



REPORT TO PRESERVATION COMMISSION City of Sacramento

4

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
January 5, 2011

To: Members of the Preservation Commission

Subject: Informational Report on the 700 Block Project (P10-087)

Location/Council District:

The 700 Block project is the half block on the south side of K Street between 7th and 8th Streets. Assessor's Parcel Number: 006-0096-002, 006-0096-003, 006-0096-004, 006-0096-005, 006-0096-006, 006-0096-007, 006-0096-008, 006-0096-009, 006-0096-010, 006-0096-018, and 006-0096-019

Council District 1

Recommendation: Staff requests the Commission review and comment on the attached proposal for the 700 Block Project. The proposal includes 153 rental apartments, 63,780 square feet of retail including restaurants and clubs, and a 28,973 square foot parking structure.

Contact: Evan Compton, Associate Planner, (916) 808-5260
Roberta Deering, Historic Preservation Senior Planner, (916) 808-8259

Applicant: Bay Miry, 700 Block Investors, LP, 1006 4th Street, Suite 701, Sacramento, CA 95814.

Owner: Redevelopment Agency, City of Sacramento, 915 I Street, Sacramento, CA 95814. (Attention: Beth Tincher)

Summary: The applicant is proposing to redevelop a half block on the south side of K Street between 7th and 8th Streets. The site currently is developed with two to three story commercial buildings, including two historic Landmark properties, that were previously retail and restaurant establishments with office and residential uses on the upper floors. The project proposes to rehabilitate all but one of these buildings facades and to demolish the portion of the site adjacent to the alley for construction of a new five story apartment building over a two-level parking structure.



Table 1: Project Information for 700 Block Project
General Plan designation: Central Business District
Existing zoning of site: Central Business District (C-3)
Existing use of site: Existing Storefront Retail with Office/Residential on Upper Floors
Property area: 1.175 ± acres or 51,200 square feet
Density: 131± dwelling units/acre

Background Information: The 700 block of K Street was identified in the Merged Downtown Sacramento Redevelopment and Implementation Plan as contributing to blight which is characterized by vacant parcels, deteriorated buildings, uneconomic land uses, and unsafe sidewalks. In 2004, the JKL Corridor Workshop identified this site as a critical location for revitalization of K Street with a focus on mixed use development including ground floor retail, housing, and cultural uses to eliminate blight, stimulate economic growth, and provide for a range of housing types. Over the past few years, the Redevelopment Agency has been assembling property located on the 700 and 800 block of K Street. On July 13, 2010, the City Council adopted Resolution 2010-030 which selected D&S Development and CFY Development as the preferred developer for the south side of the 700 Block of K Street. This review and comment report is related only to the 700 Block site.

Public/Neighborhood Outreach and Comments: The 700 Block project application was submitted December 10, 2010. The proposal was routed for early review to the Downtown Sacramento Partnership, Sacramento Old City Association, Neighborhood Advisory Group (NAG), Alkali Mansion Flats Neighborhood Association, the Sacramento Preservation Roundtable, and the Environmental Council of Sacramento (ECOS). The site was posted and staff notified property owners within 500 feet of the subject site about the Review and Comment hearings scheduled for the Preservation Commission on January 5, 2011, and the Planning Commission on January 13, 2011. At the time of writing this report, no comments had been received.

Environmental Considerations: The Redevelopment Agency of the City of Sacramento (Agency) and the City of Sacramento (City) will be co-lead agencies for the environmental review documents, to be determined, for the redevelopment of the 700 Block of K Street. As required by the California Environmental Quality Act (CEQA) Guidelines, Section 15121, the document will assess the potential environmental impacts resulting from the approval, construction, and implementation of the proposed project and identify mitigation measures to either eliminate or reduce the potentially significant environmental effects, where feasible.

Land Use

The following land uses are summarized below for the 700 Block Development. The project narrative (See Attachment 2) has additional information.

Table 2: Land Uses for the 700 Block Project		
Address	Building Reference	Proposed Land Uses
700 K Street (<i>HISTORIC LANDMARK</i>)	Men's Warehouse (Former Banking Hall)	Live music venue with roof terrace
704 K Street	Joe Sun	Restaurant/Bar and Retail
708 K Street	Former Flagstone Hotel	Restaurant/Bar, Retail, and 4 apartments
712 K Street (Eligibility as Historic Landmark to be determined)	Galleria	Retail or Salon, and 3 apartments
716 K Street (<i>HISTORIC LANDMARK</i>)	Morelia	Bakery or Coffee Shop, and 2 apartments
718 K Street	Tattoo	Restaurant/Bar/Lounge, and 4 apartments
724 K Street	W.T. Grant	Restaurant/Bar, and 4 apartments
726 K Street (Eligibility as Historic Landmark to be determined)	Tower Records	Retail/Commercial
730 K Street	Market	Retail, and 2 apartments
New Construction on Alley (19 th c. alley facades potentially eligible as historic resources)	N/A	5 story apartment building over 2 level parking garage
Future Kiosks on K Street	N/A	To be determined

Staff Comments on the Project Proposal:

Staff supports the project incorporating most all the existing buildings facing K Street, rehabilitating the K Street facades and adding a significant residential component of new construction to the site. Staff also supports the adaptive reuse proposal for the 7th and K Street corner Landmark bank building as an exciting opportunity to enliven the area.

Staff has the following comments on the various components of the proposal, as described below, and requests the Commission's review and comment on the project proposals and the staff comments below:

1. Landmark Building located at 700 K Street:

Lighting: The rationale for multiple small light fixtures proposed to be installed on the exterior wall is not clear. Staff recommends finding better ways to light this exterior, perhaps mounting lighting on the new entry canopy, in a manner that the fixtures are less visible, and washing the light up the exterior wall.

Proposed canopies: Staff recommends finding historical photographs of the bank building and developing canopies, especially for the large central opening, more appropriate to the original facade. Consider not providing any awning at all, over the re-opened rectangular window just west of the main entry opening.

Publically-accessible Landmark interior: Staff notes that there have been alterations to the banking hall interior, especially at the ground floor level walls, the entire two-level west/7th Street interior wall, and the north entry area, where original moldings/plasterwork/wall materials have been altered, eliminated, or covered over. The proposal will retain the original 2-story high engaged columns and capitols along the interior's eastern wall, and the initial three central columns as one enters the building from K Street though these will have a mezzanine insert. Staff understands that the engaged columns at the main, first floor, and mezzanine levels will read as an actual free-standing column, with the details on original portions facing into the banking hall to remain, and the "new" sides to clearly be contemporary. (See Sheet A4.8). Staff also appreciates that the original banking hall volume will still be able to be "read," and that the new openings into the east space will be "enclosed" by the former engaged columns and the top portion of the original eastern building wall. Staff also appreciates that the new balcony railing and music hall staging and acoustical tiles will read as clearly new and contemporary. Staff supports the proposed renovation of this Landmark for the proposed use.

2. Building located at 704 K Street:

Design: The proposed design is for a new infill structure immediately east of the corner Landmark structure. Staff appreciates that the design picks up on context of adjoining properties in materials and openings, yet also reflects a contemporary design approach. Staff appreciates that the exterior façade reads as a separate structure, though functionally the proposed use will connect to the corner Landmark building on the interior.

3. "Landmark" Buildings located at 712 and 716 K Street:

Facades: Structures' facades were most likely plaster over brick, or possibly though less likely, painted brick. Staff would not object to retention of current condition of existing exposed brick at 712 K St., but would not recommend removing plaster from the 716 K St. building façade. Please note that the consultant is conducting further research and evaluation to clarify if only one or both of these structures should be considered as a Landmark, or eligible for consideration as a Landmark, and that

information will be provided in the environmental documents on the project and provided to the Commission prior to the final hearing on the project.

Window for 716 K Street: Staff recommends the reconstruction of the historic 2nd story projecting bay on the building at 716 K Street. Staff appreciates the inclusion of the historical photograph that shows projecting bay in the now-flat rectangle on the 2nd story façade, and recommends that this bay be reconstructed. (See Sheet A4.4) If enough information is available from historical photographs, staff recommends its reconstruction to match the original, or, if actual design details are not clear enough from photographs, staff would support its “simplified reconstruction.” The simplified reconstruction should have simplified details, but still respect datums of all the original bay elements and with respect to the remaining surrounding facade, in a design that would be clearly contemporary, though using painted metal material as most likely would have been. The proposed design of the bay is missing elements, and particularly does not reflect the original bay’s datums at the bottom and top of the bay.

4. W.T. Grant Building located at 724 K Street:

Brick Exterior: Clarification is needed to verify notes on the elevation plans (Sheet A4.5) that states, “Existing brick to remain” and “New brick veneer.” Staff recommends retention and rehabilitation of the original brick exterior.

Clock: Staff requests applicant explain note concerning clock Sheet A4.5.

5. Potentially-Eligible Historic Façade located at 726K Street:

Tower Records Mural and the Proposed Storefront Enclosure: While the rationale for the proposal to enclose this space is understandable, staff has concerns as to how this can be done in a way that both the mural and the integrity of the significant historical 2 story storefront and facade, as a whole, can be protected. The opening “insert” design as proposed could be problematic relative to the mural, and would also cut off the side showcase window “extensions” wrapping from the storefront open area to the exterior at the street wall. An option may be to consider a glass enclosure, clearly reading as contemporary and, instead of reading as an “insert” into the storefront opening, design it to read as a projection surrounding the entire facade, built out from the building’s current exterior. This would require encroachment into the public right-of-way, but would protect the design and materials of the whole of the existing storefront façade, as well as the mural. Any new “enclosure” or “insert” should read as new and as transparent as possible, with minimal structural metal. The applicant should consider a glass “ Pilkington ” structural system, and attachments to the original façade that would not damage existing façade/storefront materials or the mural.

Showcase Windows: Staff does not recommend the proposed alterations to the “side” showcase window design on the first floor of the storefront. The existing showcase windows are an integral part of the original storefront design.

Lighting: Regarding the proposed new light fixtures along the top of the façade, staff recommends looking into some other way to light the exterior, perhaps attaching a horizontal continuous fixture across the top of the parapet with a solid wash down the façade, with the fixture reading as a thin, continuous cap to the parapet. Please note that the consultant is completing research and evaluation for the Draft EIR relative to this structure's eligibility for listing in the Sacramento Register as a Landmark, and that report will be provided to the Commission prior to the final hearing on the project.

5. Canopies proposed for existing building facades: The proposal shows metal canopies on all facades of the existing buildings on the site. Staff recommends using traditional canvas, even retractable, awnings in design and placement that would have been used on the original buildings.

6. New Residential Building on Alley:

Roof Top Variation: Staff suggests more differentiation along top of structures, rather than having the large, central mass all topping at the same datum/level, provide some varied parapet heights or different types of projections or "roof" elements. Staff suggests taking cues for the new residential roof tops, from the elevations shown on Sheet A3.3 "South Roof Garden" elevations based upon the existing buildings facing K Street.

Massing: Consider more variation in the large, central mass' side elevations in general.

Alley Materials: Consider design/materials options to lessen alley ground level "solid wall" appearance. Perhaps in one portion, using brick from existing alley facades, evoke one of these facades here, or see ideas below.

Enlivening the Alley Based Facades: Consider: 1) a trompe l'oeil mural painting of the existing 19th Century Alley Façade area, with trees; and 2) trompe l'oeil mural of painted street trees along the entire alley façade. Both could be life size, from the ground up. Explore possibility of the mural having dimension and made out of glazed ceramic.

South Roof Garden Elevations: Staff appreciates "reconstructing" one of the alley brick facades for one of the roof garden façades, as proposed Sheet A3.3, and would recommend consideration of interpretative information plaque that could be part of that wall. Also consider moving to the alley elevation, the "single level" reused brick proposed for one of the roof garden elevations.

Policy Considerations: The subject site is designated as Central Business District on the General Plan Land Use and Urban Form Diagram. The Central Business District (CBD) is Sacramento's most intensely developed area. The CBD includes a mixture of retail, office, governmental, entertainment and visitor-serving uses built on a formal framework of streets and park spaces laid out for the original Sutter Land Grant in the

1840s. The vision for the CBD is a vibrant downtown core that will continue to serve as the business, governmental, retail, and entertainment center for the city and the region. A significant element in the future CBD includes new residential uses. Increasing the residential population will add vitality to the CBD by extending the hours of activity and the built-in market for retail, services, and entertainment. This proposal will assist in achieving these goals while also assisting in the preservation, rehabilitation and adaptive reuse of the City's historic Landmarks.

2030 General Plan Policies

LU 2.7.8 Screening of Off-street Parking. *The City shall reduce the visual prominence of parking within the public realm by requiring most off-street parking to be located behind or within structures or otherwise fully or partially screened from public view.*

LU 4.1.4 Alley Access. *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages.*

LU 5.5.2 Transit-Oriented Development. *The City shall actively support and facilitate mixed-use retail, employment, and residential development around existing and future transit stations.*

LU 5.6.1 Downtown Center Development. *The City shall encourage development that expands the role of the CBD as the regional center for commerce, arts, culture, entertainment, and government.*

LU 5.6.3 Mixed Use Downtown Development. *The City shall support a mixed use, vibrant Central Business District by encouraging innovative mixed use development resulting in development consistent with Sacramento's commitment to environmental sustainability.*

HCR 2.1.13 Adaptive Reuse. *The City shall encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible.*

M 2.1.3 Streetscape Design. *The City shall require that pedestrian-oriented streets be designed to provide a pleasant environment for walking including shade trees; plantings; well-designed benches, trash receptacles, news racks, and other furniture; pedestrian-scaled lighting fixtures; wayfinding signage; integrated transit shelters; public art; and other amenities.*

M 6.1.4 Reduction of Parking Areas. *The City shall strive to reduce the amount of land devoted to parking through such measures as development of parking structures, the application of shared parking for mixed use developments, and the implementation of Transportation Demand Management plans to reduce parking needs.*

Central City Community Plan Policies

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CC.LU 1.7 Central Business District. *The City shall improve the physical and social conditions, urban aesthetics, and general safety of the Central Business District.*

CC.HCR 1.1 Preservation. *The City shall support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City.*

CC.H 1.1 Mixed-Use Buildings. *The City shall provide the opportunity for mixture of housing with other uses in the same building or on the same site at selected locations to capitalize on the advantages of close-in living.*

2008-2013 Housing Element:

H-1.2.4 *The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations, centers and corridors.*

Conclusion: Staff recommends the Preservation Commission review and comment on the 700 Block proposal and discuss issues or concerns to be considered during the project review.

Staff anticipates bringing forward this project for final action in May 2011.

