

## DESIGN REVIEW &amp; PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Paul Schmidt, 1230 N Street, Sacramento, Ca. 95814		
OWNER	CADA		
PLANS BY	Woldermar & Associates, 12226 San Pablo Avenue, Richmond, Ca. 94805		
FILING DATE	Oct. 14, 1982	50 DAY	DR ACTION DATE
NEGATIVE DEC.			EIR
ASSESSOR'S PCL. NO.			006-231-01 thru 6
REPORT BY: RBH:mmm			

LOCATION: S. E. Corner 15th & N Streets

PROPOSAL: 39 New Condominium Units

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1980 Central City Community  
 Plan Designation: Multiple Family  
 Existing Zoning of Site: R-5  
 Existing Land Use of Site: Vacant  
 Surrounding Land Use and Zoning:  
 North: Apartment C-2  
 South: Garden R-5  
 East: Apartment R-5  
 West: Parking R-5

Parking Required: 39 spaces  
 Parking Provided: 40 spaces  
 Parking Ratio: 1/Unit  
 Property Dimensions: 200x160  
 Property Area: 32,000 sq.ft.  
 Square Footage of Building: 37,128 sq.ft.  
 Exterior Building Colors: Earth tones  
 Exterior Building Materials: Stucco/wood

BACKGROUND: The site has been designated for housing in the Capitol Area Plan. To the north is rehabbed apartment housing and the site to the west is to have new housing located on it at some future date. The site to the south has had a housing project approved for construction. The site to the east is designated for office use. One of the policy actions of the Capitol Area Plan was:

"Review all plans for new housing to ensure that architectural character and scale are consistent with surrounding (existing buildings, landscaping, streets, etc.)."

STAFF EVALUATION:

A. Site Plan:

1. Landscape and site treatment: Staff feels that the overall landscaping and site treatment is well thought out. The relationship of the common interior patio to all units will provide a pleasing open space. Small private patio areas are provided at ground level and glazed decks are provided at the upper elevations. The ground floor units will have the most use of private outdoor space whereas the upper unit decks will

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provide a minimal of outdoor space. These upper decks may become a storage area for bikes, etc. If this happens, the area could become unsightly. Storage of bikes and other non-interior items must be prohibited by the CC&R (Covenants, Conditions and Restrictions).

The patios fronting on 15th Street and "N" Street will have a wooden fence 5 feet high. This fence will be placed in the front yard setback. The R-5 zone only allows an ornamental feature not exceeding 6 feet in height in 25-percent of the front yard setback area. Staff recognizes the need for private patios adjacent to these units but also sees the need to present an open streetscape to the public. A compromise could be arranged by providing more redwood lathe work along the fence and an entry gate to an entry door to the ground floor units. Interior plans have not been provided so it is not known if this solution is possible. Staff would recommend this change even if it means redesign of all ground floor unit plans.

- .2. Relationship of building to surrounding neighborhood: The neighborhood is mixed in design styles. The elevations of the structure are very severe; flat stucco surfaces on vertical rectangular masses whose only relief are the bow bay and balconies found on the front elevation plane. This type of design may fit into downtown Sacramento by the added use of color on the stucco and through strong use of colored canvas awnings. Staff suggests the use of three main base colors for each of the three elevation planes plus strong use of color on the canvas awnings.
- .3. Parking: The parking meets City requirements.
4. Building and Site Lighting: Lighting plans have not been submitted. All lighting must be compatible to the building design.
5. Service and Utility Areas: All utility service to be underground and any above ground equipment to be screened by fencing or planting at ground level and by screening if placed on roof. The same conditions apply to all mechanical equipment. Trash storage area to have gate.

STAFF RECOMMENDATIONS: Staff recommends approval in concept with the applicant taking into consideration staff's concerns. Applicant to return to Board with ~~revised elevations and plans~~, landscaping plans, color and material,\* for Board's review and approval. Applicant must also secure a Lot Line Adjustment through the City Planning Commission before a building permit is issued.

*\* and fencing design (as per action of Design Review/Preservation Board on December 1, 1982)*

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

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DR82-191

~~November~~ 17, 1982

Item No. 14/31

P 82-273

December 1/  
December 9, 1982

City Planning Commission  
Sacramento, California

Members in Session:

Subject: CADA Site 6-A, 39 Unit Condo

Pursuant to City/CADA review agreement, the preliminary plans for this project are being brought to the Commission for review and comment. At a later date, the applicant will be required to apply for a Tentative Subdivision Map and a Special Permit.

Staff recommends approval in concept with the concerns of the Design Review Preservation Board (as outlined in the attached report).

