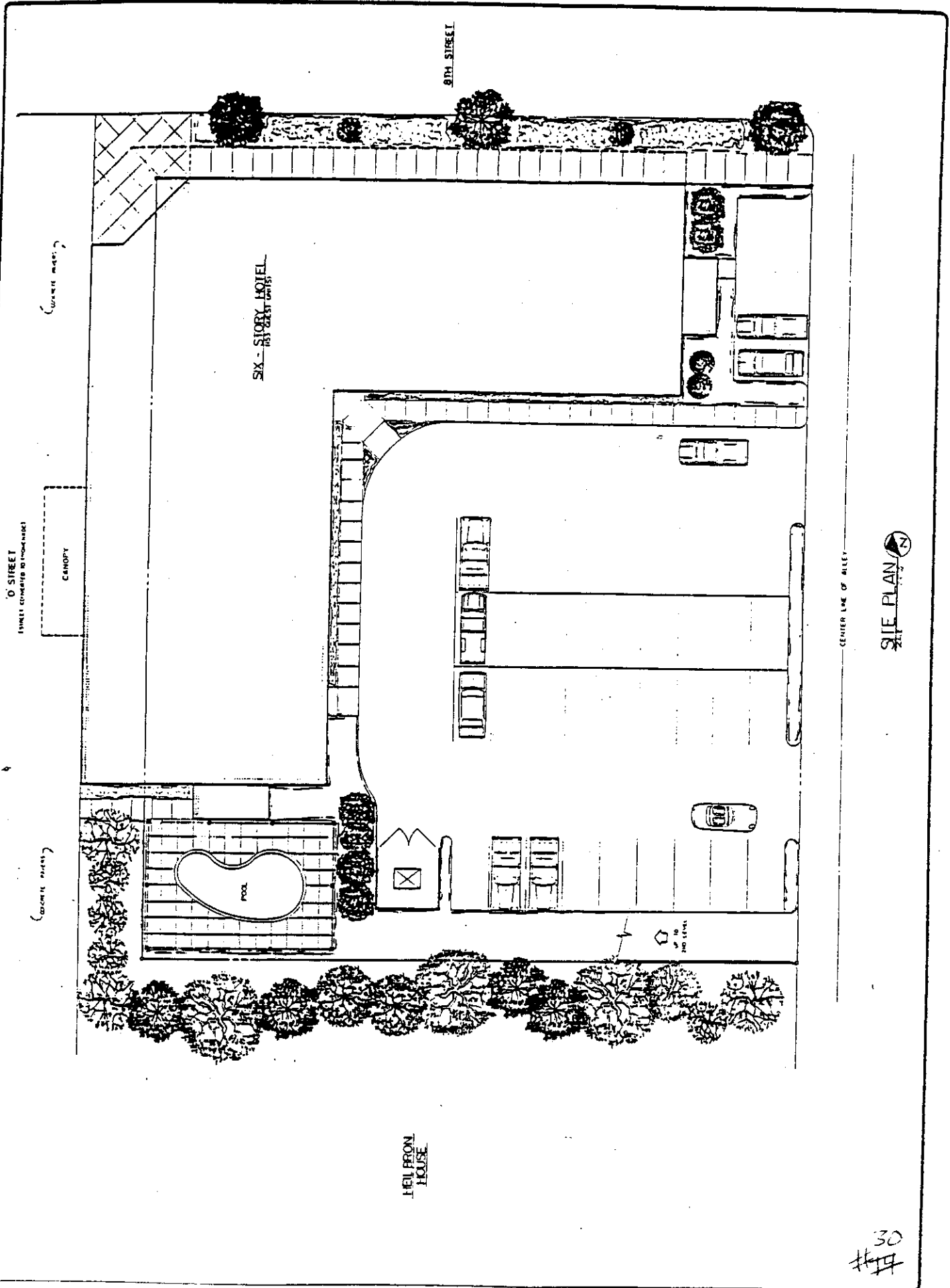
NORTH ELEVATION
PART B

B

PROPOSED HOTEL

David L. Work & Associates, P.C.
MEMPHIS, TENNESSEE
ARCHITECTS

DATE	
SCALE	
PROJECT NO.	
SHEET NO.	