Respectfully submitted by: 
EVAN COMPTON
Associate Planner

Approved by:


ROBERTA DEERING
Senior Planner

Recommendation Approved:

WILLIAM CROUCH
Urban Design Manager

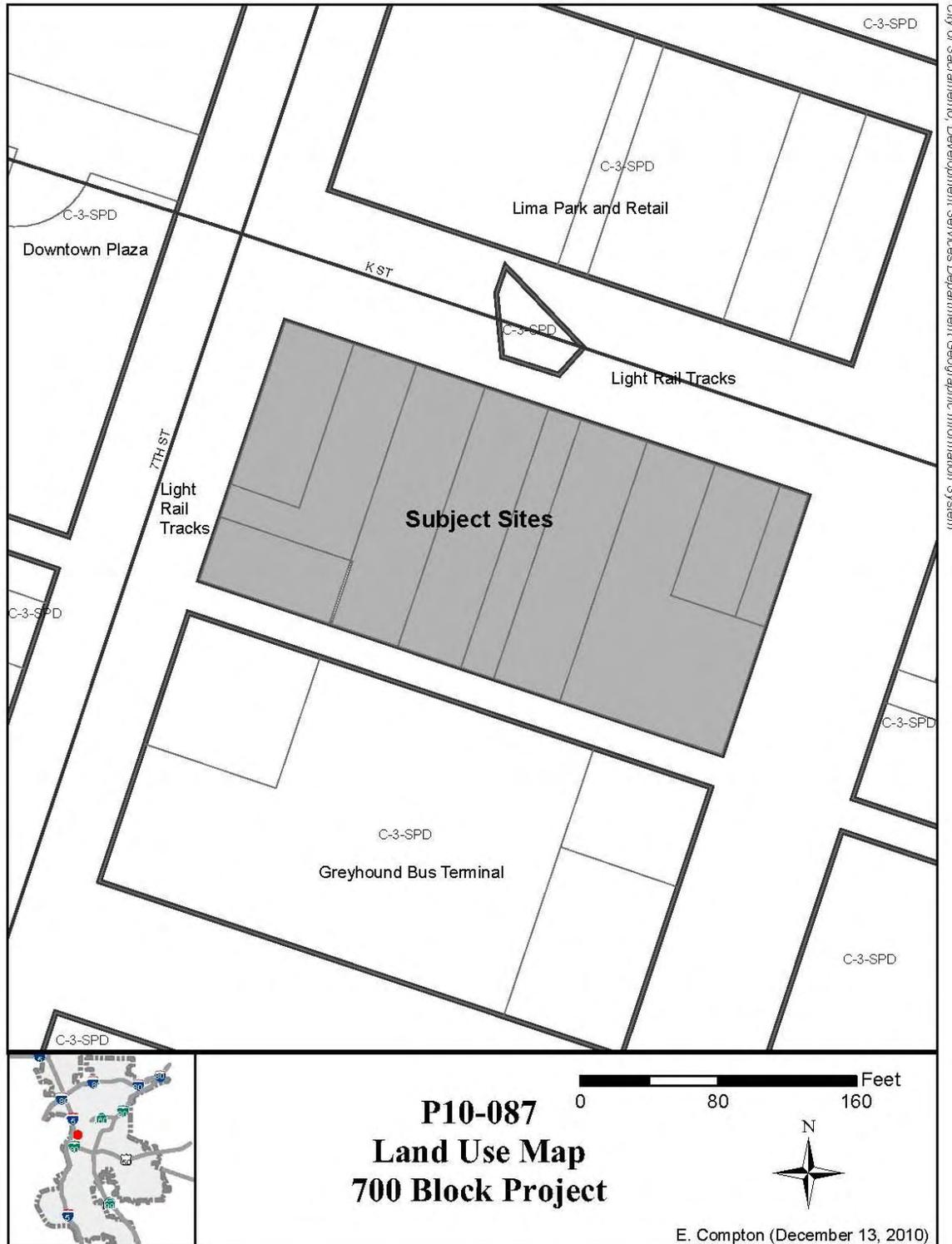
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Attachments:

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Attachment 1: Land Use Map



Attachment 2: Applicant's Narrative



December 9, 2010

PROJECT NARRATIVE

700 Block of K Street
Sacramento, California

The 700 Block of K Street will contribute to making the Sacramento city center a unique and special place through the incorporation of established as well as visionary urban design principals. Using the current city "Pedestrian Friendly Street Standards" as well as the strong community planning traditions of Sacramento's historic and long-established neighborhoods, the project has been integrally woven into the fabric of the community. It is our intent to provide residents with a strong sense of place, a high quality of life and to provide a vibrant and successful neighborhood retail center.

The project site consists of eleven parcels, containing a total of approximately 1.175 acres. The project site is bordered by a 20-foot wide alley and the existing Greyhound bus depot to the south (The bus depot is to be moved in 2011), 7th Street and Downtown Plaza Shopping Center to the west, K Street Mall, Lima Park and some retail buildings to the north, and 8th Street and proposed new development to the east.

The perimeter public way is primarily level along K Street, drops about 6 feet on 7th Street and on 8th Street down to the alley, and the alley drops down a few more feet at it's center. The project site is built out with buildings that were constructed from the late 1800's and well into the 20th century. Two of the existing buildings are registered historic structures. The ground floors of the buildings were previously used as retail and restaurant establishments. All of these buildings have full basements and all have second levels. Most of the basements were previously used for storage. Some of the ground floor retail spaces extended down into the basements. Some of the existing buildings have a third level. These upper levels were previously used as apartments and offices.

The proposed project would combine the eleven parcels into one parcel. The proposed project would be mixed-use including 153 rental apartments, 63,780 square-feet of retail space including restaurants and clubs, and a 28,973 square-foot structured parking garage. A 500-occupant live music venue is proposed. The proposed project would also include support facilities such as community resources for the apartment residents and rooftop gardens.

The north half of the property is proposed to be renovated. Many of the existing buildings include fine defining historic characteristics such as brick masonry and woodwork. The south



kuchman

half of the property is proposed to be cleared and a 5-story apartment building over a 2-level parking garage is proposed to be constructed.

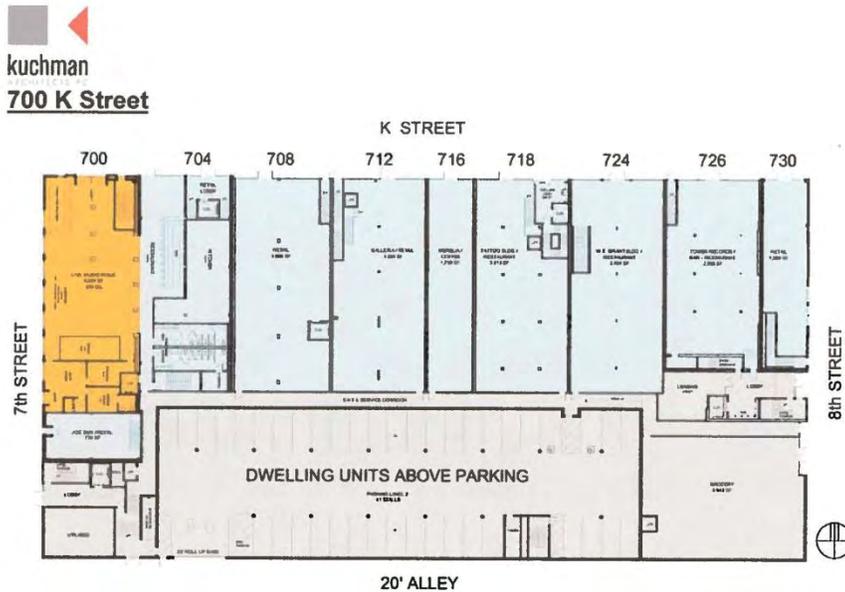
This would be a transit-oriented development (TOD). Two objectives of the project are to bring high density, mixed use development to enhance the pedestrian environment and to be closely linked to transit. There is a light rail station on 7th street immediately adjacent the project site. Bus stops are also an easy walk (less than ¼ mile) from the site.

Other objectives of the project are to promote compatibility between new and existing development, maintain and enhance community identity and quality of life, to create a safer downtown, to activate the street, to use sustainable strategies in the design and to work with City Preservation Department staff toward preservation of the historic hollow sidewalks.

The proposed retail areas would primarily face out on K Street to reactivate this area. There is also retail proposed to front 8th Street. Access to the proposed 91-space parking garage would be from the alley where it would be the least disruptive to pedestrian activities. Apartments over the existing buildings would be accessed from varying points along K Street and 8th Street. The new mid-rise apartments on the south side of the parcel would be accessed through a main entrance on 8th Street and through a secondary entrance on 7th Street.

This proposed transformative, high quality design would remove uneconomical land uses and would replace them with a vibrant mixed-use community.

More specific project details are in the pages to follow:

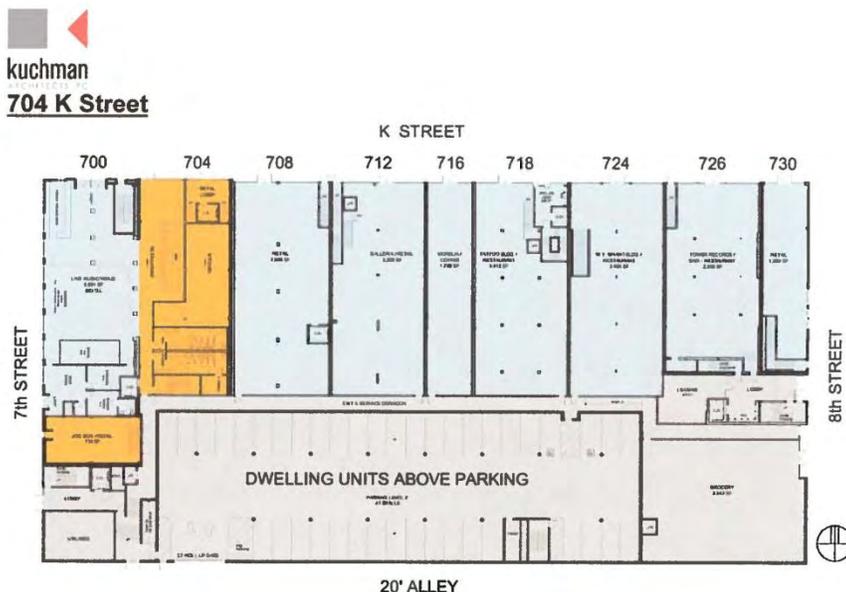


The Men's Warehouse building is a registered historic landmark and one of the most architecturally prominent buildings on the block. The proposed use for this building is a live music venue, which would celebrate the grandeur of this historic structure and serve as a commercial anchor for the development. Additional benefits for situating the music venue in this location are its proximity to nearby parking, building frontage along 7th St for an exterior line that would not disturb adjacent businesses, sound mitigation for surrounding uses, ability to achieve optimal occupancy by expanding into first- and second-floor space of the adjacent building, expanded interior volume for better audience experience, auxiliary access on 7th St for band and personnel entry, and proximity to the alley for easier delivery of equipment.

The Men's Warehouse building is 2-story structure. A portion of the second-floor will be removed to create additional volume for the venue and allow for the remainder of the floor to be used for additional seating, bar area, restrooms, storage and more.

The exterior façade will be restored to its historically significant appearance. Some space from the adjacent Joe Sun building will be incorporated into the venue. Columns on the demising wall to the east will be reconstructed to maintain a distinct separation between the two buildings. The design of these reconstructed columns and the new taller ceiling will depict by means of new construction... the form, features and detailing of the non-surviving building characteristics.

The roof of the Men's Warehouse shall be converted into a 3,225 square-foot roof terrace to be accessed by two new stairways and an elevator from the new live music venue below.



The Joe Sun building is a 2-story structure, which includes the most spacious basement on the block (11'-2" ceiling height). Portions of the demising wall between the Joe Sun and Men's Warehouse building will be opened up, allowing space on both the first- and second-floors to be used as part of the music venue. In addition to providing additional viewing area, this space will allow for a restaurant and bar that will be open seven days a week, helping enliven sections of the venue during the day and on nights when there won't be performances. The detailing of the demising wall and new openings will depict by means of new construction... the form, features and detailing of the non-surviving building characteristics.

Separate from the venue, a lobby will be created on the K St level with access to two separate spaces: the 3,600 square-foot basement and a 1,200 square-foot space on the second-floor. The basement will be occupied by a business that is able to complement the neighboring music venue and take advantage of the unique character of this subterranean space. The second-floor space will be occupied by a separate and distinct retail business, creating a buffer between the music venue and the apartments on the second-floor of the neighboring Flagstone Building (708 K Street).

The brick façade of the Joe Sun frontage on 7th Street shall be retained, rehabilitated and incorporated into the exterior of the new mid-rise apartment building.

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708 K Street



This existing structure is a 3-story building, which includes the former Flagstone Hotel residential units on the second and third floors.

The ground floor will be split into two spaces that are roughly 1,750 square-feet each. The western space is proposed to become a hip, cutting edge clothing and shoe boutique that would lend itself well to an urban, pedestrian-friendly district like K St.

The eastern ground-floor space is proposed to become a contemporary restaurant and bar. The restaurant will take advantage of this building's extraordinary roof by incorporating 2,238 square-feet of additional seating on a rooftop deck unlike any other in downtown Sacramento.

The second- and third-floors of this building will be renovated to house four 2-story rental townhomes.



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712 K Street

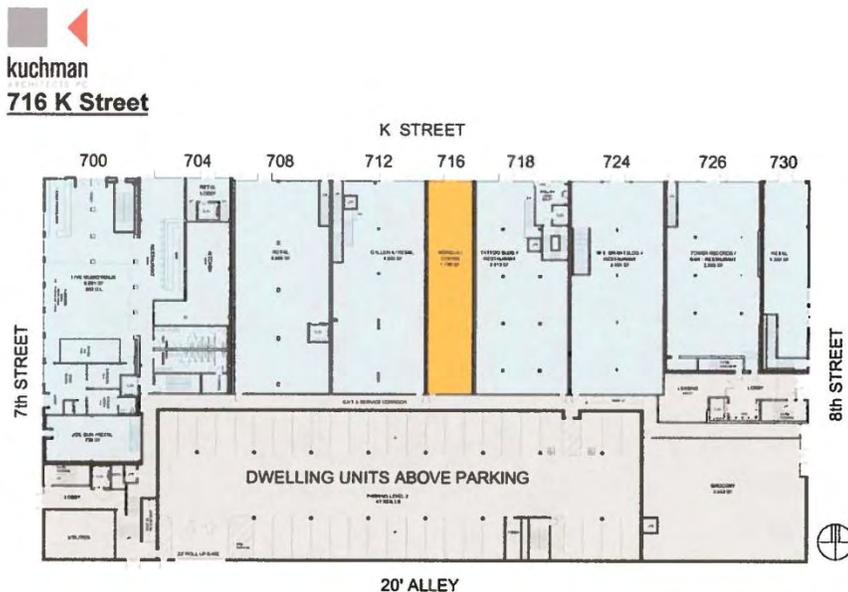


The Galleria building is a registered historic landmark and will be sensitively restored to capture the structure's historical significance. The ground floor is approximately 3,100 square feet and is proposed to include two hard good retailers such as a clothing boutique, flower shop, or salon/spa type business.

The basement of the Galleria building is rich with character, and a lobby is proposed on K St that will have access to this 3,300 square-foot space. The proposed tenant is a retailer that will take advantage of this one-of-a-kind atmosphere, further celebrating the historical significance of this unique building.

The second floor of the Galleria building will be restored to house three rental units.

The south-facing facade of this building is a character-rich brick wall facing the alley. To preserve these defining characteristics, this brick wall will be salvaged and reconstructed as an exterior wall facing into the new roof garden at the center of the project.



This structure is a 2-story building. The ground floor is approximately 1,800 square-feet and is well suited for a bakery/dessert diner/coffee house. This proposed tenant will be a perfect complement to the other unique, pedestrian-friendly businesses on the block, helping further diversify the proposed project's target demographic.

The second floor will be rehabilitated to include two rental units.

This building was constructed with a bay window on the second floor. The bay window has long since been removed. As a part of this project a new bay window shall be constructed in the same location. The detailing of the new bay window will depict by means of new construction... the form and features of the non-surviving building characteristics of the original bay window.



718 K Street



The existing structure is a two-story building, which includes a basement that was previously used as a nightclub. The proposed ground-floor tenant is one that will take advantage of this existing basement by creating a unique and intimate restaurant, bar, and lounge. The basement will be partially exposed to the ground floor, creating a distinct mezzanine experience, unique to downtown Sacramento.

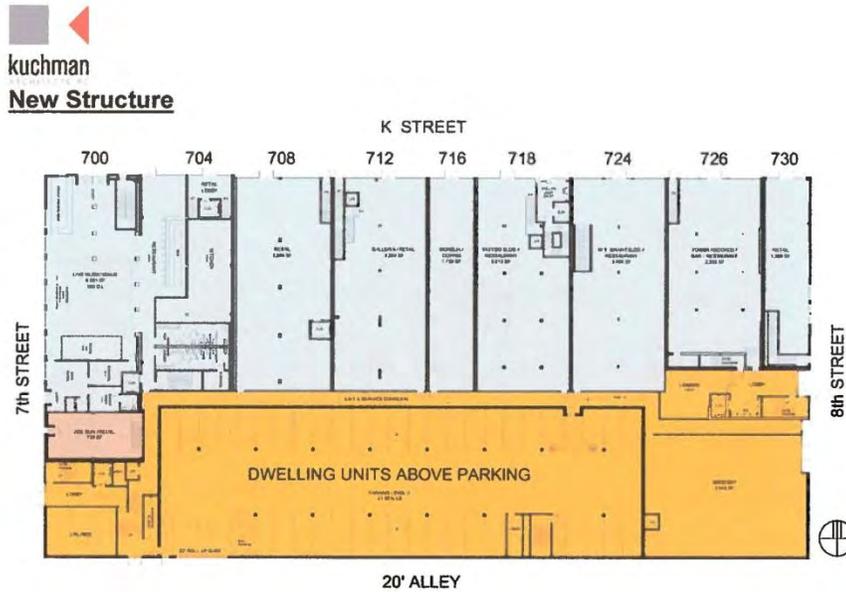
A lobby is proposed for 718 K Street that will house an entry, mailroom, and access to a second-floor corridor that connects the seventeen second-floor apartments that span across 708, 712, 716, 718 and 724 K Street. The elevator in this lobby will also have access to a basement-level laundry room, which will be shared by the tenants in these seventeen units. Of the four units proposed for the second-floor of this building, two of them are designed to be multi-level townhomes.