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings  
Design Review Preservation Director

DR82-191  
P82-273

December 9, 1982

Item No. 31

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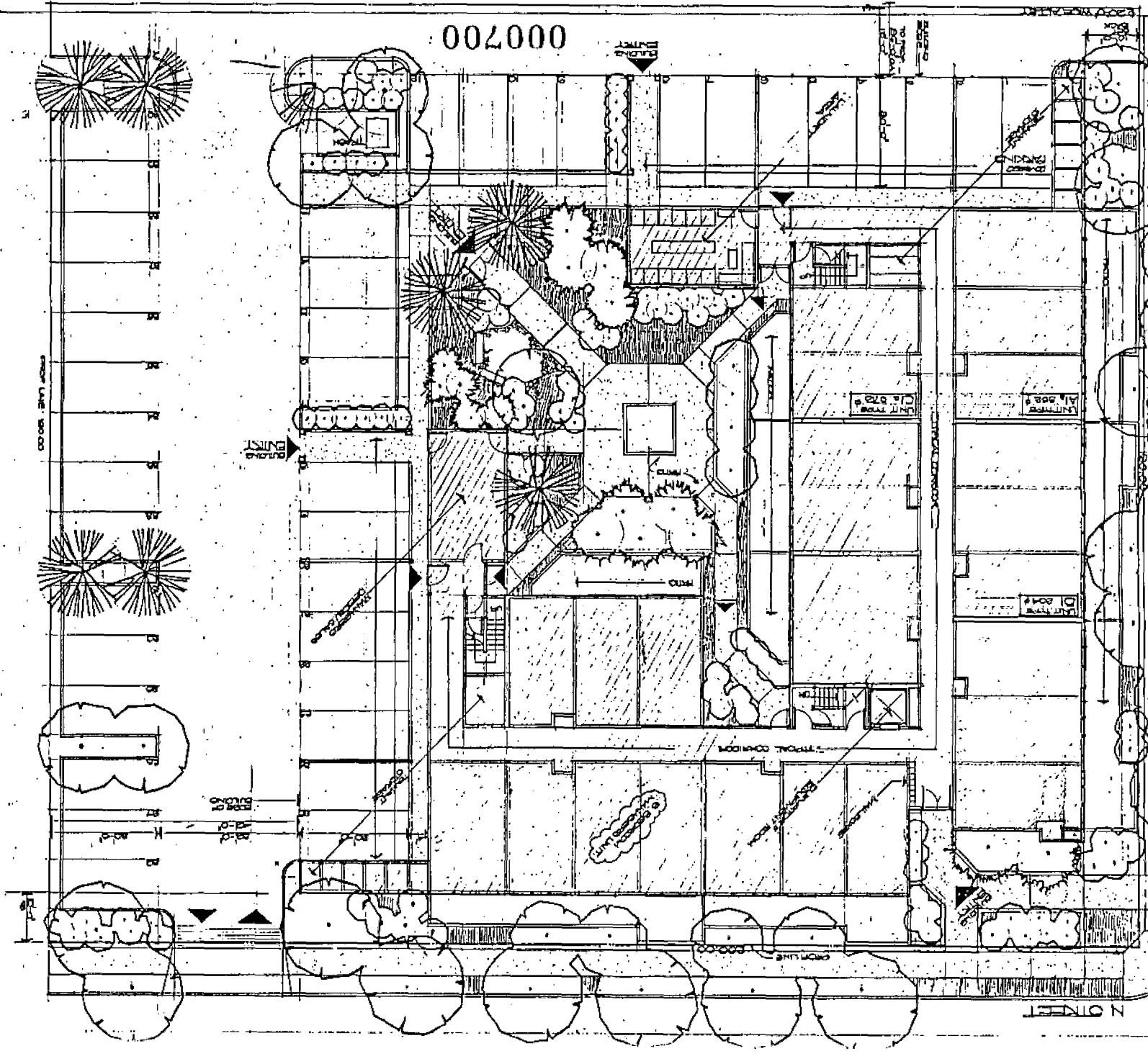
Michael Wickham & Associates Incorporated  
 Architects & Planners  
 1000 South Main Street  
 Suite 200  
 Salt Lake City, UT 84111  
 (801) 462-1234

1-21-82  
 DR-193

Scale: 1/8" = 1'-0"  
 Date: 11/19/82  
 Drawn by: JWC  
 Checked by: JWC  
 Project No.: 193