SITE PLAN

CENTER LINE OF WILEY

HELIRON HOUSE

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#17

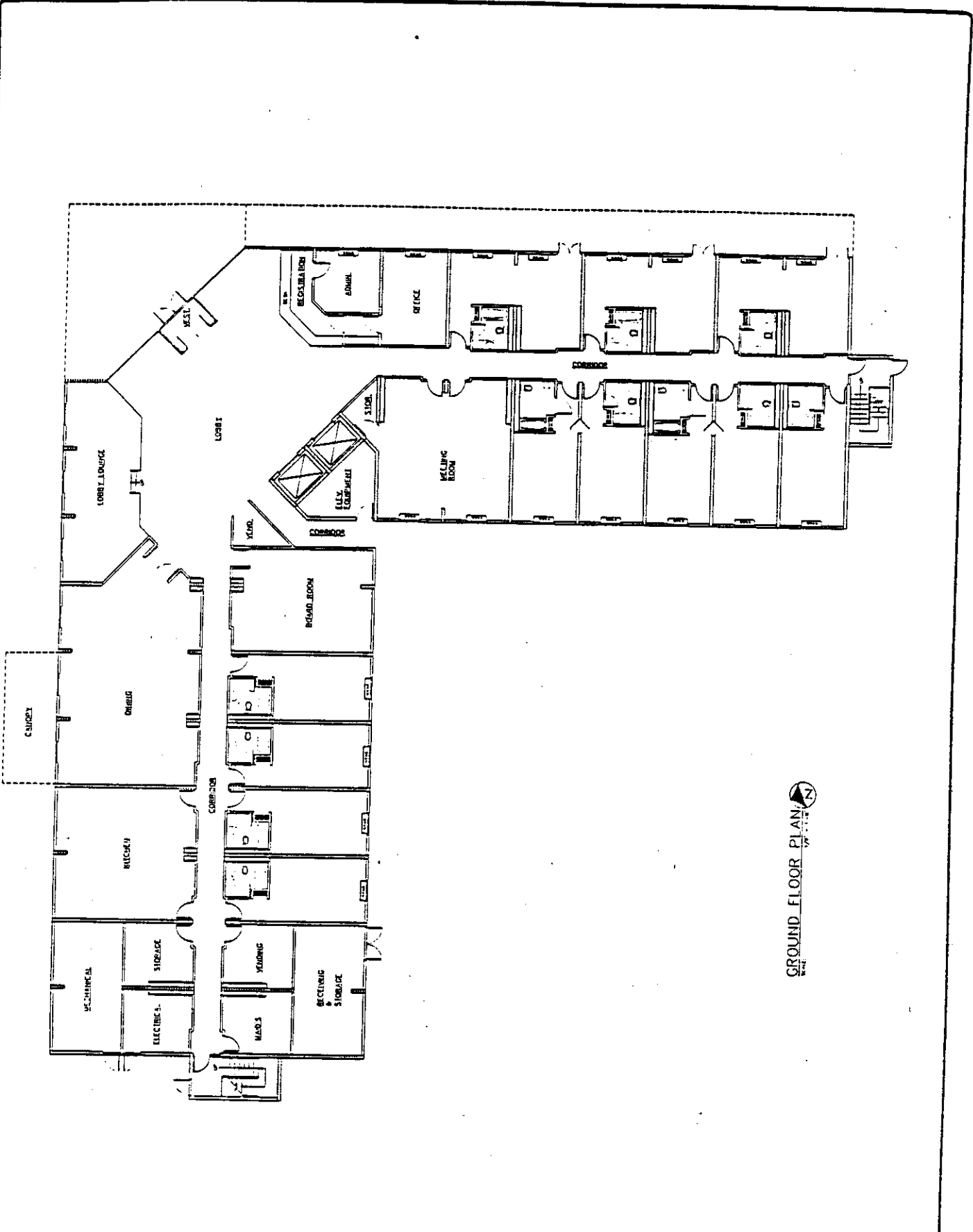
PROPOSED HOTEL
Sacramento, California

DAVID WATSON & ASSOCIATES, P.C.
ARCHITECTS
(916) 365-7776



DATE	12/11/08
BY	DAVID WATSON
SCALE	AS SHOWN
PROJECT	PROPOSED HOTEL
SHEET	30

B



GROUND FLOOR PLAN

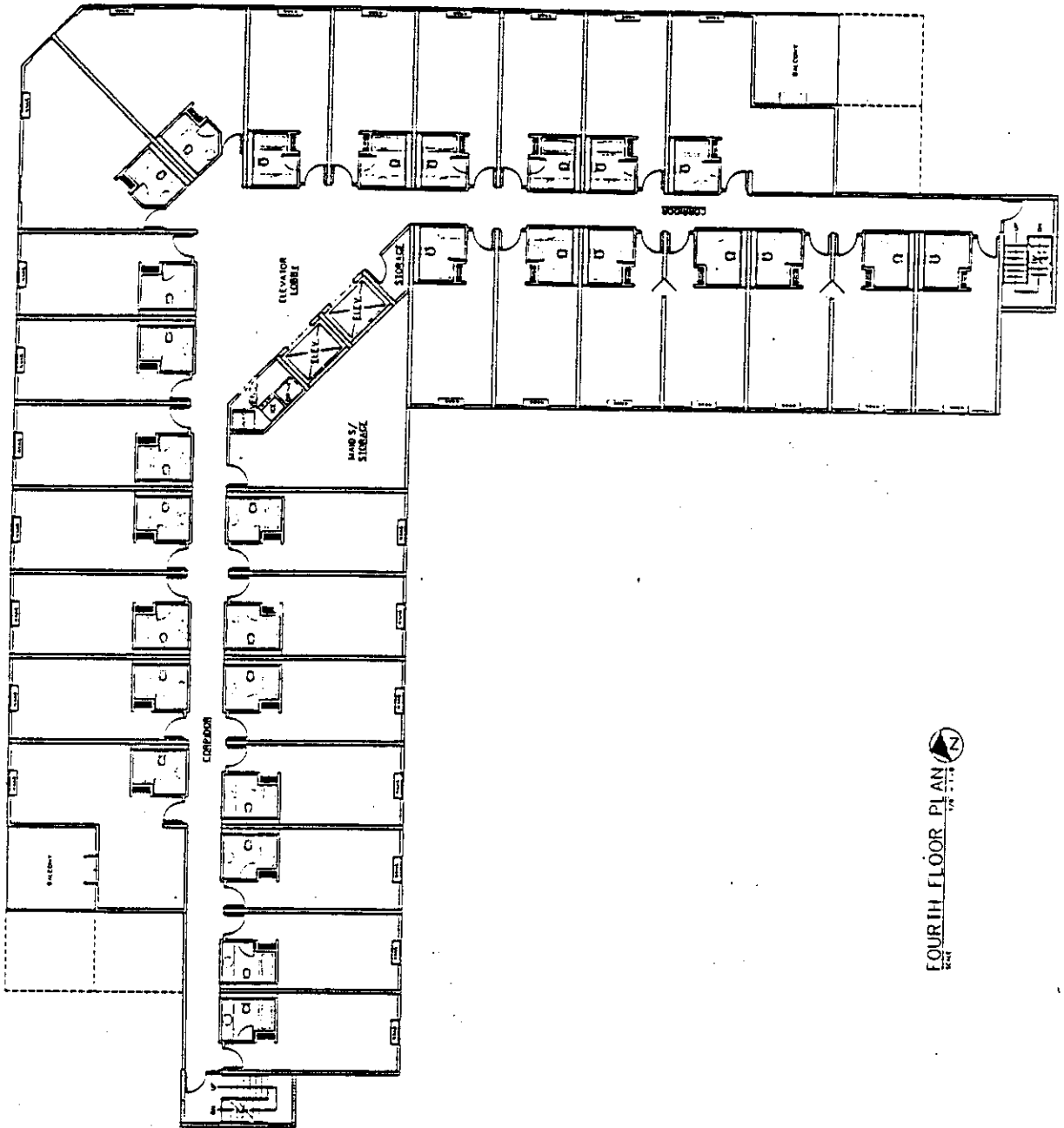
DATE	10/1/88
BY	DLW
SCALE	1/4" = 1'-0"
PROJECT	PROPOSED HOTEL
SHEET NO.	30
TOTAL SHEETS	34

dlw
 david l. wilson & associates, p.c.
 ARCHITECTS
 1901 365-7775

PROPOSED HOTEL
 Sacramento, California

NO.	1
DATE	
BY	
SCALE	
PROJECT	
SHEET NO.	
TOTAL SHEETS	

B



FOURTH FLOOR PLAN
 10/1/88

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 # 19

PROJECT DESCRIPTION AND COMMENTS:

Proposal C Fabulous Inns

Use: 114 hotel rooms; 6,500 sq. ft. of ground floor
retail

Height: 4 stories (45⁺ feet to top plate line; 56⁺ ft.
entry tower)

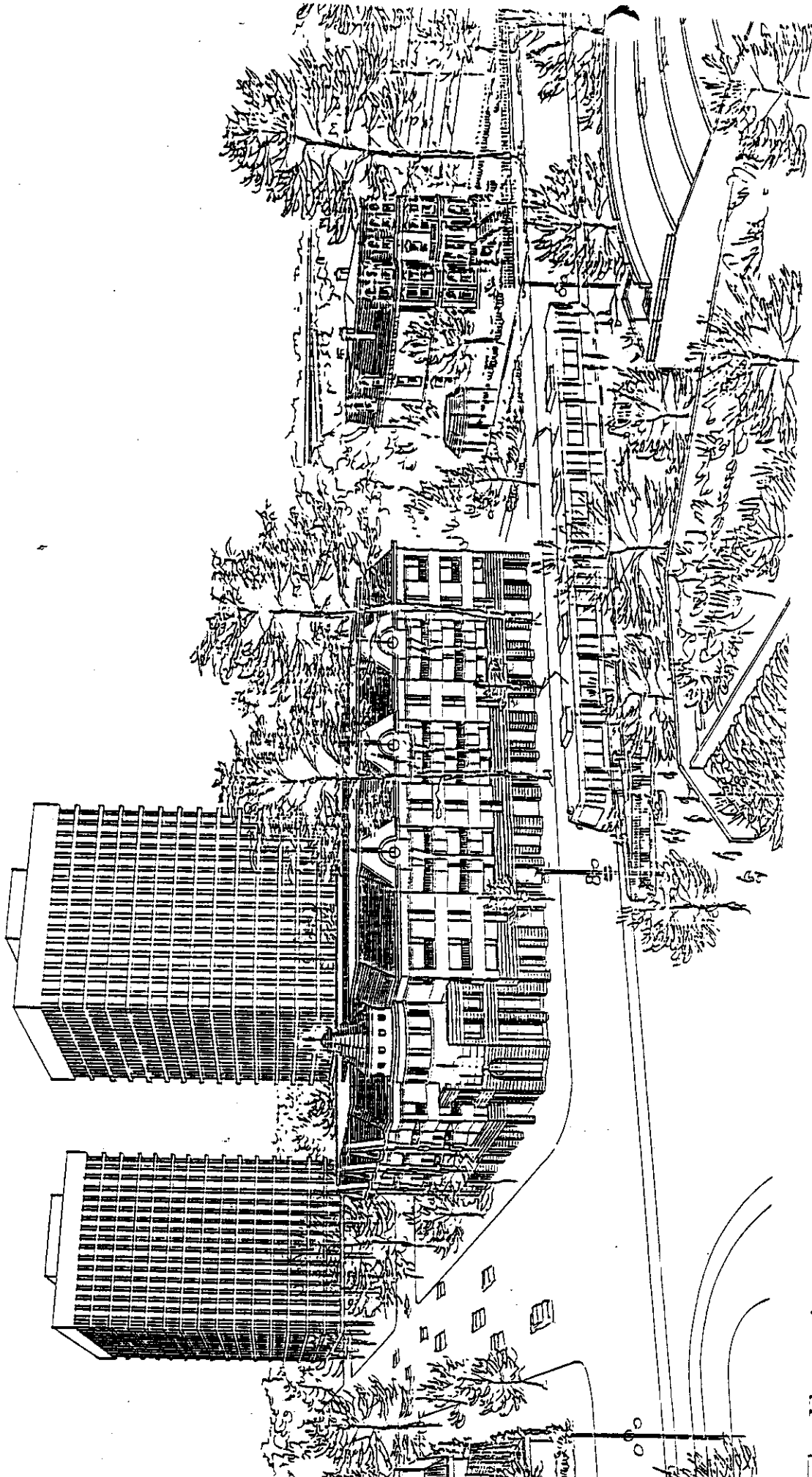
Parking Required: 73 spaces

Parking Proposed: 90 (52 on-site, 25 off-site and 13
other spaces)

1. Only in this proposal is vehicle access provided directly between the street to the on-site parking facility. The location of the driveway near the alley will create a potential conflict of vehicle turning movements between vehicles using the alley and those using the driveway.