The existing building is a 2-story structure, best known for its exterior mural, which is dated to the 1970's. The proposed plan is to restore the mural and create a glass storefront on K Street that will maintain pedestrian exposure to this historic element of the block.

The interior is well suited for a two-tiered mezzanine space, which would incorporate the second floor of the building into its ground-floor commercial use. This would create another uniquely designed space, further distinguishing this block's consumer experience from any other in the region.

The basement of this building will be connected to the new, mid-rise apartments on the south side of the parcel and will include space for tenant amenities and possibly a retail area with access directly from K St.



Portions of the existing structures along the alley will be removed and replaced with a new mid-rise building. The base of the new building will be a 91-space, secured two-level parking garage with one parking level sloping down below grade and the other parking level sloping up, above grade. The garage will also provide shelter for bicycle and motorcycle parking, spaces for booster pumps for domestic and fire water, utility meters, and a trash and recyclables area connected by refuse chutes from each of the apartment levels above. Vehicle access to the garage will be through two openings from the alley. This parking structure is to be of Type 1A cast-in-place concrete construction. The top of this structure would be a 12-inch thick post-tensioned concrete podium.

On the concrete podium will be a 153 unit, five-level wood-framed apartment building of Type IIIA construction. Apartment units will look out in all directions from the building.

Three sets of stairs and two elevators will connect the parking levels with the apartment levels. Along the north side of the parking levels, linked to the alley will be a two-tier exit and service corridor. This corridor will provide access for delivery of goods from the alley to the retail spaces and will also provide for secondary emergency exiting from the buildings.

The main entrance vestibule to the mid-rise building will be on 8th Street. Off of this entrance will be a leasing office, property manager's office, and a mailroom. Also off of this vestibule will be a basement level community area including a billiards room, TV room, fitness room, laundry and restrooms under 726 K Street.

At street level in the southeast corner of the structure will be a 3,543 square-foot grocery market. Deliveries to this market will be from the adjacent alley to the south via a dedicated grocery loading area.

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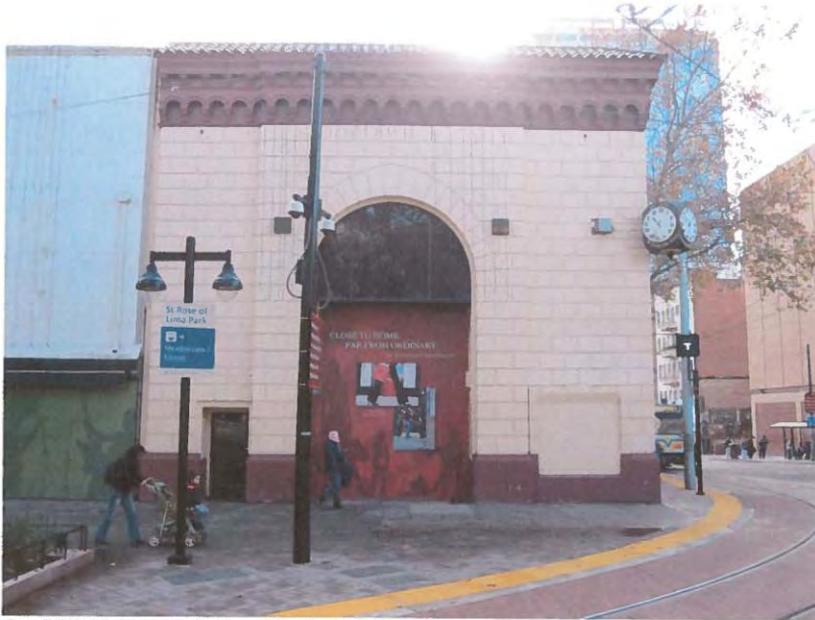
On the second level of the overall project will be a 5,069 square-foot roof garden. Apartments on the interior of the project will look out over this roof garden. The roof garden will include intimate seating areas and a gathering space at the center of the project.

The top level of the mid-rise building will include 27 apartment units that have mezzanine levels.

At the roof level on the east side of the mid-rise building will be a 1,733 square-foot roof garden with views toward the State Capital Building. This roof garden will be for the use of building residents.

Attachment 3: Photos of Existing Buildings

700 BLOCK
700 K Street, Sacramento, CA
Photographs



1 - 700 K Street, facing North / K Street



2 - 700 K Street, facing West / 7th Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



3 - 700 K Street, facing West / 7th Street



4 - 700 K Street, facing West / 7th Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



5 - 700 K Street, interior



6 - 704 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



7 - 708 K Street



8 - 712 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



9 - 716 K Street



10 - 718 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



11 – 724 K Street



12 – 726 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



13 - 730 K Street



14 - 730 K Street, facing East / 8th Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs



15 - 730 K Street, facing East / 8th Street



16 - 730 K Street, facing East / 8th Street (Tex Mex)

700 BLOCK
700 K Street, Sacramento, CA
Photographs



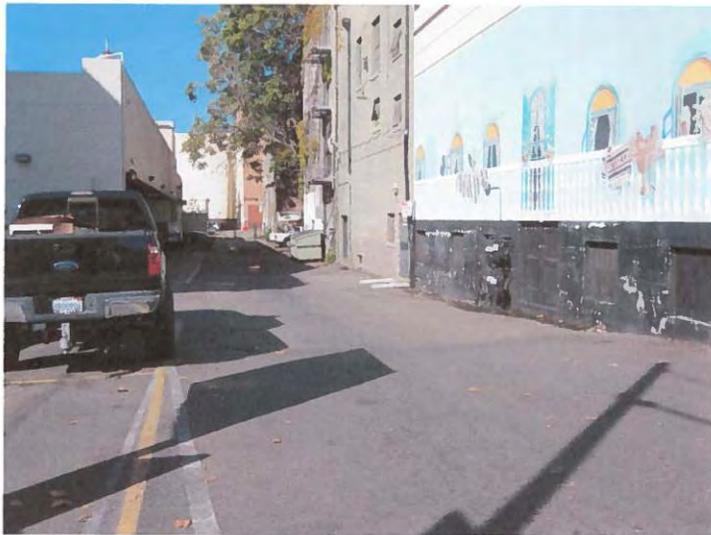
17 - 730 K Street, facing East / 8th Street (Tex Mex)



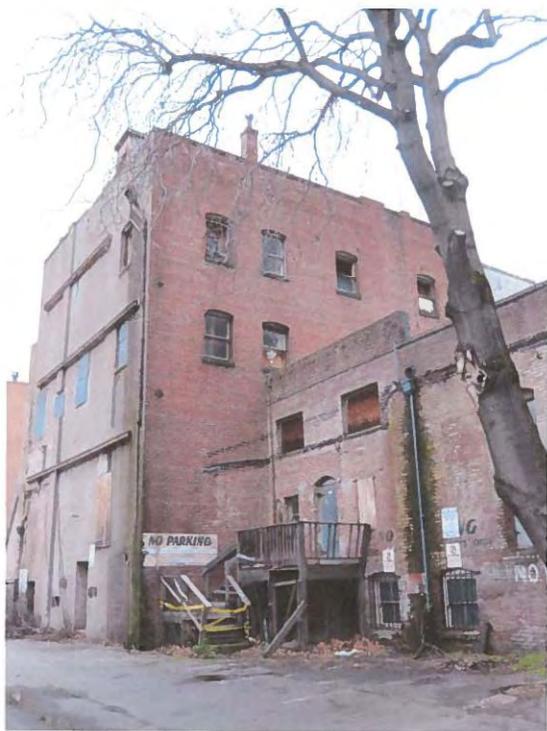
18 - 730 K Street, facing East / 8th Street (Tex Mex)

Subject: 700 Block Project (P10-087)

700 BLOCK
700 K Street, Sacramento, CA
Photographs



19 - K Street – L Street Alley, looking West



20 - 708 K Street, view from Alley

Attachment 4: Project Plans

700 BLOCK

700 K STREET, CALIFORNIA



VICINITY MAP



AERIAL VIEW FROM DOWNTOWN PLAZA



PROJECT DIRECTORY

OWNER / APPLICANT / DEVELOPER
 D&S DEVELOPMENT INC. AND
 D&S ARCHITECTS
 1209 H STREET
 SACRAMENTO, CA 95811
 PHONE: (916) 442-0288
 FAX: (916) 442-0288
 EMAIL: info@dsdevelopment.com, info@dsarchitects.com

ARCHITECT
 KUCHMAN ARCHITECTS
 ATTENTION: BOB KUCHMAN
 SACRAMENTO, CA 95818
 PHONE: (916) 442-3480
 FAX: (916) 442-3480
 EMAIL: info@kuchman.com

SURVEY
 ATTENTION: GARY TIMOTHY WONG
 SACRAMENTO, CA 95818
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 FAX: (916) 383-8800
 EMAIL: garywong25@gmail.com

ARCHITECTURAL CONSULTANT
 BERENNA & ASSOCIATES INC.
 PO BOX 5248
 SACRAMENTO, CA 95817
 PHONE: (916) 442-3480
 FAX: (916) 442-3480
 EMAIL: jberenna@berennasac.com

SHEET INDEX

COVER SHEET
 30 SHEETS TOTAL

A01 UNIT SUMMARY AND COLOR RESPECTIVE RENDERINGS
 A1.1 PRELIMINARY SITE PLAN
 A2.1 EXISTING CONDITIONS - BASEMENT FLOOR PLAN
 A2.2 EXISTING CONDITIONS - 1ST FLOOR PLAN
 A2.3 EXISTING CONDITIONS - 2ND FLOOR PLAN
 A2.4 EXISTING CONDITIONS - 3RD FLOOR PLAN
 A2.5 BASEMENT PLAN
 A2.6 1ST FLOOR PLAN
 A2.7 2ND FLOOR PLAN
 A2.8 3RD FLOOR PLAN
 A2.9 4TH FLOOR PLAN
 A2.10 5TH FLOOR PLAN
 A2.11 6TH FLOOR PLAN
 A2.12 ROOF PLAN
 A2.13 TYPICAL UNIT FLOOR PLANS
 A3.1 COLOR SOUTH/EAST AND WEST ELEVATIONS
 A3.2 COLOR NORTH/EAST AND ROOF GARDEN NORTH ELEVATIONS
 A3.3 COLOR WEST/EAST AND WEST ELEVATIONS
 A3.4 SOUTH ALLEY EAST AND WEST ELEVATIONS
 A3.5 NORTH 1/2 STREET AND ROOF GARDEN NORTH ELEVATIONS
 A4.1 700 K STREET ELEVATIONS AND PHOTOS
 A4.2 700 K STREET ELEVATIONS AND PHOTOS
 A4.3 704, 708 & 710 K STREET ELEVATIONS AND PHOTOS
 A4.4 716 & 718 K STREET ELEVATIONS AND PHOTOS
 A4.5 724 & 726 K STREET ELEVATIONS AND PHOTOS
 A4.6 730 K STREET ELEVATIONS AND PHOTOS
 A4.7 TEA ROOM ELEVATIONS AND PHOTOS
 A5.1 BUILDING SECTIONS
 101 TOPOGRAPHY / BOUNDARY SURVEY

PROJECT SUMMARY

FLOOR	TOTAL UNIT AREA																			
	AREA	PERCENT																		
BASEMENT	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
1ST FLOOR	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
2ND FLOOR	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
3RD FLOOR	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
4TH FLOOR	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
5TH FLOOR	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
ROOF TOP	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%	10,000	10.00%
TOTAL	50,000	50.00%	50,000	50.00%																

DECEMBER 10, 2010



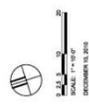
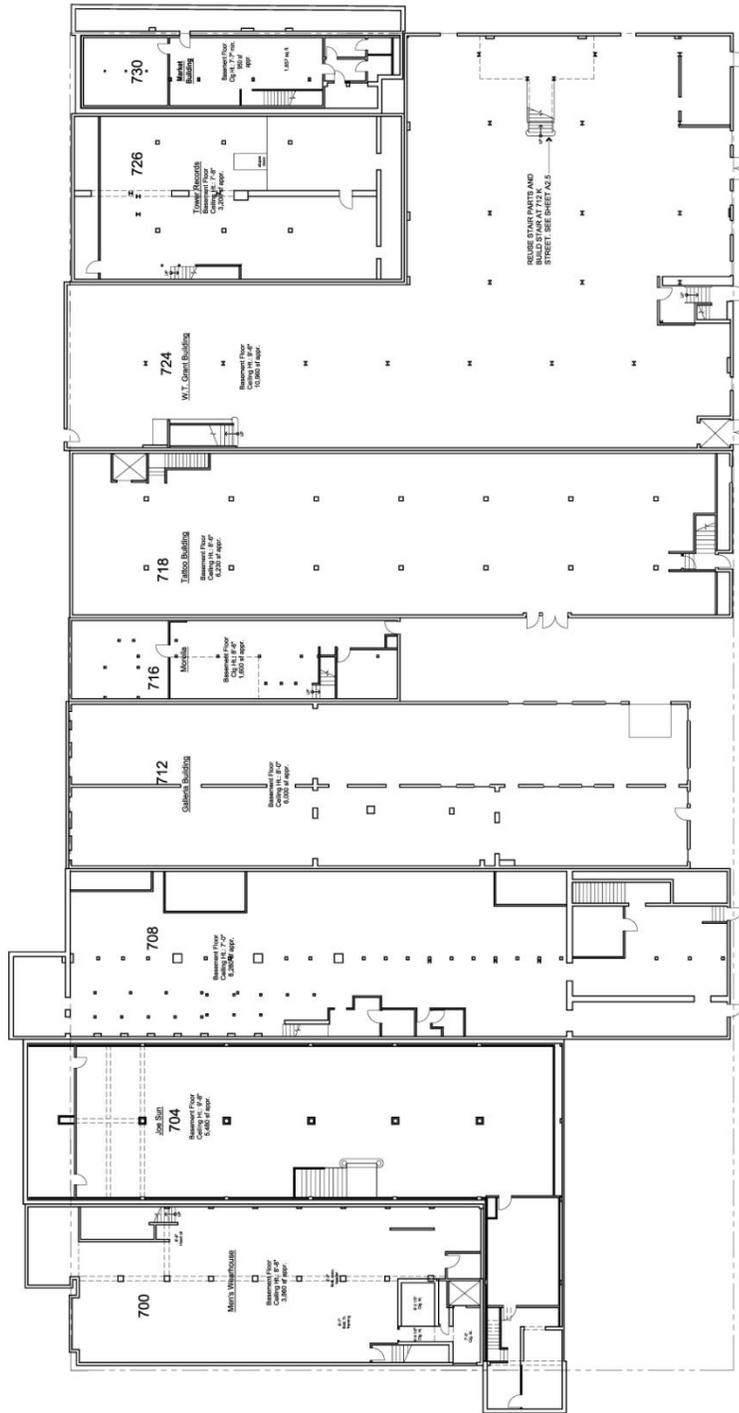
0 10 20
 FEET
 DOCUMENT NO. 201

A1.1
kuchman
 ARCHITECTS

SITE PLAN

700 BLOCK
 700 Y. STREET, SACRAMENTO, CA

CITY DEVELOPMENT, INC.
DS
 DEVELOPMENT



DATE: 12/15/10
 DRAWN BY: J. B. B.
 CHECKED BY: J. B. B.