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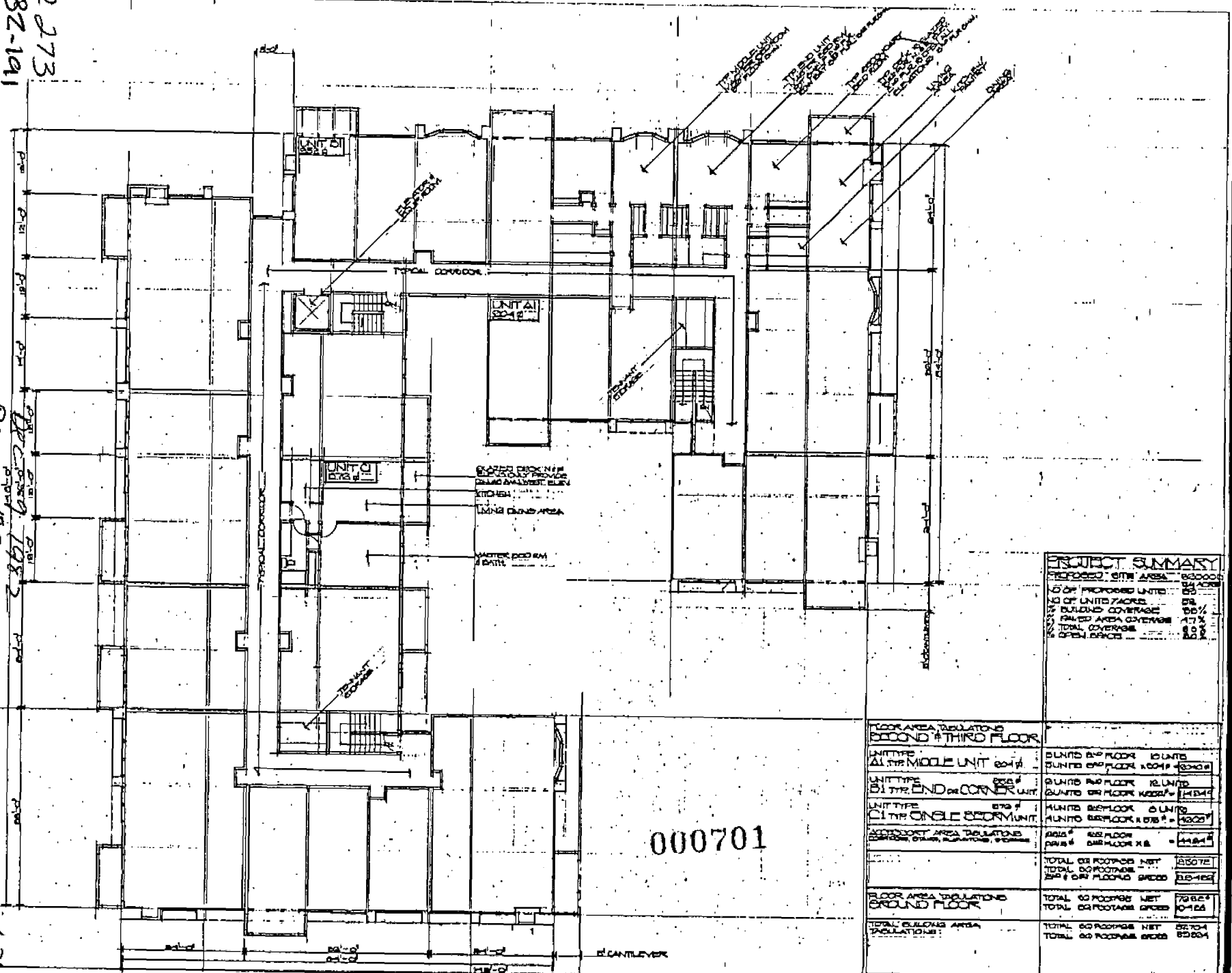
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PROJECT SUMMARY	
PROPOSED SITE AREA	820000
NO OF PROPOSED UNITS	64 UNITS
NO OF UNITS PER FLOOR	8 UNITS
% BUILDING COVERAGE	88%
% PAVED AREA COVERAGE	100%
% TOTAL COVERAGE	173%
% OPEN SPACE	22%

FLOOR AREA REGULATIONS SECOND & THIRD FLOOR	
UNIT TYPE A1 THE MIDDLE UNIT 604 sq ft	UNITS PER FLOOR 10 UNITS
UNIT TYPE B1 THE END OF CORNER UNIT 678 sq ft	UNITS PER FLOOR 12 UNITS
UNIT TYPE C1 THE SINGLE CORNER UNIT 878 sq ft	UNITS PER FLOOR 8 UNITS
ADDITIONAL AREA REGULATIONS CORNER, CORNER, CORNER, CORNER	AREA # 2ND FLOOR 4484 sq ft
	AREA # 3RD FLOOR 4484 sq ft
	TOTAL GR FLOOR NET 18507 sq ft
	TOTAL GR FLOOR GROSS 210162 sq ft
FLOOR AREA REGULATIONS GROUND FLOOR	TOTAL GR FLOOR NET 78824 sq ft
	TOTAL GR FLOOR GROSS 101124 sq ft
TOTAL BUILDING AREA REGULATIONS:	TOTAL GR FLOOR NET 86304 sq ft
	TOTAL GR FLOOR GROSS 99004 sq ft