Given that 8th Street is one-way north-bound and O Street between 7th and 9th Streets is one-way eastbound, vehicles leaving the site for southerly destinations via 9th Street and for access to I-5 via 9th Street and the P Street on-ramps must cross three lanes of traffic within only about a third of a block.

2. The building for the most part appears to comply with the 45 foot height limit for this site. However, the entry tower exceeds the limit by about 11 feet.

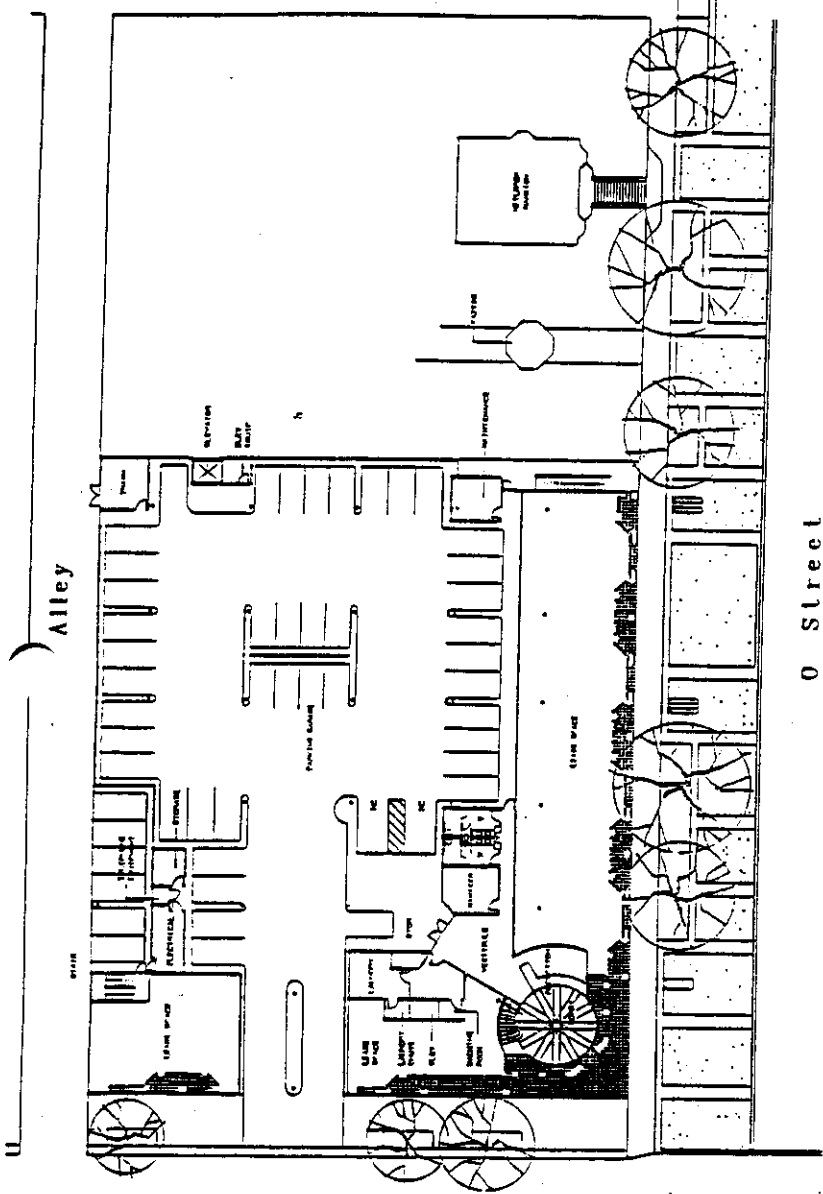


FABULOUS AMERICA INNERS
 0-F FABULOUS SUITES, SACRAMENTO CADA site 4A WILLIAMS + PADDON ARCHITECTS

32

C

7th Street

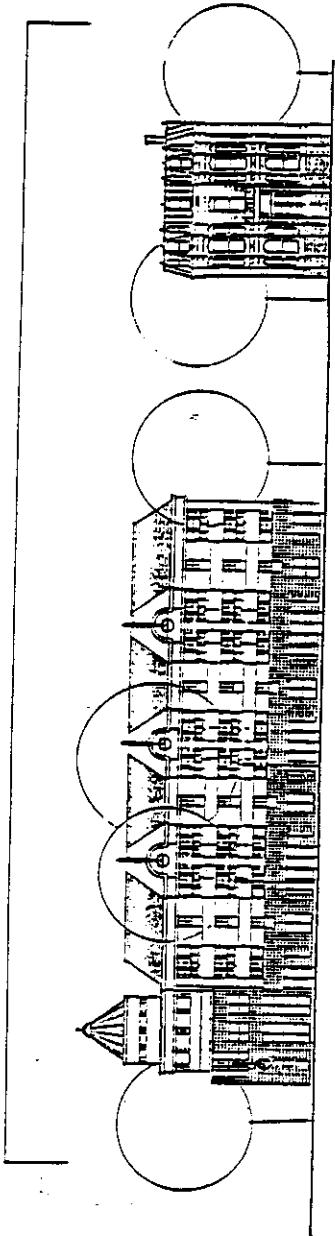


8th Street

O Street

SITE PLAN

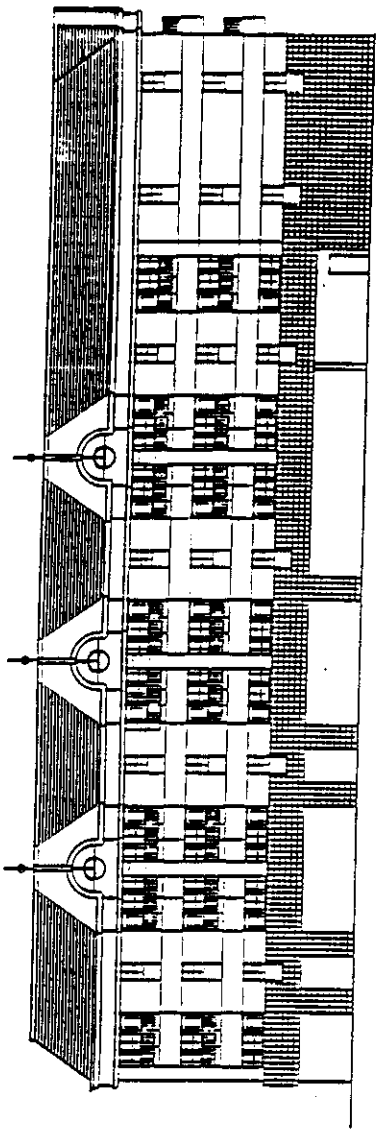
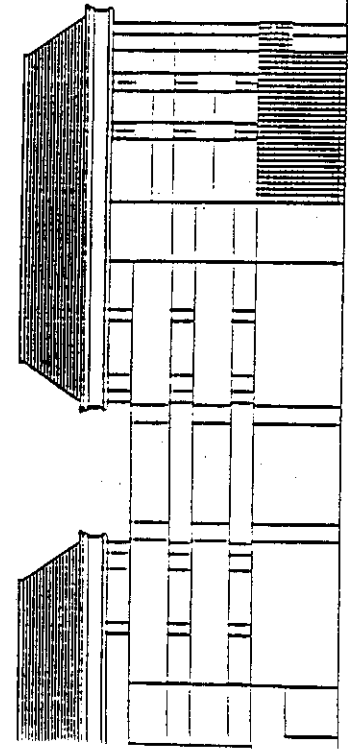
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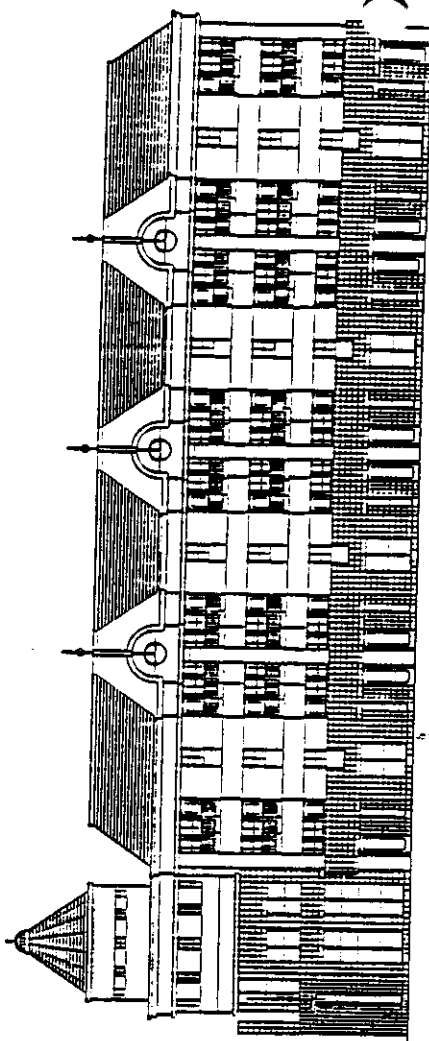
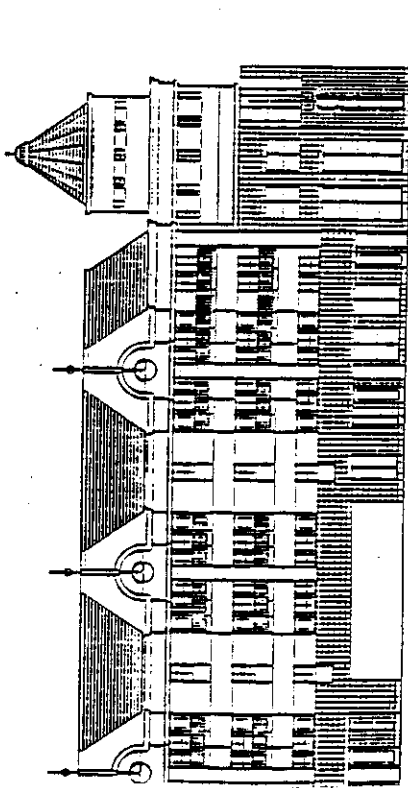
FABULOUS INN