kuchman
 ARCHITECTURE

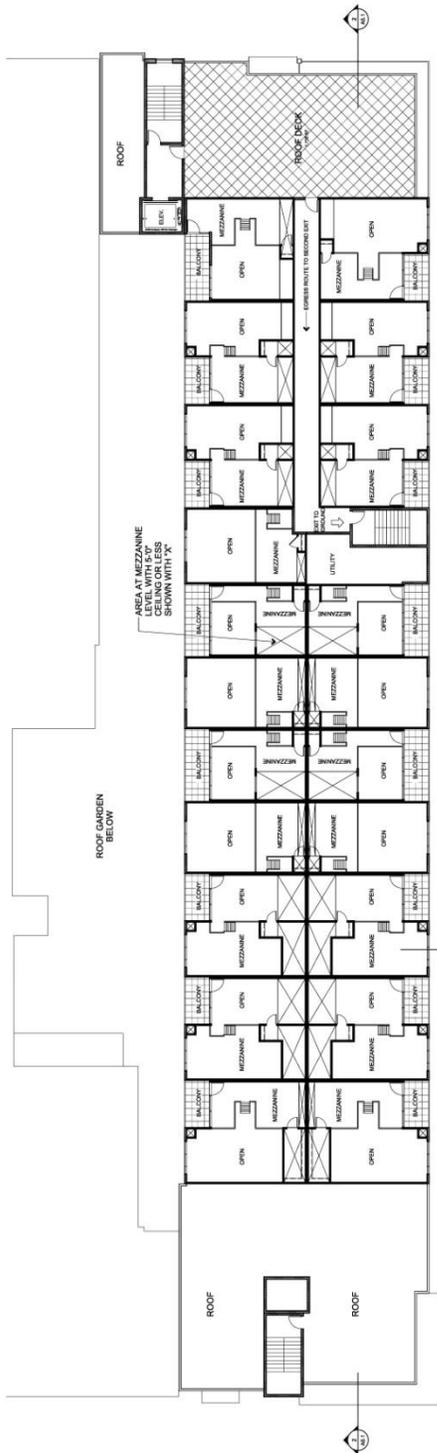
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EXISTING CONDITIONS - BASEMENT

700 BLOCK
 700 Y STREET, SACRAMENTO, CA



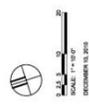
CITY DEVELOPMENT, INC.
D&S
 DEVELOPMENT



MEZZANINE FLOOR / ROOF DECK PLAN



6TH FLOOR PLAN



A2.11

kuchman
ARCHITECTS

6TH FLOOR PLAN AND MEZZANINE FLOOR

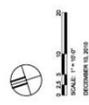
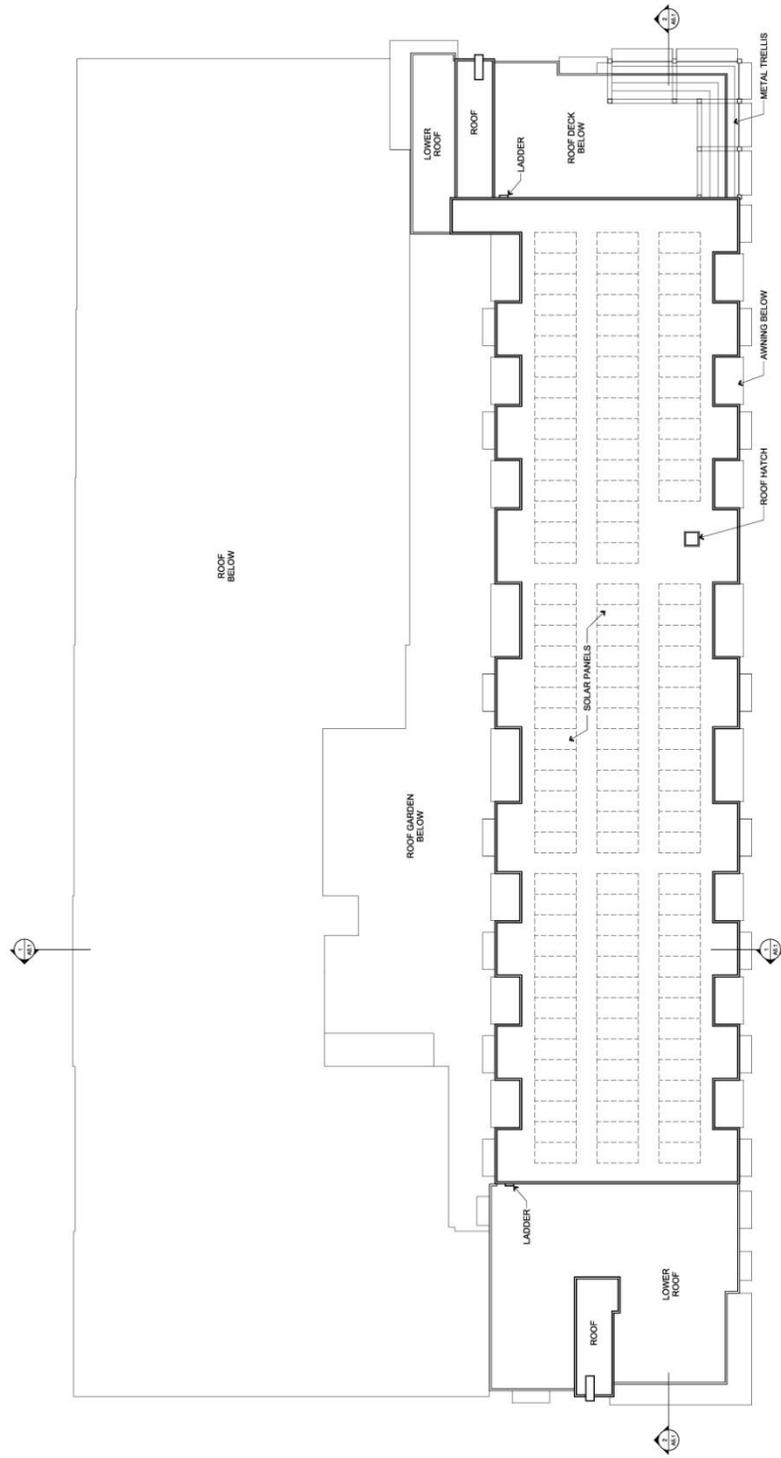
700 BLOCK
700 Y STREET, SACRAMENTO, CA

CITY DEVELOPMENT, INC.
D&S
CONSULTANTS

WALL LEGENDS

EXISTING WALL TO REMAIN

NOT WALL DEMONSTRATED



DATE: 12/15/10
 DRAWN BY: J. B. BROWN
 PROJECT NO. 10-087

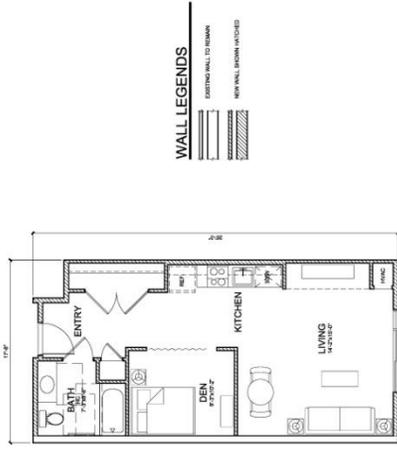
kuchman
 ARCHITECTS

A2.12

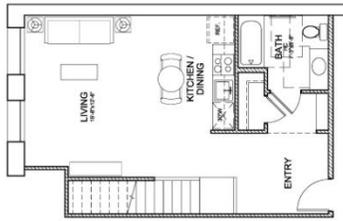
ROOF PLAN

700 BLOCK
 700 Y STREET, SACRAMENTO, CA

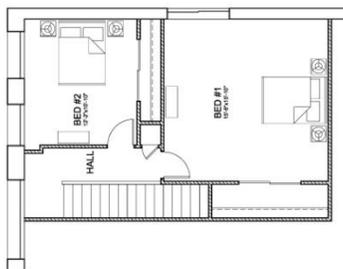
CITY DEVELOPMENT, INC.
DS
 DEVELOPMENT



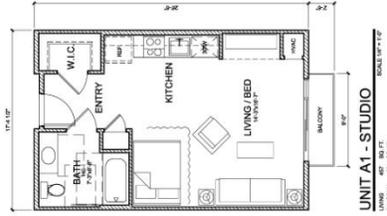
UNIT BR1-1 DEN / 1 BATH
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 448 SQ. FT.
 BALCONY: 25 SQ. FT.



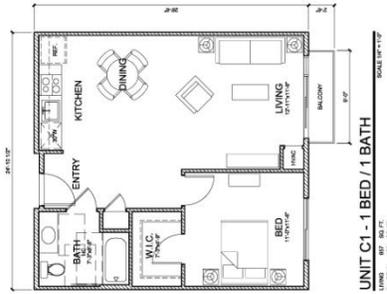
UNIT T3 - 1ST LEVEL TOWNHOME - 2 BED / 1 BATH
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 800 SQ. FT.
 BALCONY: 100 SQ. FT.
 TOTAL LIVING: 1,100 SQ. FT.



UNIT T3 - 2ND LEVEL TOWNHOME - 2 BED / 1 BATH
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 1,000 SQ. FT.



UNIT A1 - STUDIO
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 448 SQ. FT.
 BALCONY: 25 SQ. FT.



UNIT C1 - 1 BED / 1 BATH
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 600 SQ. FT.
 BALCONY: 50 SQ. FT.



UNIT D1 - 1 BED + 1 DEN / 1 BATH
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 700 SQ. FT.
 BALCONY: 50 SQ. FT.



UNIT E1 - 2 BED / 1 BATH
 SCALE: 1/8" = 1'-0"
 UNIT AREA: 1,000 SQ. FT.



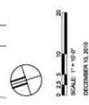
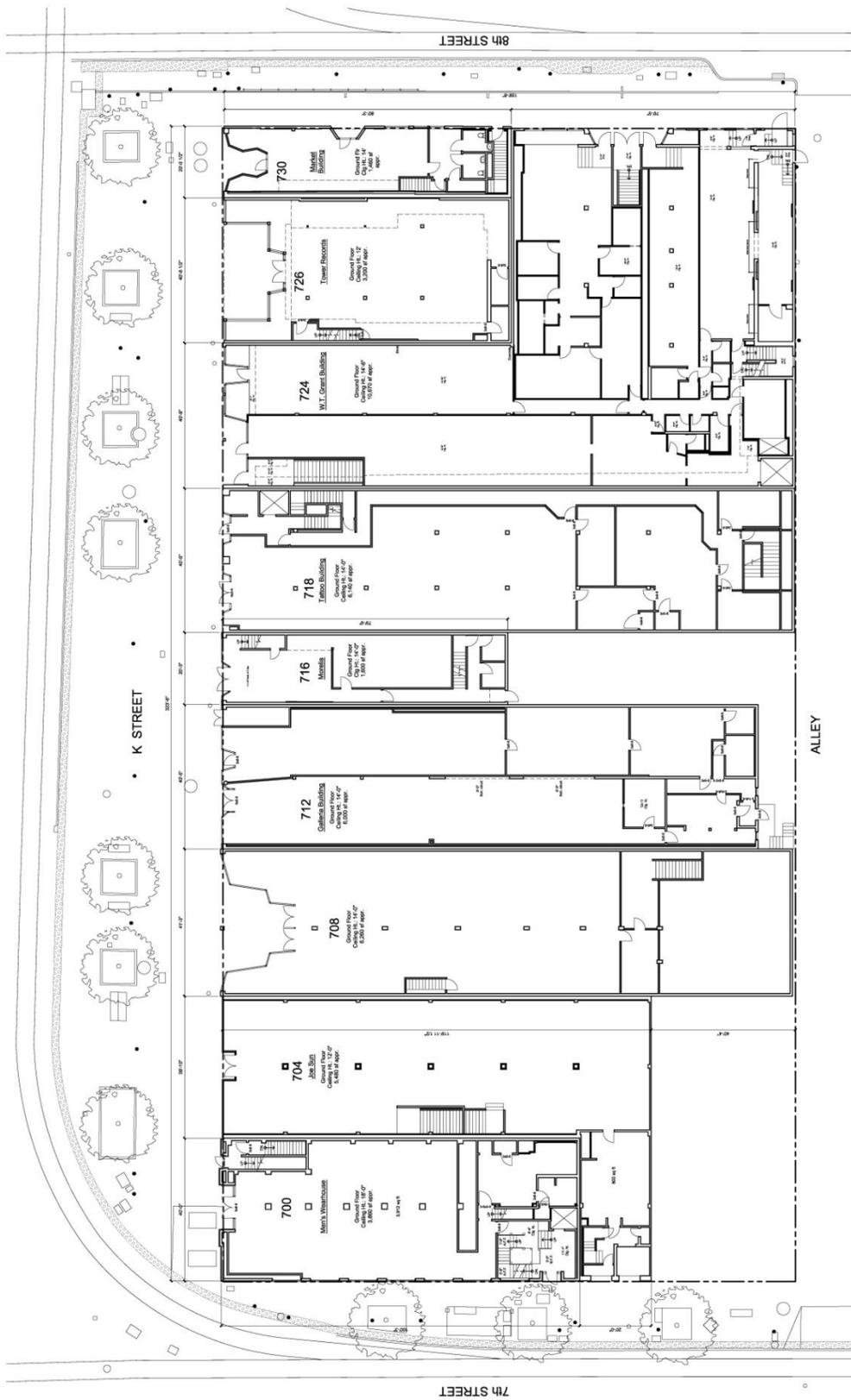
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TYPICAL UNIT FLOOR PLANS