Michael Woldemar  
& Associates, Incorporated  
Architecture & Planning  
12226 San Pablo Avenue  
Richmond, California 94806  
415 232 1222

BASIC HOUSING  
102 IN. GROUND  
SACRAMENTO CALIF.  
Sheet Contents  
TYPICAL UNITS  
FLOOR PLAN

Date	02/10/82
Job	0577-82
Drawn	0577
Revisions	

Scale 1/8" = 1'-0"

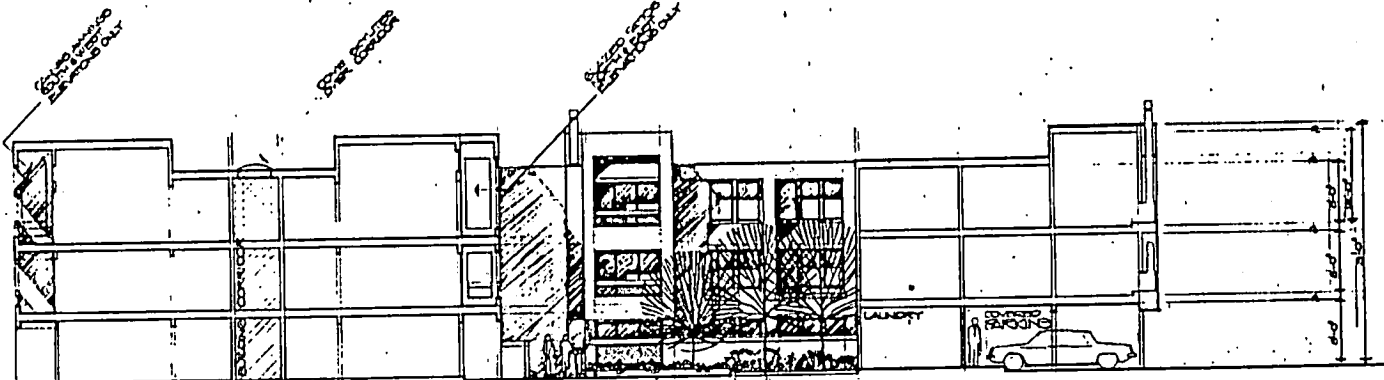


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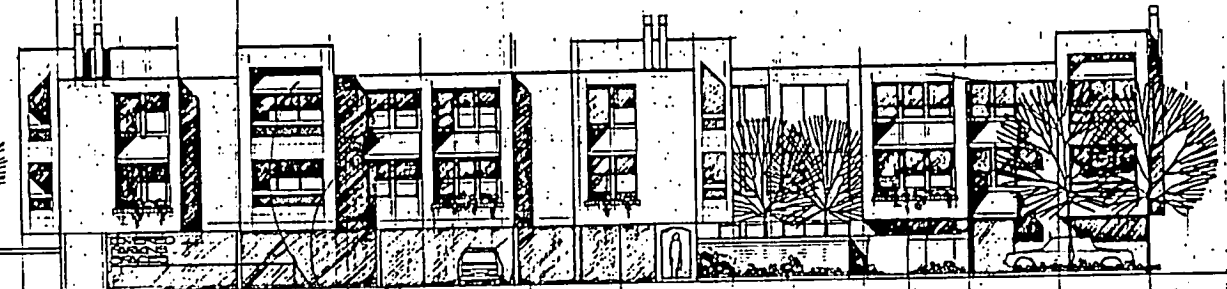
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DR 82-191

Michael Waldman  
& Associates Incorporated  
Architecture & Planning  
1228 San Pablo Avenue  
Richmond, California 94805  
415 232 1232



ADAPT TO EAST-WEST CORNER  
BUILDING SECTION



ALLEY or SOUTH  
ELEVATION



10' STREET or NORTH  
ELEVATION

000702

Dec 9 '82  
Nov 17 '82  
Dec 1 '82

#31  
#31

Disc 10/18  
2nd & 3rd stories  
North & South  
Elevations

Date	18 OCTOBER 82
Job	0077 B
Drawn	DR
Revisions	
Scale	1/4" = 1'-0"
Sheet Number	3

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