REILBORN MANSION

F A B U L O U S I N N S
 O F A M E R I C A
 FABULOUS SUITES, SACRAMENTO CADA site 4A WILLIAMS + PADDON ARCHITECTS



SOUTH



NORTH

ELEVATIONS



F A B U L O U S I N S



OF SACRAMENTO

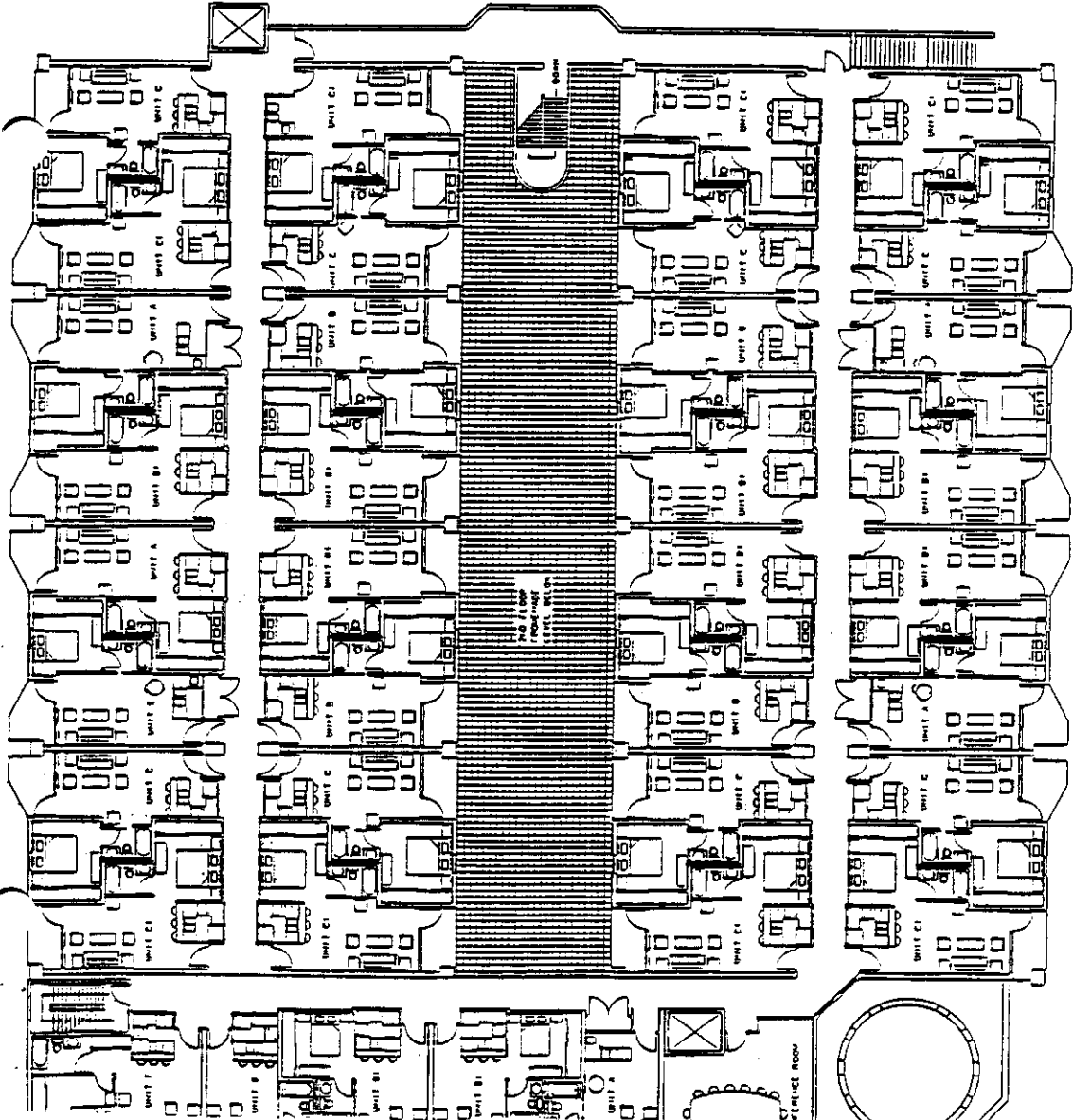
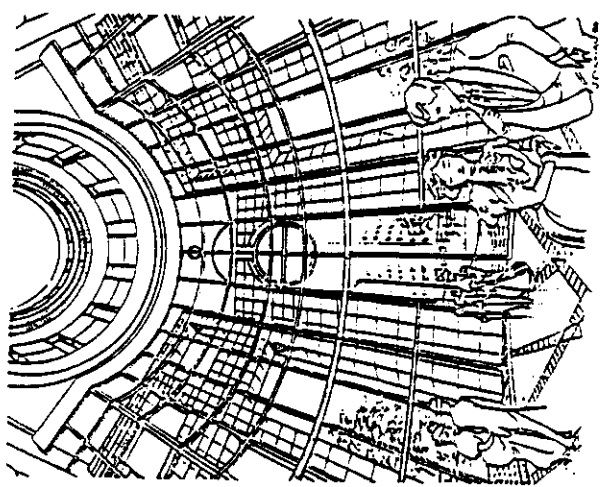
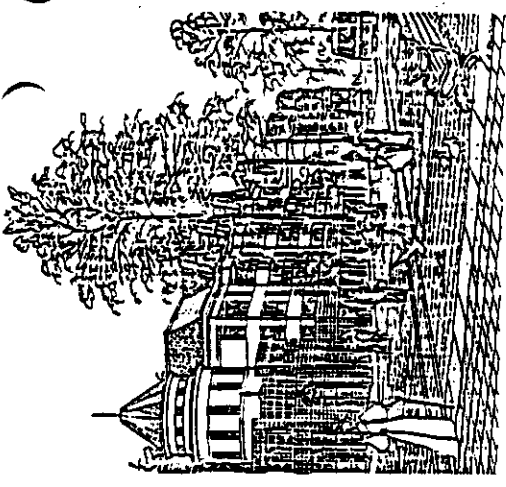
AMERICAN CAD A site 1A

A

WILLIAMS + PADDON ARCHITECTS

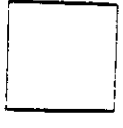
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C



FLOOR PLAN

F A B U L O U S - I N N S
 O F A M E R I C A
 FABULOUS SUITES, SACRAMENTO - CADA site 4A
 WILLIAMS + PADDON ARCHITECTS



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PROJECT DESCRIPTION AND COMMENTS:

Proposal D - Parkcrest Development Corporation

Use: 14,125 sq. ft. health care facility
and 68 apartment units.
Height: 5 stories (48 ft. to top plate line)

Parking Required: 138

Parking Proposed: 123

1. The residents and workers in the area are expected to be the clients of the health care facility. This would be the same as the users of the commercial spaces in the other proposed projects.
2. It appears from submitted plans that the continuous storefront windows proposed along the street frontages will leave much to be desired aesthetically. Furthermore, the pedestrian activity that would be generated by the commercial uses in the other proposals, particularly the retail functions, will not be achieved with a health care facility.
3. The building height of 48 feet exceeds by three feet the height limit for this site.
4. This proposal also will have the advantages of access to the alley and thus linkage to both 7th Street and 8th Street.
5. As with the other proposal, there are a number of instances where either the parking stall depth or maneuvering width is inadequate.