700 BLOCK
 700 Y STREET, SACRAMENTO, CA





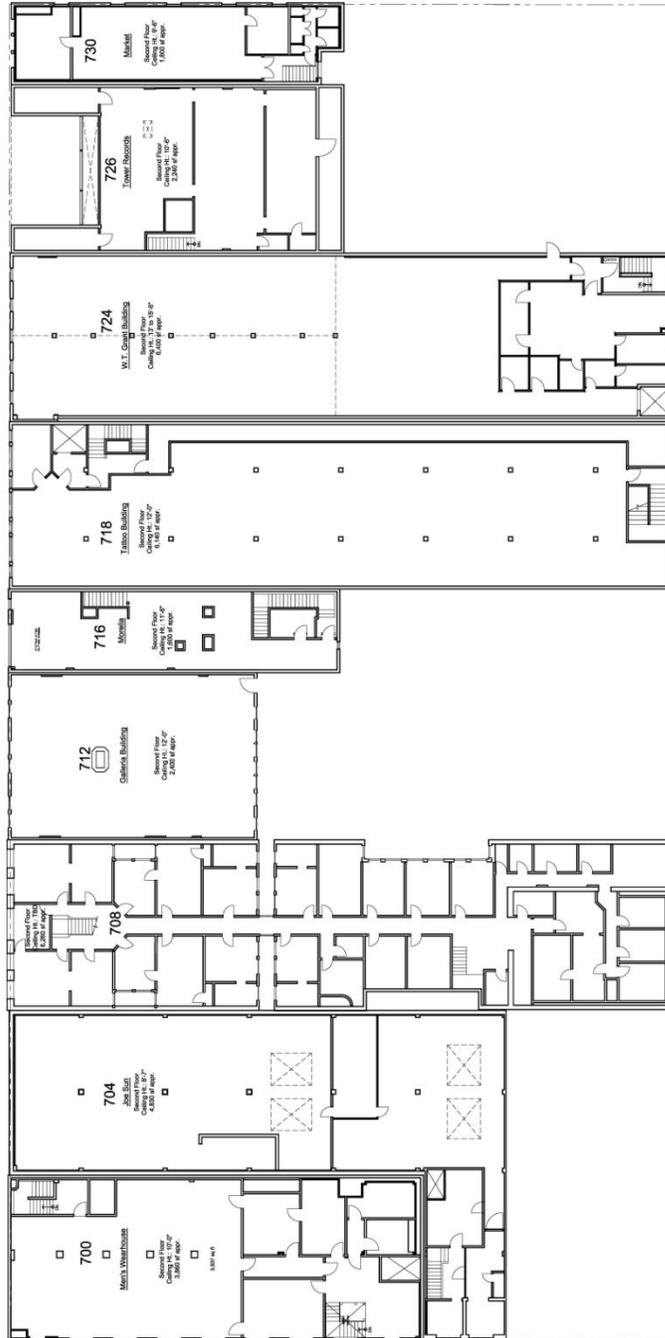
A2.2



EXISTING CONDITIONS - FIRST FLOOR

700 BLOCK
700 Y STREET, SACRAMENTO, CA





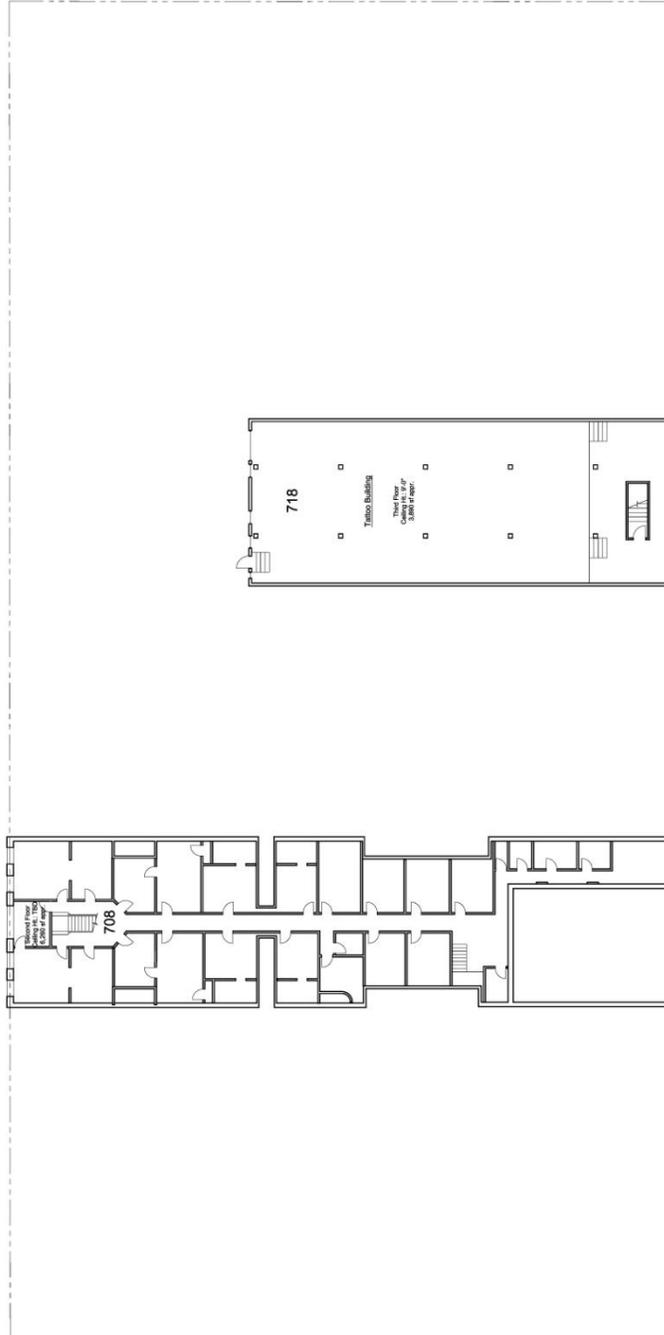
A2.3



EXISTING CONDITIONS - SECOND FLOOR

700 BLOCK
700 Y STREET, SACRAMENTO, CA





A2.4



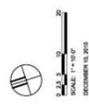
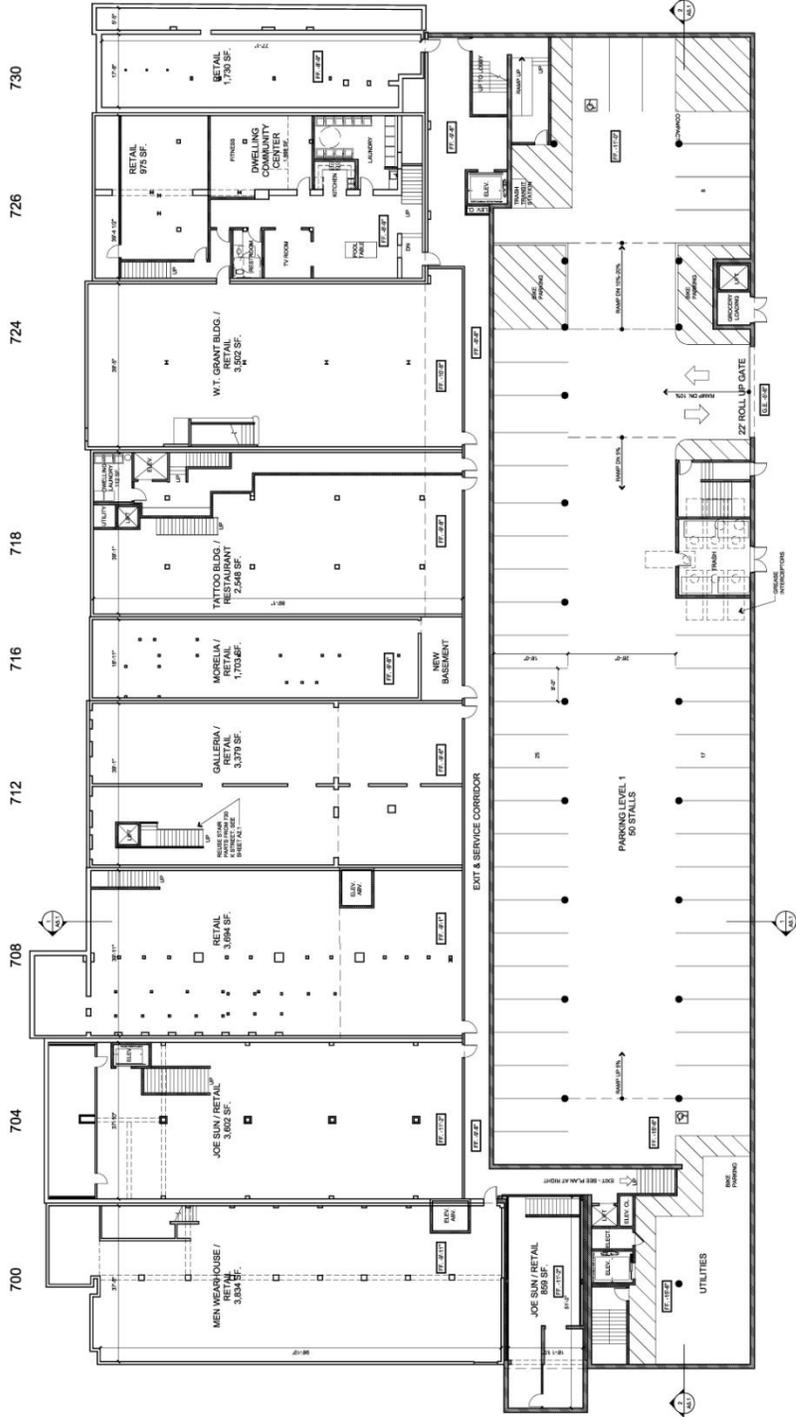
EXISTING CONDITIONS - THIRD FLOOR

700 BLOCK
700 Y. STREET, SACRAMENTO, CA



WALL LEGENDS

- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW WALL TO BE DEMOLISHED



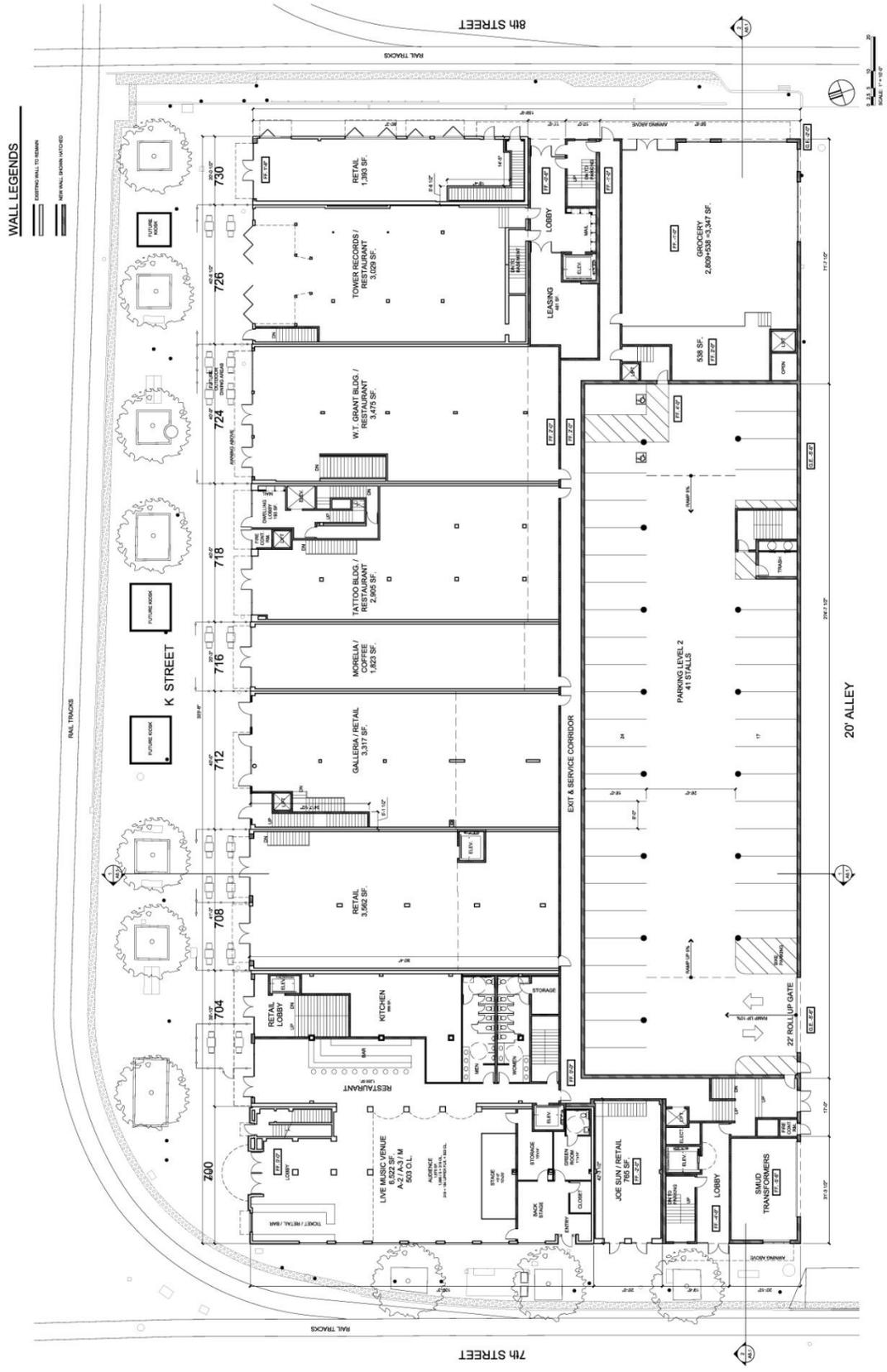
A2.5

kuchman
ARCHITECTS

BASEMENT FLOOR PLAN

700 BLOCK
700 Y STREET, SACRAMENTO, CA

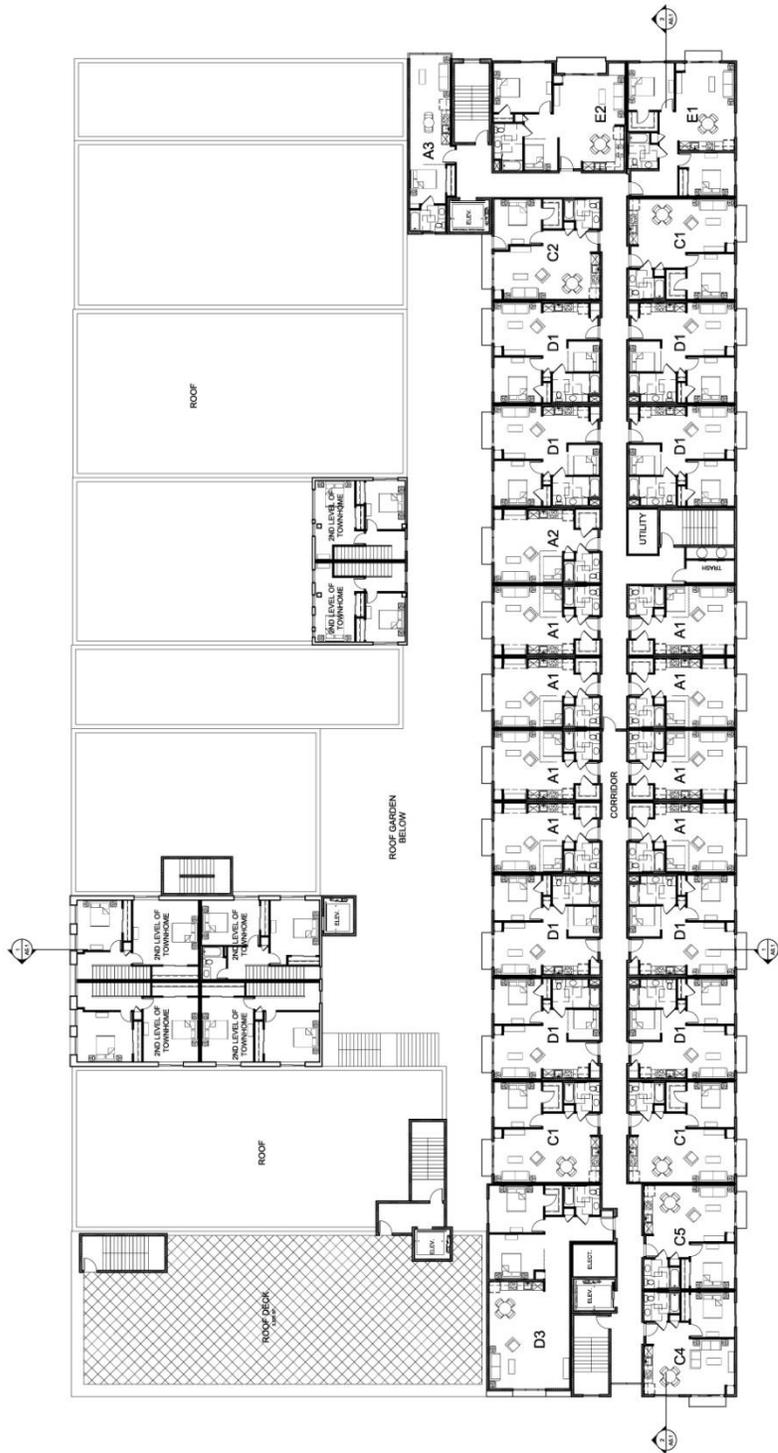
CITY DEVELOPMENT, INC.
DS
DESIGN SERVICES



WALL LEGENDS

EXISTING WALL TO REMAIN

NOT WALL DEMONSTRATED



A2.8

kuchman
ARCHITECTS

700 BLOCK
700 Y STREET, SACRAMENTO, CA

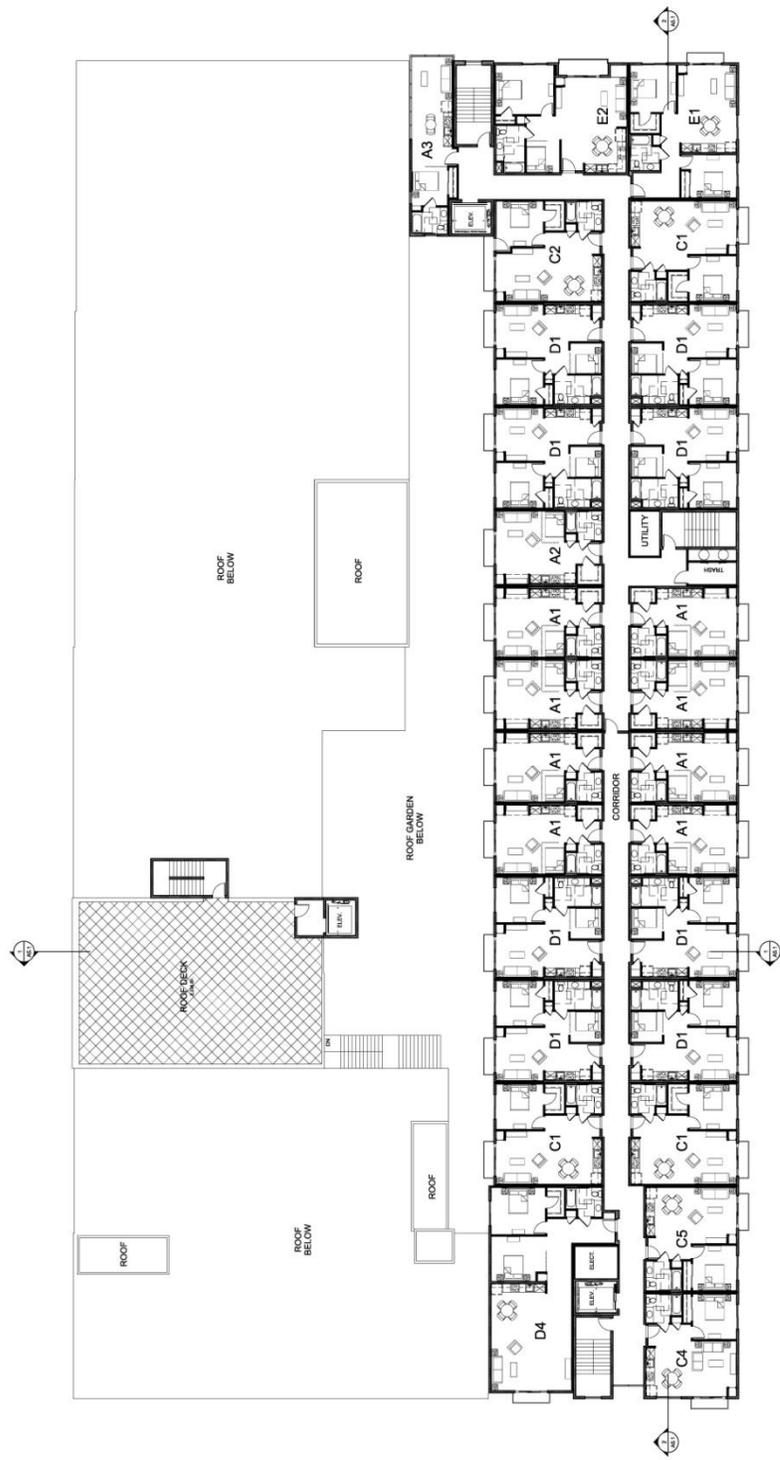
3RD FLOOR PLAN

CITY DEVELOPMENT, INC.
DS
DESIGN SERVICES

WALL LEGENDS

EXISTING WALL TO REMAIN

NEW WALL TO BE INSTALLED



Scale: 1/8" = 1'-0"

