

## CITY PLANNING COMMISSION

\*\*\* (STAFF REPORT AMENDED 3/7/84 Design Review)

## DESIGN REVIEW &amp; PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Paul Schmidt, 1230 N St., Suite 200, -Sacramento, CA. 95814		
OWNER	Capitol Area Development Authority, 1230 N St., #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.

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P84-096

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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.

\*\*\* *To preserve and restore to its original character, the vacant rear portion of the site should remain as yard area.*

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- \*\*\* 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. (see additional comments below.
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.

\*\*\* The City's Design Review/Preservation Board and the City Planning Commission will review the developer proposal and make recommendations to the CADA Board regarding selections, exterior rehabilitation and zoning requirements.

3/15/84: CPC ACTION: Staff recommendation approved.

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