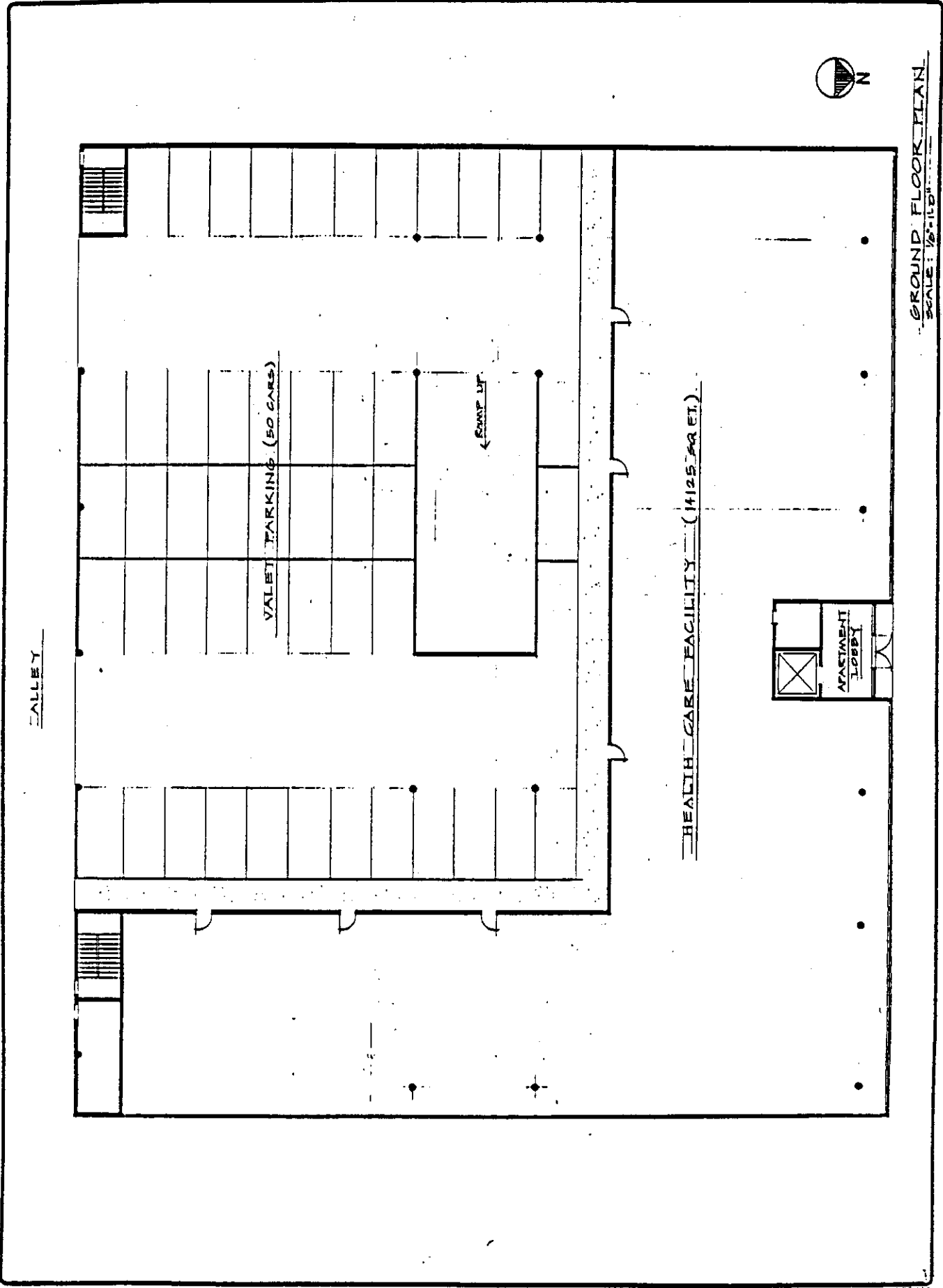
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HENRY F. YEE A.I.A. & ASSOCIATES
 ARCHITECTS AND PLANNERS
 1100 17TH STREET
 SACRAMENTO, CALIFORNIA

HEALTH CARE CENTER & APARTMENTS
 0720 STREET (SITE 4A)
 SACRAMENTO, CALIFORNIA

MAY 26, 1984
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GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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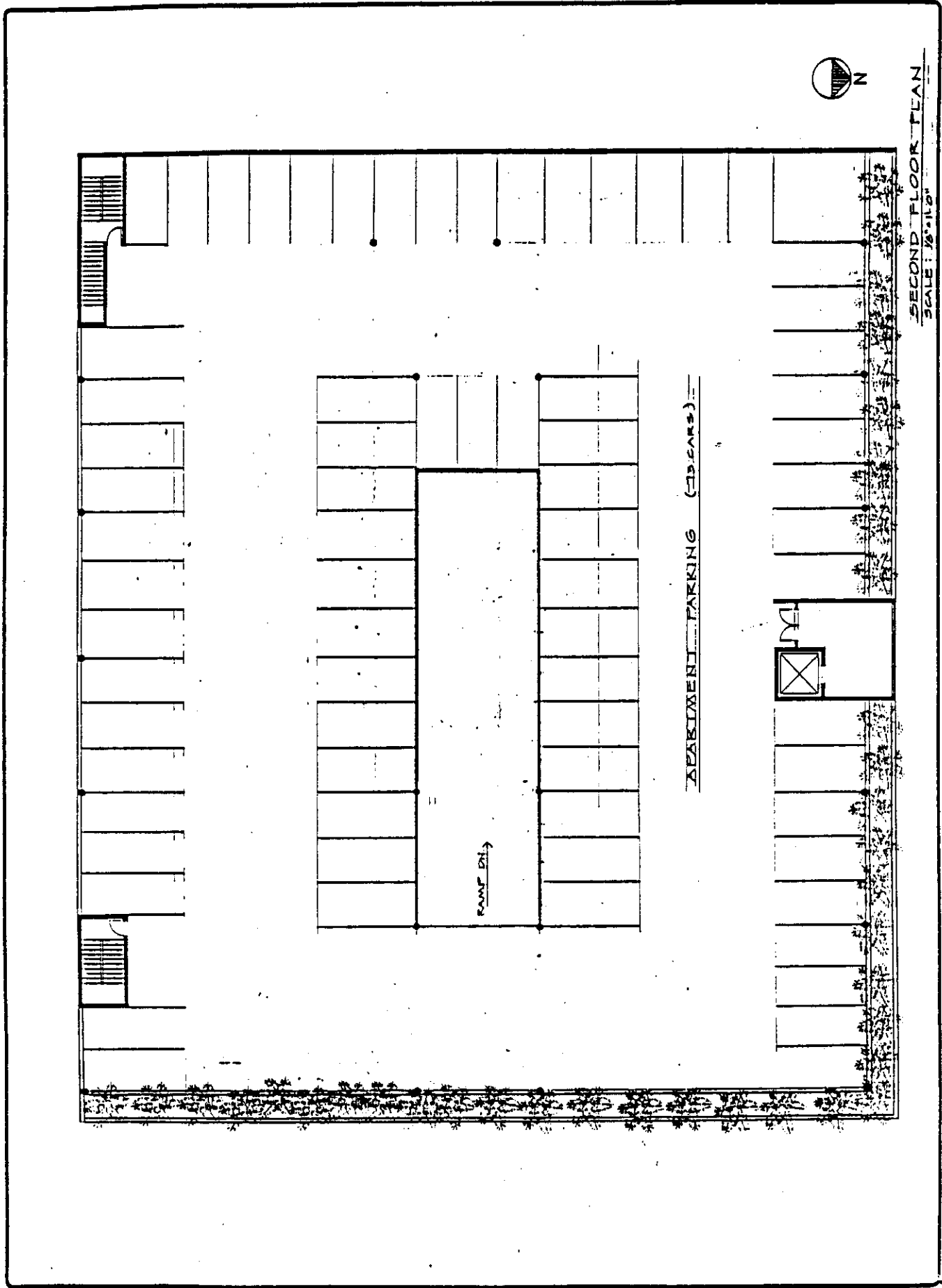
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HENRY F. YEE A.I.A. & ASSOCIATES ARCHITECTS AND PLANNERS SACRAMENTO, CALIFORNIA