DATE: 12/15/10

PROJECT: 700 BLOCK

kuchman
ARCHITECTS

A2.9

4TH FLOOR PLAN

700 BLOCK
700 Y STREET, SACRAMENTO, CA

CITY DEVELOPMENT, INC.
DS
DESIGN SERVICES



WEST / 7TH STREET ELEVATION

EAST / 8TH STREET ELEVATION



SOUTH / ALLEY ELEVATION



700 BLOCK
700 K STREET SACRAMENTO, CA



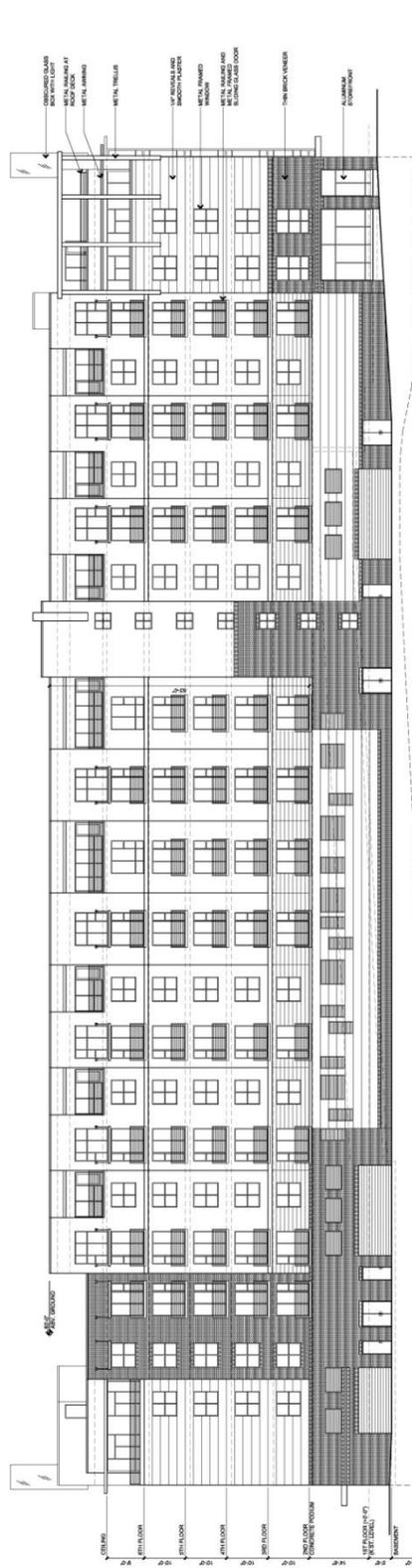
SOUTH, EAST & WEST ELEVATIONS

SCALE: 1/8" = 1'-0"
DOCUMENT NO. **A3.1**



EAST / 8TH STREET ELEVATION

WEST / 7TH STREET ELEVATION



SOUTH / ALLEY ELEVATION



700 BLOCK
700 K STREET, SACRAMENTO, CA

SOUTH, EAST & WEST ELEVATIONS



A3.4





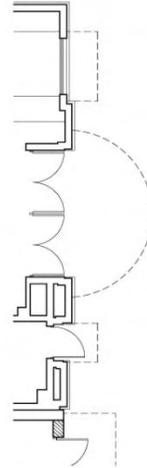
EXISTING INTERIOR



EXISTING PHOTO



PROPOSED NORTH ELEVATION



DATE: 12/15/10
DRAWN BY: JLS

A4.1



700 K STREET - MEN'S WAREHOUSE

700 BLOCK
700 K STREET, SACRAMENTO, CA





EXISTING PHOTOS



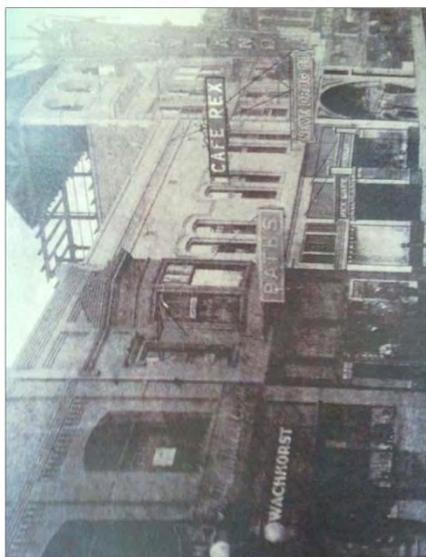
A4.3
Kuchiman
ARCHITECTS PC
DECEMBER 13, 2010

704, 708 & 712 K STREET

700 BLOCK
700 K STREET, SACRAMENTO, CA

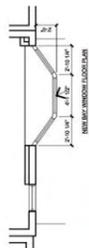


Subject: 700 Block Project (P10-087)



EXISTING PHOTOS

ORIGINAL PHOTO



PROPOSED NORTH ELEVATION



A4.4
Kuchman
ARCHITECTS PC
DECEMBER 13, 2010

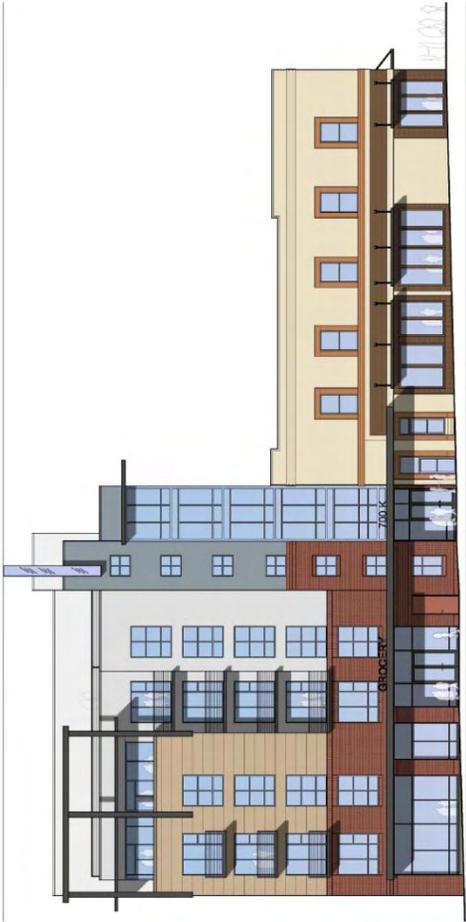
716 - 718 K STREET

700 BLOCK
700 K STREET, SACRAMENTO, CA





EXISTING PHOTOS



PROPOSED EAST ELEVATION



700 BLOCK
700 Y STREET, SACRAMENTO, CA

730 K STREET - TEX MEX

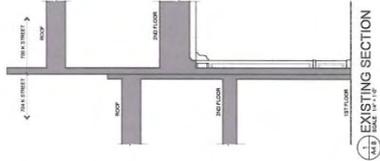


A4.7

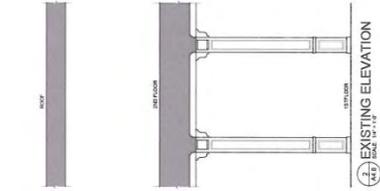




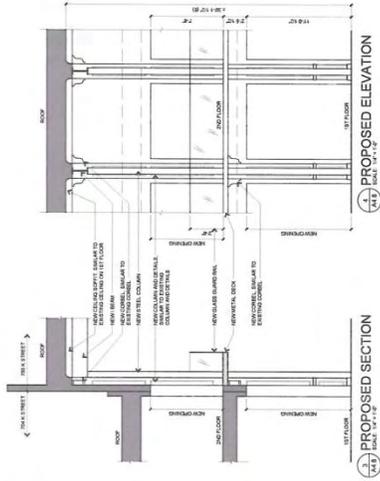
EXISTING PHOTO



EXISTING SECTION



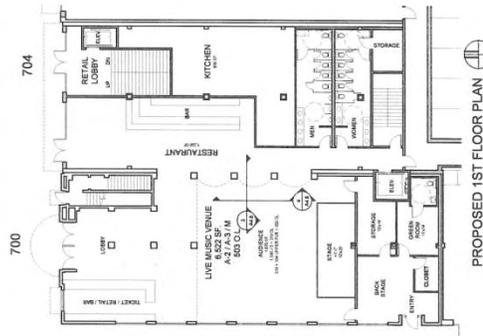
EXISTING ELEVATION



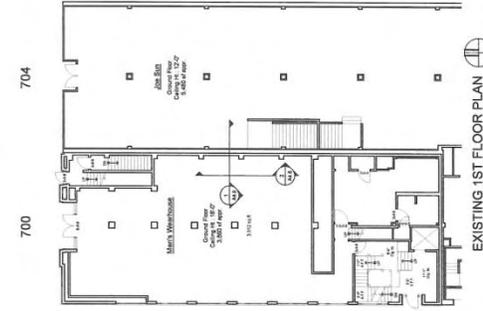
PROPOSED SECTION



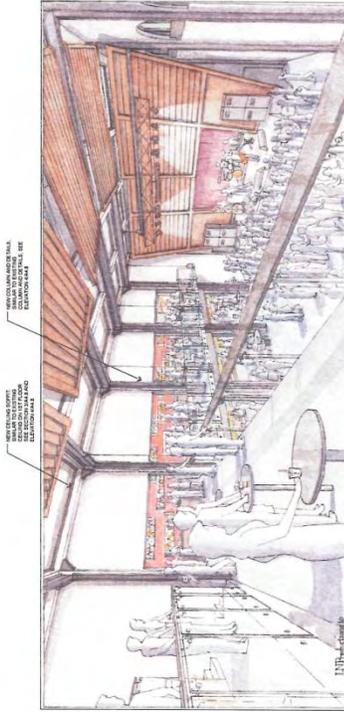
PROPOSED ELEVATION



PROPOSED 1ST FLOOR PLAN



EXISTING 1ST FLOOR PLAN



VIEW FROM 2ND FLOOR TO STAGE

CITY DEVELOPMENT INC. **700 BLOCK** 700 K STREET SACRAMENTO, CA

Architect: Kuchman ARCHITECTS

Scale: A4.8



EXISTING STAIR AT 730 K ST.



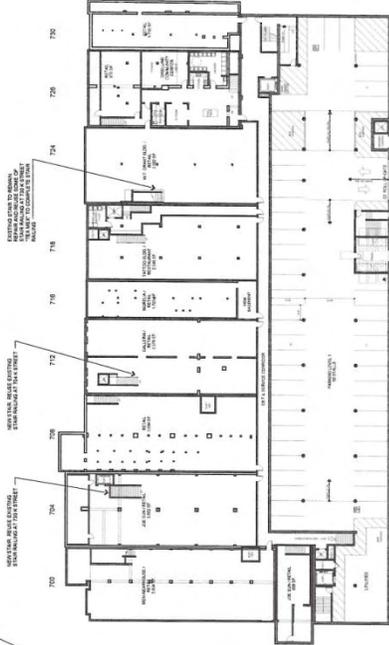
EXISTING STAIR AT 730 K ST.



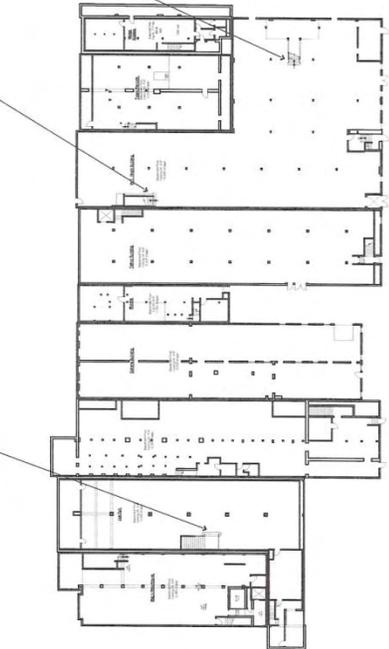
EXISTING STAIR AT 704 K ST.



EXISTING STAIR AT 704 K ST.



PROPOSED BASEMENT FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN

700 BLOCK
700 K STREET SACRAMENTO, CA

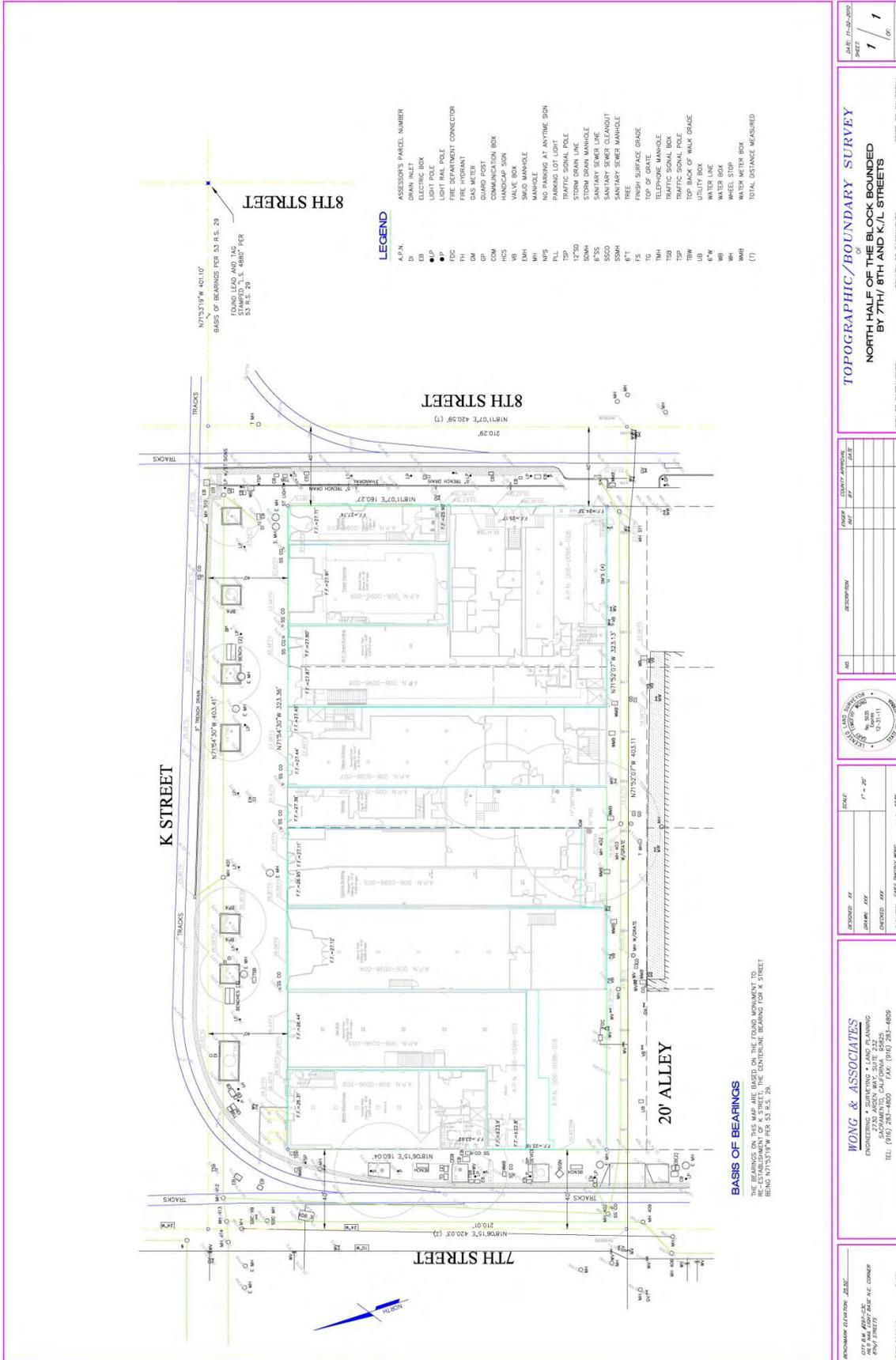
CPY DEVELOPMENT, INC.
D&S DEVELOPMENT

INTERIOR STAIRS

ARCHITECT
Kuchman
ARCHITECTS

A4.9

DECEMBER 16, 2010



Attachment 5: Photo of the Existing 19th Century Alley Façade



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Oral Report

For

City of Sacramento

Agenda Packet

For the Meeting of: January 5, 2011

Title: Report Back: National Register of Historic Places in Sacramento

Recommendation: Receive and File

Contact Information: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

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Oral Report

For

City of Sacramento

Agenda Packet

For the Meeting of: January 5, 2011

Title: Ad-Hoc Policy Committee Update

Recommendation: Receive and File

Contact: Melissa Mourkas, Vice Chair & Policy Committee Chair

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Overview

During the past year Urban Design (Design Review & Preservation) Staff have continued to provide quality customer service to the citizens of Sacramento. What follows is a summary of Commission and Director level projects that have been reviewed and approved or are currently under review.