HEALTH CARE TR & APARTMENTS 078 D STREET (SITE 4A) SACRAMENTO, CALIFORNIA

MAY 20, 1968

3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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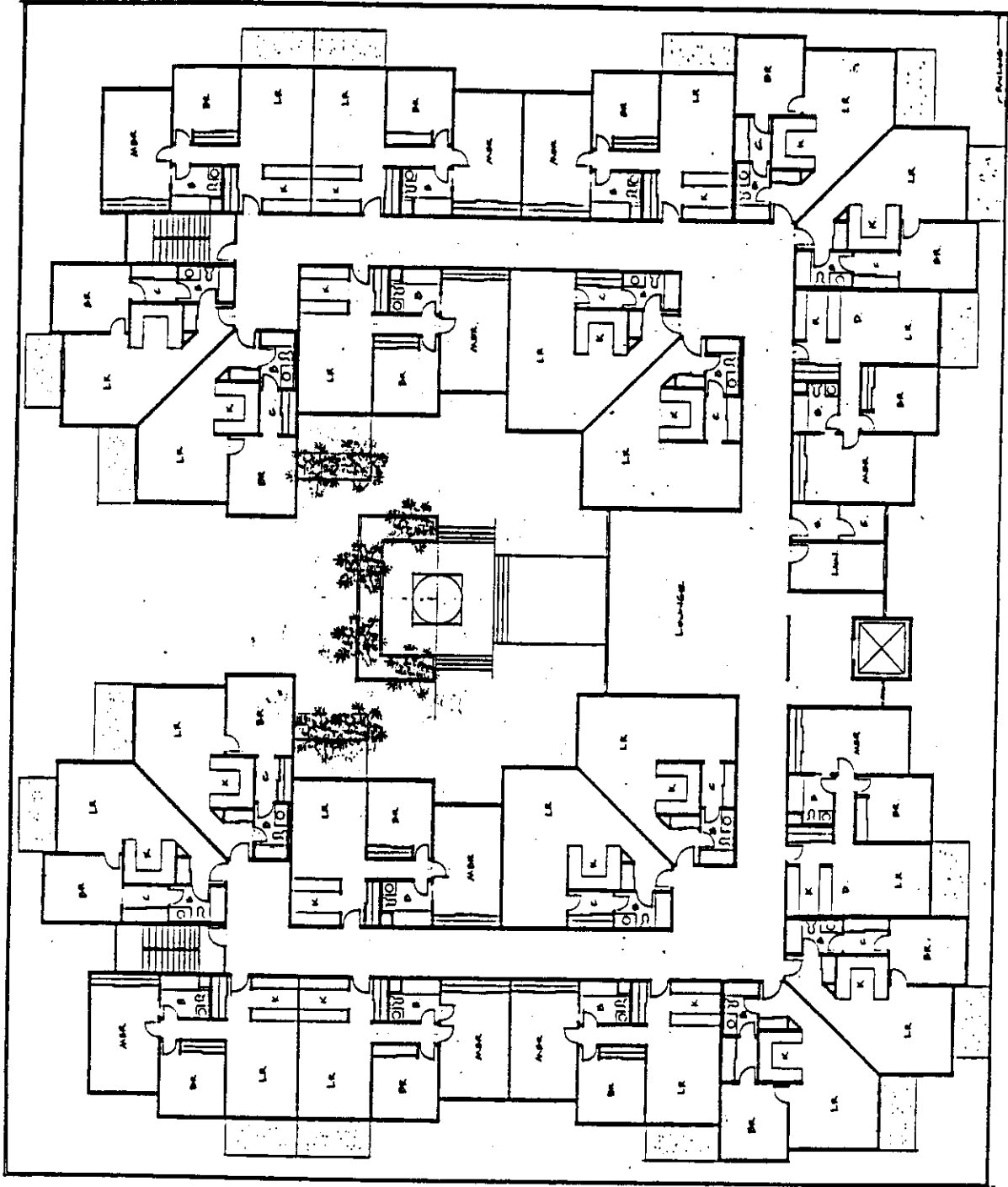
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HENRY F. YEE A.I.A.
& ASSOCIATES
ARCHITECTS AND PLANNERS
1400 J STREET
SACRAMENTO, CALIFORNIA 95811
TEL: 555-1111

HEALTH CARE CENTER & APARTMENTS
2000 O STREET (SITE 4A)
SACRAMENTO, CALIFORNIA

MAY 20, 1988

4



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

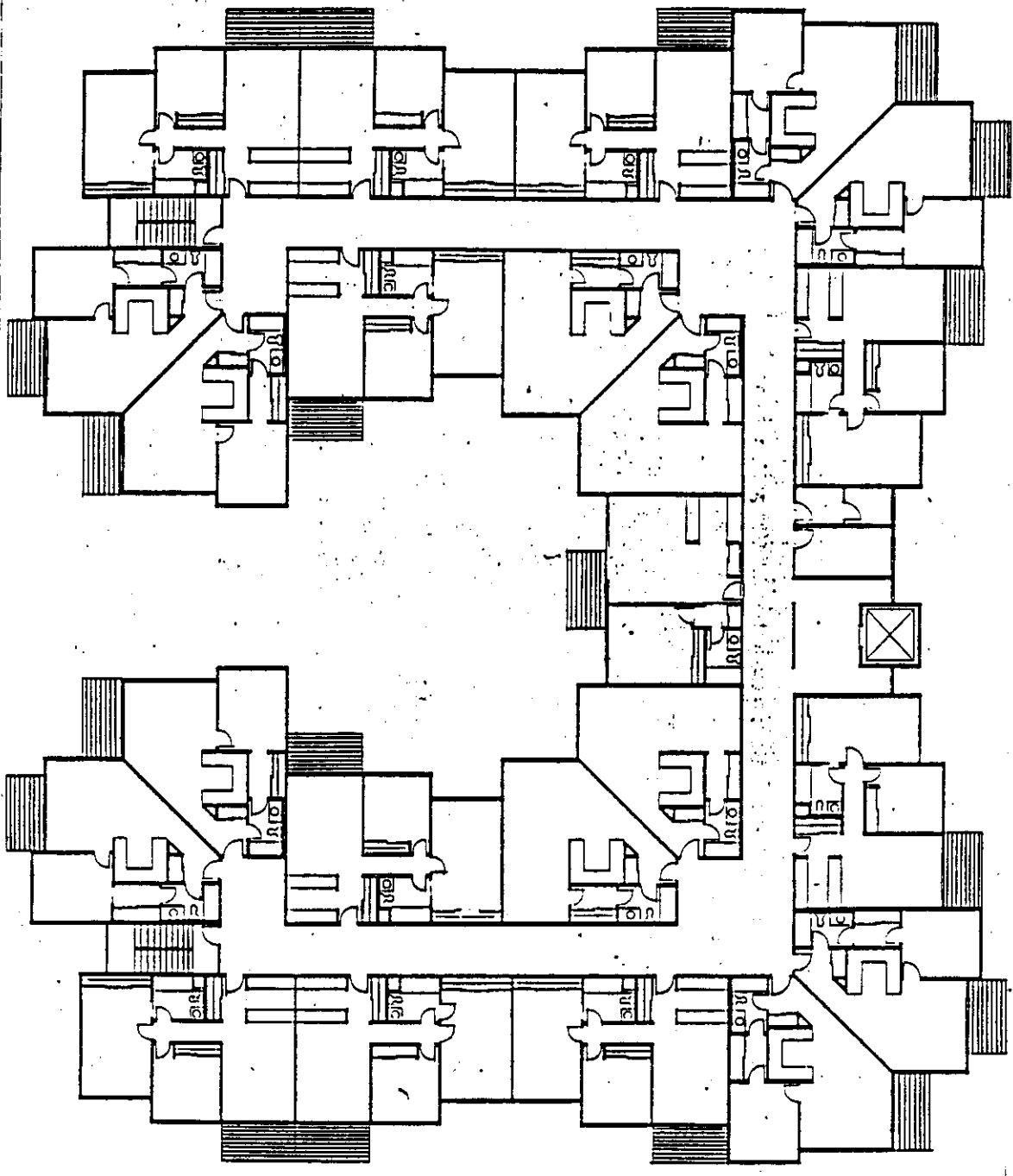
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HENRY F. YEE A.I.A.
& ASSOCIATES
ARCHITECTS AND PLANNERS
1000 P STREET
SACRAMENTO, CALIFORNIA
95811

HEALTH CARE CENTER & APARTMENTS
3740 D STREET (SITE 4A)
SACRAMENTO, CALIFORNIA

DATE: 08/11/00
DRAWN BY: JAY
SCALE: 1/8" = 1'-0"
5



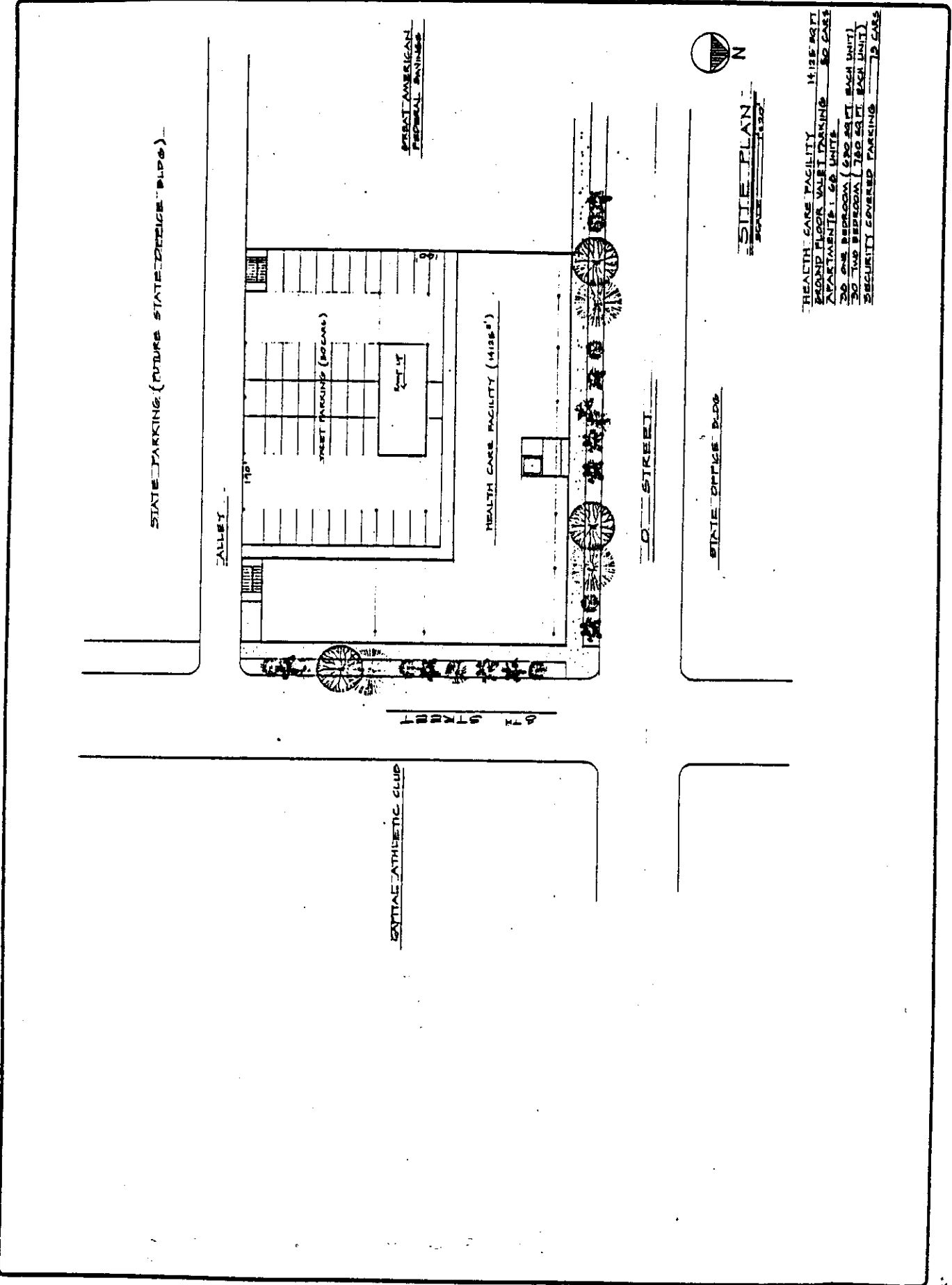
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

#30

D

HEALTH CARE CENTER & APARTMENTS
 975 O STREET (SITE 4A)
 SACRAMENTO, CALIFORNIA
 ARCHITECTS AND PLANNERS
HENRY F. YEE A.I.A. & ASSOCIATES

MAY 24 1966
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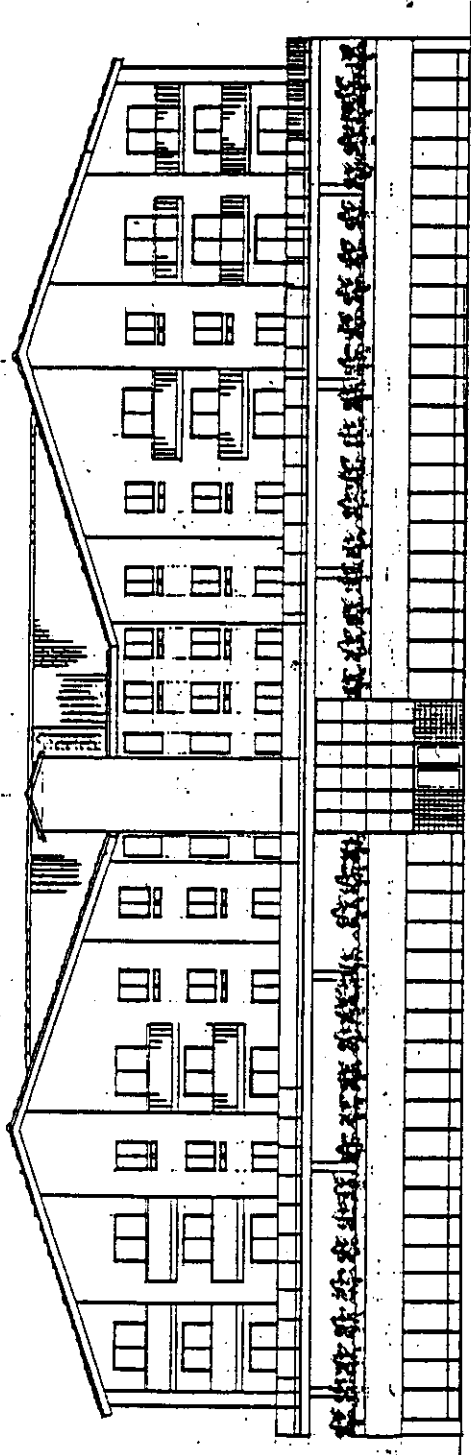


HEALTH CARE FACILITY 14,188 SQ FT
 SECOND FLOOR VALET PARKING 80 CARS
 APARTMENTS 1 60 UNITS
 20 ONE BEDROOM (690 SQ FT EACH UNIT)
 30 TWO BEDROOM (780 SQ FT EACH UNIT)
 SECURITY COVERED PARKING 70 CARS