Design Review Files		
	2009	2010
DR files	281	214
Joint DR/P/Z files	0	16
ER files	92	106
Total	373	336

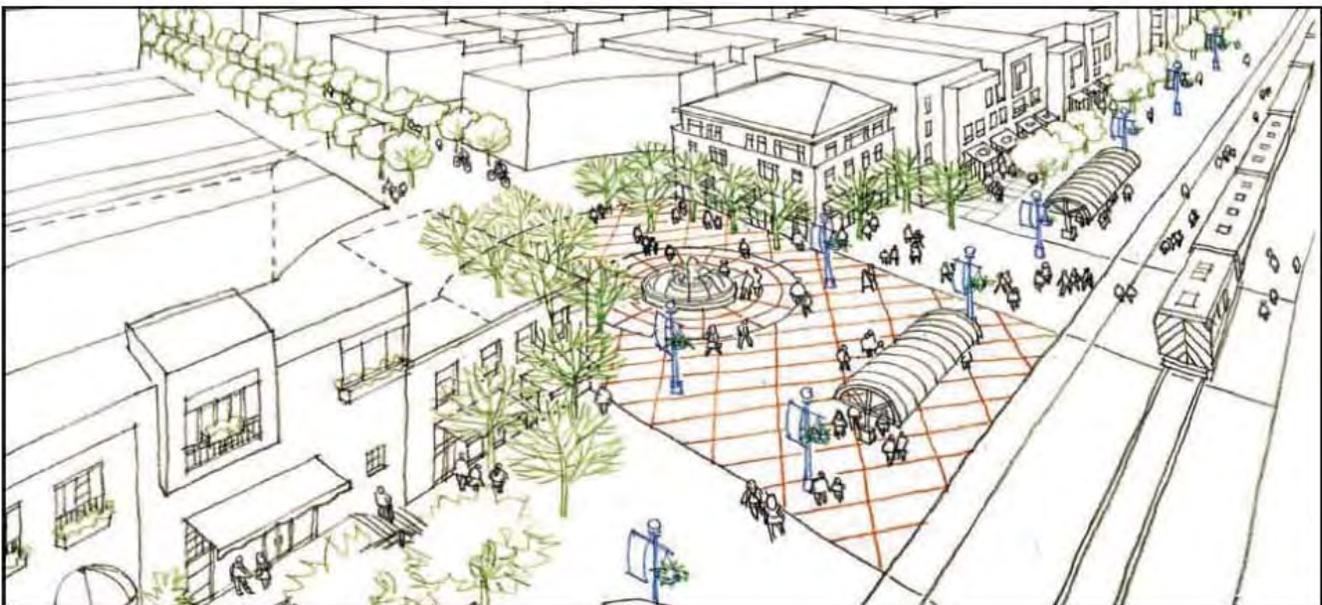
Preservation Files		
	2009	2010
PB files	97	96
Joint PB/P/Z files	0	7
IR Demo files	116	107
Total	213	210

Urban Design Staff are dedicated to maintaining a high level of customer service and to provide thoughtful review and conditions of approval in a streamlined manner.

Design Review

Design Commission

Swanston Station Design Review District – Creation of the new Swanston Station Design Review District was crafted to include the entire Specific Plan area and the adoption of design guidelines for this district. The boundaries of the existing North Sacramento Design Review District will be amended to remove the area that will be in the new Design Review District.



Perspective sketch of the Swanston transit station

2010-2011 URBAN DESIGN ANNUAL REPORT

R Street Market Plaza - Development of new plaza area with paving, landscaping, and street improvements between 16th and 18th Street along R Street.



Florin Road Corridor Design Review District - Creation of the new Florin Road Corridor Design Review District along Florin Road from Tamoshanter Way to Franklin Blvd



2010-2011 URBAN DESIGN ANNUAL REPORT

River District Specific Plan; Design Guidelines and Design Review District



7th and H Mixed Use Housing - 625 H Street, New eight story, mid-rise housing community with 150 studio and one bedroom units, ground floor health clinic and retail.



2010-2011 URBAN DESIGN ANNUAL REPORT

Oak Park Mixed Use Development – 3820 Broadway, Mixed use development including a 56 unit Senior Housing component and 4,000 square feet of retail, and 42 parking spaces



New Residence on Alley – 2207 C Street, Appeal of the Design Director’s approval of a new single-family residence on an approximately 0.06-acre parcel fronting an alley



2010-2011 URBAN DESIGN ANNUAL REPORT

Design Director

Fire Station 43 - 4201 El Centro Road, Development of a new 14,300 square foot two level fire station in the Natomas Basin after FEMA restrictions were enacted.



The Midtown Building - 1507 21st Street, Rehabilitation of an existing three story office building including new mix of materials and parapet.

Adams Building - 2000 Broadway, New mixed use development with 6,000 s.f. of commercial retail/office at ground level and seven apartment units above.

Greyhound Terminal - 420 Richards Boulevard, Relocation and design of a temporary Greyhound bus station terminal.



2010-2011 URBAN DESIGN ANNUAL REPORT

Sacramento Food Bank - 3308 3rd Avenue, development of a new 23,000 square foot two story education center in the Oak Park Design Review District.



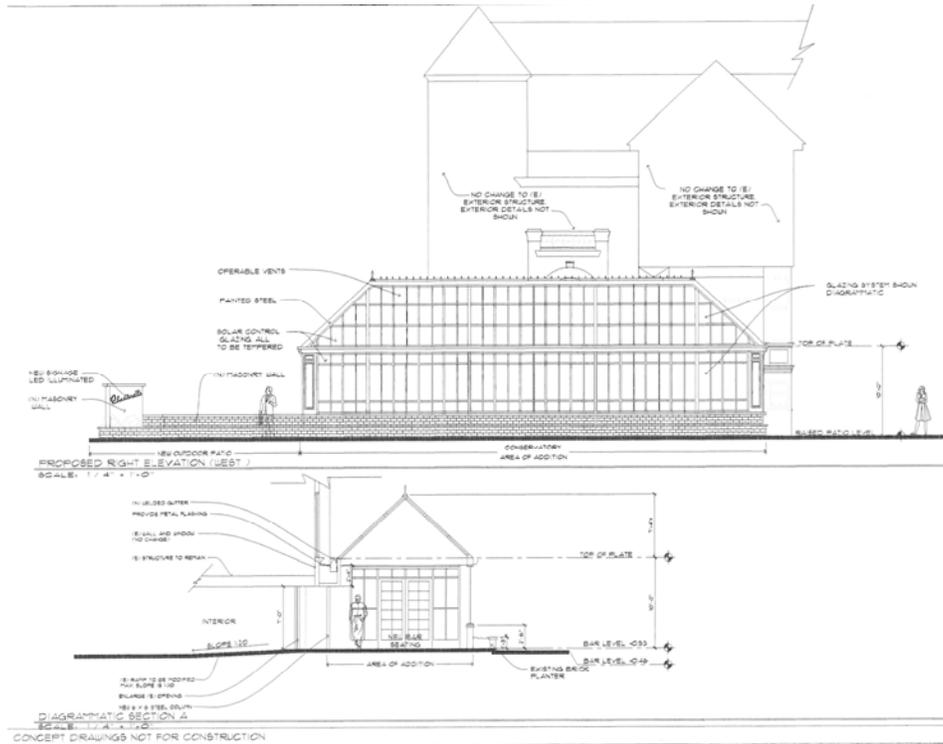
New Residence on Alley – 2207 C Street, New single-family residence on an approximately 0.06-acre parcel fronting an alley

2010-2011 URBAN DESIGN ANNUAL REPORT

Preservation

Preservation Commission

Sterling Hotel's Restaurant - New Bar Conservatory Addition Project: Preservation Review & Approval Issued; ready to submit for Building Permits



River District Specific Plan: Historic Survey completed & nominations being pursued, Cultural Chapters of both Specific Plan and EIR work.

2010-2011 URBAN DESIGN ANNUAL REPORT

Sacramento Valley Station (Depot) Structural & Safety Retrofit Project: Major assistance with cultural-related issues of City Project; Roberta Deering was on panel to select consultants and heavily involved with federal preservation/cultural resources related reviews. Preservation Commission review & comment meeting held, with positive comments received.



Powerhouse Science Center Project: Major assistance with cultural-related issues, including Historic Preservation federal 106 Review with State Historic Preservation Office through SHRA; project's Preservation Application has been submitted; Preservation Commission Review & Comment Meeting Held & positive comments given. Will have final "design/preservation review" approval by Preservation Commission @ Hearing; required entitlements also requires Planning Commission Hearing. Both Hearings to be scheduled as soon as applicants submittals finalized.



2010-2011 URBAN DESIGN ANNUAL REPORT



Preservation Director

Historic Scale House – 426 North 7th Street, A request to move a historic structure (Scale House) on the same parcel in preparation for the future light rail station.



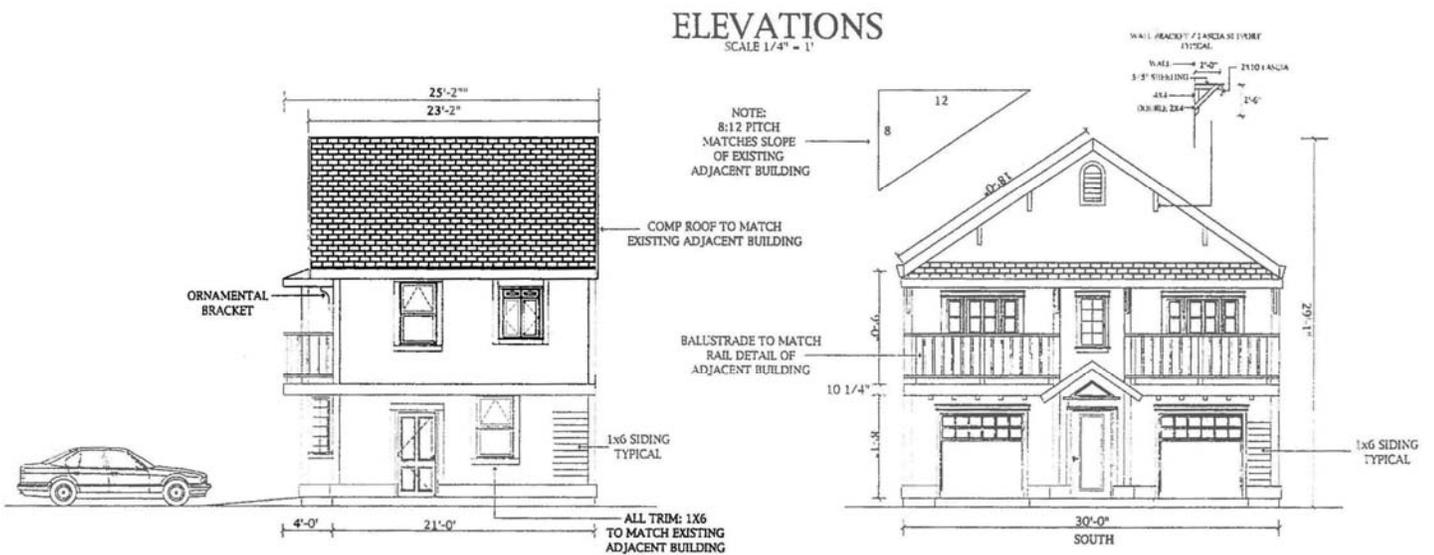
Christensen Family Home – 2204 Capitol Avenue, Build new covered front porch and stairs, for existing single family home in Capitol Mansions Historic District.

2010-2011 URBAN DESIGN ANNUAL REPORT

Stitch Housing on L Street – 2216 L Street, Second project in Stitch program to allow for increasing density in Midtown along alleys in order to preserve existing street frontage scale yet achieve densities, per 2030 General Plan policy.



New Construction in C-1, 1630 18th Street, Construction of a new commercial two-story building comprising of a 600 square foot apartment above a two car garage on the site of a historic Landmark structure.



Urban Alley infill Duplex – 918 T Street, New Residential Construction on a vacant lot in the South Side Historic District

2010-2011 URBAN DESIGN ANNUAL REPORT

Fullerton Addition – 516 21st Street, Convert attic to living space. Change exterior roof elevation from hip roof to gable roof at rear of the house. Replace any windows and siding that have been changed to original design.

SOUTH ELEVATION
1/4"=1'-0"

WEST ELEVATION
1/4"=1'-0"

EAST ELEVATION
1/4"=1'-0"

NORTH ELEVATION
1/4"=1'-0"

KEYNOTES

- (N) 2" WOOD LAP SIDING TO MATCH EXISTING SIDING
- (E) SHINGLE SIDING
- (E) 2" WOOD LAP SIDING
- (E) BRICK
- (E) STAIRS
- (N) WINDOWS
- (N) WOOD SHINGLE SIDING
- (N) COLUMN
- (N) 48" ARCHITECTURAL CORP SHINGLES

EXTERIOR:

- PROVIDE A MINIMUM OF ONE LAYER OF NO. 15 ADHESIVE FELT OR OTHER APPROVED MATERIALS ATTACHED TO THE STUDS OR SHEATHING WITH FLASHING (2007 C.B.C. SECTION 1402.1)
- PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING (2007 C.B.C. SECTION 2518.8)
- FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOORS, WINDOW ASSEMBLIES, PENETRATIONS, EXTERIOR WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECK, BALCONIES AND SIMILAR PROJECTIONS (2007 C.B.C. SECTION 1405.3)
- ALL WALLS, U.S.G., SHALL BE 2x4 FRAMED, 16" O.C. HEIGHT OF ANY STUD NOT TO EXCEED 10'-0"

CITY OF SACRAMENTO PRESERVATION REVIEW
PROJECT NO. 056-C-15
APPROVED BY: [Signature]
APPROVAL DATE: 1/16/10

REVISED
1/16/10
10/4 10/16/10

T Street Project - 1822 T Street, Exterior Rehabilitation to raise the structure approximately 24" to achieve a conforming ceiling height at ground level. Enclose the existing stairs and utilities at ground level.

heavy ridge cap

existing Heavy weight Architectural fiberglass mat (class "A" roof sheathing or 20R asphalt saturated felt underlayment to remain as is)

WOOD

SHINGLE

SH scale

Existing corner trim, window trim, scot molding, fish scale siding remains as is

1.6 g siding remains

Original wood windows remain

Covered porch remains as is

Install additional steps to meet new building elevation. Use like materials & continue architectural methods.

PH:G (S)

1.1.2. Proposal

Exist

MA

Certified Local Government Program – 2009-2010 Annual Report
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CITY OF SACRAMENTO



Report Prepared by: Roberta Deering, Senior Planner for Historic Preservation

Date of commission/board review: 12/01/2010

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

- What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals. *(Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.)*

No changes made or contemplated during reporting period.

- Provide an electronic link to your ordinance or appropriate section(s) of the municipal code.

http://www.qcode.us/codes/sacramento/view.php?topic=17-v-17_134

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)

- What properties/districts have been locally designated (or de-designated) this past year? For districts, provide a list of resource contributors and noncontributors.
See below.
- Reminder, pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.” Have you done this?
In process.