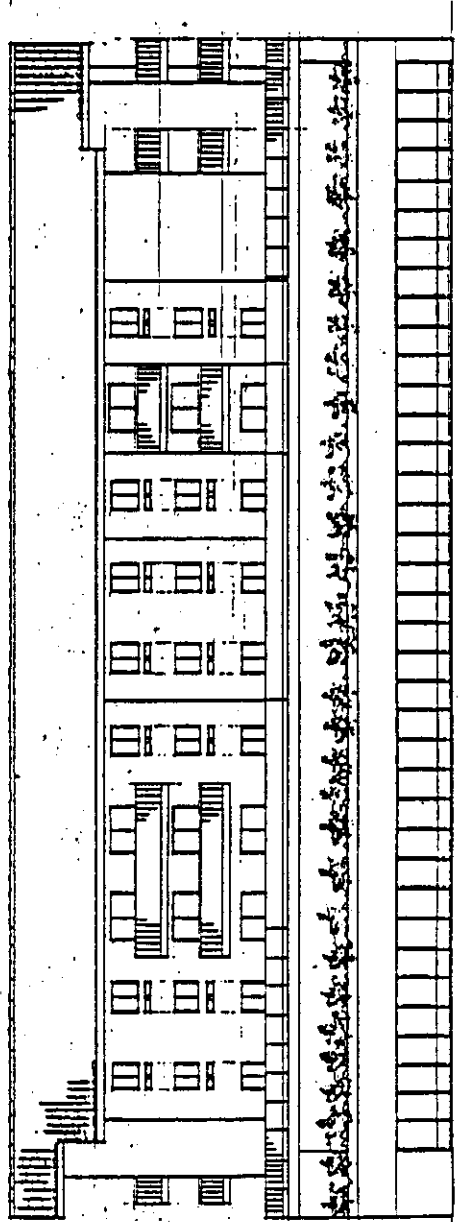
SITE PLAN
 SCALE 1/8" = 1'-0"



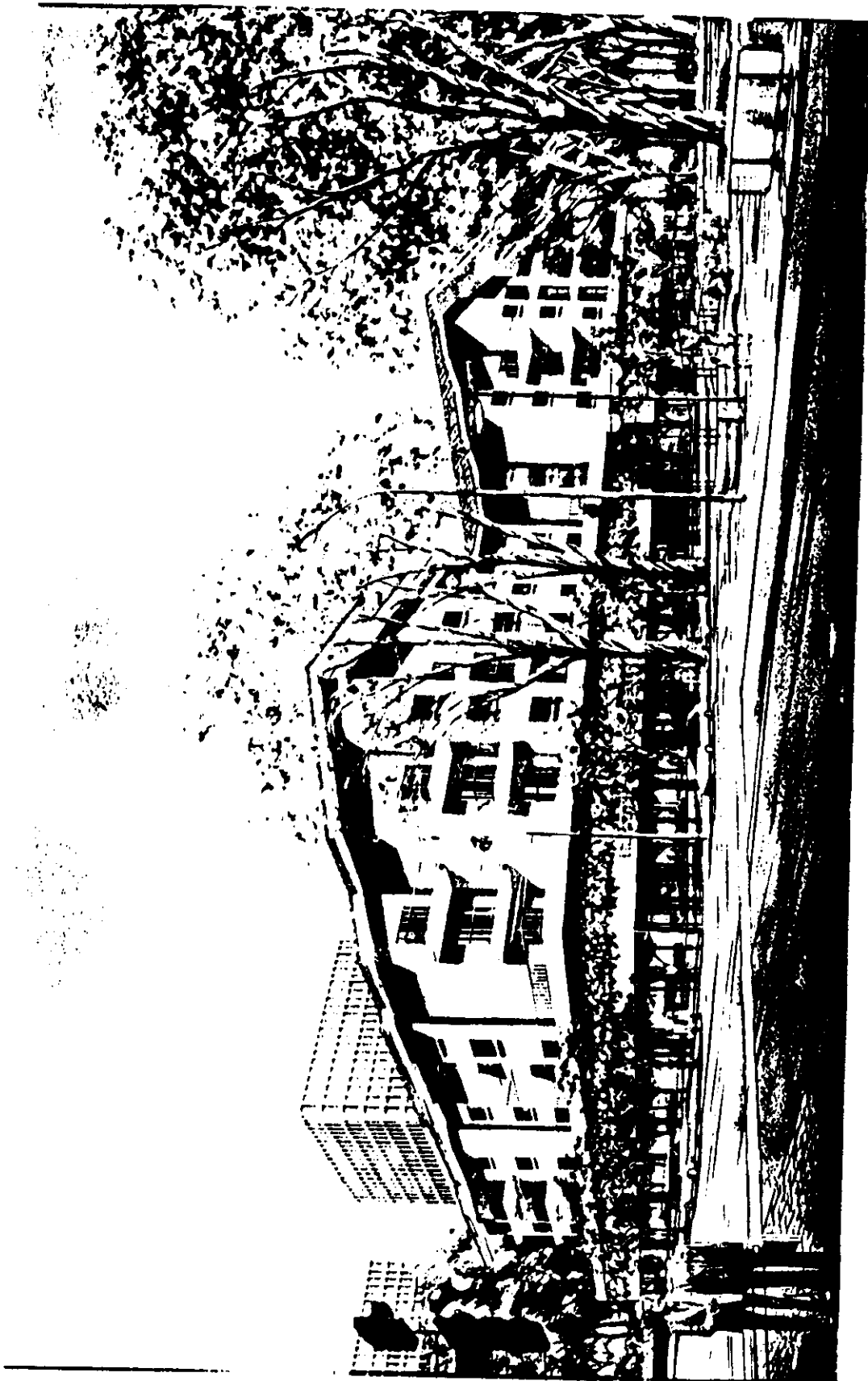
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NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



HEALTH CARE CENTER & APARTMENTS

M

HENRY F. YEE A.I.A. & ASSOCIATES
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SUMMARY OF PLANNING ENTITLEMENTS:

The following are the Planning entitlements that would normally be needed from the Planning Commission.

Proposal A for Apartments and Ground-floor Retail

1. Special Permit for apartments in C-2 zone
2. Variance for height limit for entry tower
3. Variance from minimum front and street side yard setbacks
4. Variance to reduce the required parking maneuvering area

Proposal B for Hotel

1. Variance from height limit
2. Variance from minimum front and street side yard setbacks
3. Variance for tandem/valet parking
4. Variance to reduce the required parking maneuvering area

Proposal C for Hotel

1. Variance from height limit for entry tower
2. Variance from minimum front and street side yard setbacks
3. Variance for tandem/valet parking
4. Variance(s) to reduce required maneuvering area; and/or reduce parking stall depth; and/or increase percentage of compact spaces
5. Variance for off-site parking or to reduce the on-site parking requirement

Proposal D for Health Care Facility and Apartments

1. Special Permit for apartments in C-2 Zone
2. Variance from height limit
3. Variance from minimum front and street side yard setback requirements
4. Variance to allow tandem/valet parking

STAFF CONCLUSIONS

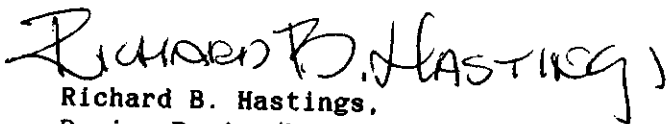
1. Conformance with new setback regulations for the C-2 Zone recently applied City-wide would serve to provide continuity in the developing urban design of the Central City.

Also, the stepped effect that would result from complying with the minimum front setback requirement for O Street could serve to improve the facade treatment on some of the proposals as found necessary by the Design Review Board.

2. Pedestrian oriented ground floor land use options seem to achieve the greatest benefit for a lively and visually stimulating streetscape.
3. Vehicular access off the alley seems to be the most appropriate means of ingress and egress give the existing street pattern and the presence of the light rail line.
4. Hotel/lounge dining room use parking requirements should be one to one for hotel use and 70 percent of requirements for lounge and dining room use.

STAFF RECOMMENDATION: Staff recommends that the Commission approve this report with any additional comments and transmit the report to the CADA Board.

Respectfully submitted,


Richard B. Hastings,
Design Review/Preservation Director

RBH:RL:vf

DR88-171

July 14, 1988

Item 30

Attachment 1

PARKING NUMBERS

<u>Proposals</u>	<u>Use</u>	<u>Required</u>	<u>Proposed</u>
A	45 apartments 8,500 s.f. retail	45 21	45 17 22 at bank (shown on plan)
B.	150 hotel rooms 2,500 s.f. food & beverage service	75 70% of 1 per 3 seats	119
C.	114 hotel suites 6,500 s.f. retail	57 16	52 25 @ bank
D.	68 apartments 14,000 s.f. medical	68 70	73 50