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Property Name/Address	Date Designated/Removed	Date Recorded by County Recorder
Hall Luhrs Building, 914 – 2 nd Street	November 16, 2010 - Designated	In-Process
Bell & Cupola Monument, 5900 H Street	November 16, 2010 - Designated	In-Process

C. Historic Preservation Element/Plan

- If you address historic preservation in your general plan, is it in a separate historic preservation element or is it included in another element? Provide an electronic link to the historic preservation section(s) of the General Plan.

The City of Sacramento’s 2030 General Plan includes a preservation element, titled, “Historic & Cultural Resources”

http://www.sacgp.org/documents/04_Part2.02_HistoricandCulturalResources_000.pdf

- Have you made any updates to your historic preservation plan or historic preservation element in your community’s general plan? If you have, provide an electronic link.
No updates.
- When will your next General Plan update occur?
2014

D. Review Responsibilities

D.1 Design Review/Certificates of Appropriateness

- Who takes responsibility for design review or Certificates of Appropriateness?
See chart attachment #1.
- Do all projects subject to design review go the commission, or are some reviewed at the staff level without commission review?
See chart attachment #1.
- What is the threshold between staff-only review and full-commission review?
See chart attachment #1.

D.2 California Environmental Quality Act

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- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government?

Preservation Staff provides recommendations to City’s Environmental Planning Staff on: scopes of work for consultants; reviews, comments and edits on administrative drafts of environmental documents; and recommendations on preliminary determinations on eligibility of properties involved in a project.

- What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government?

Preservation Commission reviews Draft EIR Cultural Chapters, and Cultural Resources Technical Appendices, for projects involving potentially-eligible resources.

D.3 Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government?

Preservation Staff provides review and recommendations to City Staff involved in preparation of Section 106 documents. In a recent Programmatic Agreement (PA), Preservation Commission reviewed and commented on the draft PA.

- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government?

Preservation Staff reviews administrative drafts of Section 106 documents City projects. If the project is one that requires a hearing by the Preservation Commission, they would review the Section 106 documents as part of the project review.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

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A. Commission Membership

- Who are the current members (and alternates, if applicable)?
- Do they represent a professional discipline or do they represent a public role?
- What is their date of appointment and when does their appointment expire?
- What is their email address?
- Include resumes and Statement of Qualifications forms for all members. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? If all positions are not currently filled, why is there a vacancy, and when will the position will be filled?

Name	Discipline	Date Appointed	Date Appt. Expires	Email Address
Scott Blunk, LEED AP	Licensed Contractor	03.31.2009	01.16.2013	Contact Staff Below
Timothy Brandt, AIA, LEED AP	Licensed Historical Architect	01.16.2007	01.16.2011	Contact Staff Below
Andrew Hope	Architectural Historian	01.16.2007	01.16.2013	Contact Staff Below
Karen Jacques	At-Large	01.16.2007	01.16.2012	Contact Staff Below
Melissa Mourkas	Landscape	07.29.2008	01.16.2011	Contact Staff Below
Joe Stinson	At-Large	01.16.2007	01.16.2012	Contact Staff Below
Fred Turner, SE	Registered Structural Engineer	02.27.2007	01.16.2011	Contact Staff Below

B. Commission Staff

- Who are your current commission/CLG staff?
- What are their disciplines, and their dates of appointment/assignment?
- Is the staff to your commission the same as your CLG coordinator?
- Include resumes and Statement of Qualifications forms for all new staff.
- If the position(s) is not currently filled, why is there a vacancy?

Name/Title	Discipline	Dept. Affiliation	Email Address
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Name/Title	Discipline	Dept. Affiliation	Email Address
William Crouch Urban Design Manager, Preservation Director, Design Director	Architecture, Urban Design, Preservation Appointed April 2006	Community Development Department	wrcrouch@cityofsacramento.org
Roberta Deering Senior Planner for Historic Preservation	Preservation, Planning, Architectural History Appointed November 2003	Community Development Department	rdeering@cityofsacramento.org

C. Attendance Record

- Please attach in chart form for each commissioner and staff member, the attendance records for meetings. Commissions are required to meet four times a year, at a minimum.

D. Training Received

- What training has each commissioner and staff member received, including descriptions and dates of training, duration of training, and training provider? Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
Melissa Mourkas	Identifying & Nominating Historic Landscapes	1 hour (presenter)	Sacramento Master Gardeners	02/09/2010
Roberta Deering	Local Government Preservation Programs Workshop	2 hours (presenter)	California Preservation Foundation	03/31/2010
Melissa Mourkas	K Street Design Presentations	2 hours	City of Sacramento	03/22/2010
Scott Blunk William Crouch Roberta Deering	California Preservation Conference, various sessions	2 days (some as presenters)	California Preservation Foundation	05/12-15/2010
Tim Brandt	CA Historical Building Code Workshop	1 day (presenter)	California Preservation Foundation	07/28/10

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Tim Brandt William Crouch Roberta Deering	LEED for Neighborhood Development	2 hours	AIA/US Green Building Council Northern California Chapter	08/12/10
Tim Brandt	Cleaning of Historic Masonry	1 hour	Diedrich Technologies	09/22/10
Tim Brandt	LEED for Existing Buildings O&M	7 hours	US Green Building Council Northern California Chapter	09/29/10

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts

- Have you initiated, researched, or developed any historic contexts? If you have, list and describe in several sentences each historic context, how it is being used, and the date submitted to OHP (California CLG procedures require CLGs to submit survey results including historic contexts, to OHP.) If you have not done so, submit a copy with this report.

Context Name	Description	How it is Being Used	Date Submitted
River District	History and significance of area north of Downtown Sacramento relative to transportation connections, railroad, highway, agricultural and warehouse structures; mid-century modern architecture; itinerant laborers and persons in temporary circumstances relative to housing.	To inform Landmark and Historic District nominations to the Sacramento Register	Attached with this report.
Hollow Sidewalks/Raised Streets (Begun by City; being completed by the Sacramento Old City Association, a Preservation organization begun in the 1970s.)	History and significance of Downtown Sacramento's flood protection system of raising street grades and building new sidewalks at new street grade.	To determine if resources are potentially eligible for listing.	In Progress.

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B New Surveys (excluding those funded by OHP)

- Have you carried out any surveys or re-surveys? If you have, list the area surveyed, level (reconnaissance or intensive), acreage, number of properties surveyed, and the date you submitted the survey to OHP. (California CLG procedures require CLGs to submit survey results including historic contexts, to OHP.) If you have not done so, submit a copy with this report.
- Keep in mind that the evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.
- How are you using the survey data?

Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed
River District Survey Update	Generally	Reconnaissance and Intensive	776	Between 10 and 20, dependent on nature of update.	July, 2009

C. Changes to Inventories

- Have you made corrections to you inventory of historic properties, or have you identified any corrections that need to be made?
- If you have, what are the reasons for the changes (new information, alteration [approved/not approved], demolition [approved/not approved], etc.)?
- Have you changed the status codes of any properties in your inventory? Submit the changes with this report.

Property Name/Address	Additions/Deletions to Inventory	Changes to Status Codes	Reason	Date of Change
1001 E Street	To be determined.	Owner deciding if interested in reconstruction per SOI Reconstruction Standards.	Building destroyed by fire.	Destroyed by fire in August, 2010.

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IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

- What public outreach, training, or publications programs have you undertaken? Please provide copy of (or an electronic link) all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Preservation Commission/Public Training	Training Presentation by Commissioner Mourkas- Evaluation & Treatment of Historic Landscapes (also presented to the City Parks Dept. Staff in Dec. 2009)	Nov. 4, 2009
Southside Neighborhood Association Monthly Meeting	Commissioner Jacques and Staff Deering presentation on the City's Preservation Program	Dec.10, 2009
Sacramento Preservation Roundtable	Quarterly Meetings convened by the Sacramento Old City Association of organizations and individuals and the general public to provide updates and speakers on historic preservation related topics in Sacramento. Each meeting includes an update on the City's Preservation program, Preservation Commission and work of Sacramento Heritage, Inc.	Dec. 2009; March, June, Sept. 2010
Preservation Commission/Public Training	Training Presentation by Commissioner Turner- California Historical Building Code	Jul 7, 2010
Sacramento Register of Historic & Cultural Resources	Listing of properties listed in Sacramento Register as Landmarks, or as Contributing Resources in Historic Districts, by ordinance adopted by the City Council. Document available on-line, or at cost-per-page for copying. http://www.cityofsacramento.org/dsd/planning/preservation/documents/SacRegister-revised9-28-10.pdf	Sept. 2010 Update

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In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

What is the current status of preservation in your community? What are the most critical preservation planning issues?

The current status of preservation in Sacramento could be said to be relatively strong, with local preservation organizations staying active and stepping up to undertake cultural resources survey work, but also somewhat diminished due to reduced governmental staff and funding due to the City’s budget problems.

The Preservation Commission has identified completion of “Preservation Development Standards” especially for infill new construction in historic districts, finding solutions to the “demolition-by-neglect” problem, and updating codes and procedures for improvements in the City’s disaster response relative to historic resources, as the three most critical preservation planning issues facing the City of Sacramento.

What is the single accomplishment of your local government this year that has done the most to further preservation in your community?

The River District Specific Plan effort has integrally incorporated preservation goals and policies into the planning effort including updating the cultural resources survey for the area and pursuing the nomination/designation of eligible historic resources.

What incentives are you providing for historic preservation in your community, e.g., loan or grant programs, property tax reduction, zoning variances, etc.? What programs are you offering, what is the public utilizing, and how successful are the programs in promoting historic preservation? Please provide a brief overview narrative.

Name or Type of Incentive Program	How many properties have benefited?
Historic Places Grant Program	Two projects involving properties’ with grant awards are in process, and two new grant agreements are being negotiated at the time of this report.

What recognition are you providing for successful preservation projects or programs?

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The Preservation Commission is planning a special presentation at its' May, 2011, meeting to recognize successful preservation projects and programs.

How did you meet or not meet the goals identified in your annual report for last year?

Goals identified in last year's annual report included the following, shown as underlined bullet points.

Response to question in italics:

- Continue providing preservation project reviews in as timely a manner as possible, including increasing cross-training of Planning Staff. *The support of the other Planners in both the Current Planning and Environmental Planning Services units of the Planning Division has been tremendous; All the Planners are being assigned to various preservation applications, at all levels of review, under the supervision of the Senior Planner for Historic Preservation; Preservation Staff have trained the Planners in over-the-counter re-roof reviews and plans are proceeding for additional training on specific topics in 2011.*
- Complete Preservation Development [Preservation Project] Standards document. *The Preservation Commission has established an Ad-Hoc Committee to work with staff and stakeholders to complete this document, particularly the controversial "Chapter 8," dealing with infill new construction in historic districts.*
- Complete River District & Hollow Sidewalks/Raised Streets Surveys and nominate eligible properties, including nomination of Boulevard Park Historic District and River District's PG&E Building to the National Register of Historic Places, both of which are being undertaken by Graduate Students in CSUS Public History program. *The River District Historic Survey Update was completed in the summer of 2009; the Hollow Sidewalks/Raised Streets Survey is being completed by the end of 2010 under the auspices of the Sacramento Old City Association, since the City's funding was not sufficient to assure its completion; the PG&E National Register nomination was submitted and the property was listed in the National Register; it is our understanding that the Boulevard Park Historic District National Register nomination is nearing completion.*
- Nominate remaining eligible properties identified in the Oak Park Survey. *The Preservation Office's Graduate Student Intern is preparing the materials needed for the nomination of the individually-eligible properties identified in the Oak Park survey, and it is anticipated that the nominations may be ready for hearing by March 2011.*
- "Publish" update to Sacramento Register of Historic & Cultural Resources. *Completed, September 2010.*

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- Assist with Programmatic Agreement-related work for the Intermodal Station. *In process.*
- Begin process to consider amendments to Historic Preservation Ordinance related to 50-year-old structure demolition reviews and minimum maintenance (see above.) *Workload and limited staff prevented this from being pursued.*
- Complete work as needed for Historic Places Grant program recipients. *In process.*
- Secure on-going assistance from volunteer Graduate Student Interns to assist with the above. *Currently, one intern “at work!”*

What are our local historic preservation goals for 2010-2011?

- **Continue providing preservation project reviews in as timely a manner as possible, including increasing cross-training of Planning Staff.**
- **Complete “Preservation Development Standards” document;**
- **Present feasible and practical options to address “demolition by neglect” issue;**
- **Address code and procedural issues needed relative to update disaster response for historic properties.**

So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? In what subject areas would you like to see training provided by the OHP? How you like would to see the training conducted (workshops, online, technical assistance bulletins, etc.)?

Suggestions for specific areas where assistance/training would be welcome: Energy efficiency and the Secretary of the Interiors Standards; context statement and survey training, including use of volunteers; California Historical Building Code.

Training on-line would be helpful, since travel budgets have been eliminated.

Would you be willing to host a training working workshop in cooperation with OHP? **We would be very willing!**

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XII Attachments

✓ **Attachment #1 – Level of Review Thresholds**

Public outreach publications – see link above to **Sacramento Register of Historic & Cultural Resources**; also, see link to **Sacramento Heritage, Inc.’s website** for information about **Sacramento Heritage’s new on-line walking tours** and the new **Historic Properties Plaque program** (in partnership with the City of Sacramento) at www.sacramentoheritage.org

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Attachment #1

Preservation Project Level of Review Thresholds & Process

PRESERVATION DEVELOPMENT PROJECT REVIEW

Pursuant to the Historic Preservation Chapter of the City Code, Ch. 17.134, Effective January 01, 2007

Threshold Levels of Review, Notification and Hearings Procedures

Properties: Applies to all properties that either have been designated, or have nominations pending, as Landmarks or within Historic Districts.

Work: Applies to any work affecting the site, including new construction and fencing, the exterior of a structure, including windows, and publically-accessible interiors determined to be significant by the Preservation Director, and any demolition or moving of any structure or significant site feature.

PROJECTS	REVIEW LEVEL	NOTIFICATION	HEARINGS
<p>1. Development projects that involve:</p> <p>a. Alteration to Landmark or Contributing Resource w/ sig. impact to character-defining features, original fabric or eligibility for listing in the Sacramento Register of Historic & Cultural Resources.</p> <p>b. New construction on site of Landmark or w/in Historic District that would have sig. impact on character-defining features of the resource, original fabric, or eligibility for listing in the Sacramento Register of Historic & Cultural Resources.</p> <p>c. Relocation of structure to site of a Landmark or w/in Historic District w/ sig. impact on character-defining features of the resource, original fabric or eligibility for listing in the Sacramento Register of Historic & Cultural Resources.</p> <p>2. Demolition or relocation of a Landmark or</p>	<p>PRESERVATION COMMISSION</p>	<p>Early Notification of Project: mailing to property owners w/in 300 feet of property and relevant neighborhood association/s at time of initial receipt of a project application that is deemed complete.</p> <p>Legal Notice of Hearing: mailing to property owners w/in 300 ft of project site and posting site-minimum of 10 days prior to Hearing date.</p> <p>Agenda posted (on bulletin board at New City Hall and on City Website) 72 hours in advance of Hearing.</p> <p>Record of Decision/Certificate of Appropriateness: Posted on City Website on the day following Hearing and mailed to applicant.</p>	<p>Public Hearing (Items 1 through 4, left column, subject to Appeal to the City Council; appeal must be filed w/in ten calendar days from date of decision)</p>

<p>contributing resource in a Historic District.</p> <p>3. Relocation of a structure to a vacant lot in an Historic District.</p> <p>4. Any project subject to Preservation Director review that Pres.Dir. elects to elevate to the Preservation Commission.</p> <p>5. Appeals of Preservation Director Decisions.</p>			
PROJECTS	REVIEW LEVEL	NOTIFICATION	HEARINGS
<p>1. Development projects not subject to Preservation Commission review and involves:</p> <p>a. New construction of structure on the site of a Landmark or w/in Historic District.</p> <p>b. Additions of new porches, dormers, or new conditioned space on primary facades or affecting significant features or characteristics.</p> <p>c. Alterations affecting primary facades, raising the structure, partial demolitions or other changes that could impact character-defining features or original fabric.</p> <p>d. Demolition or relocation of accessory structures not identified as significant features or characteristics of the Landmark/Contrib. resource, on sites of Landmarks or Contributing Resources.</p>	<p>PRESERVATION DIRECTOR HEARING</p>	<p>Early Notification of Project: mailing to property owners w/in 300 feet of property and relevant neighborhood association/s at time of initial receipt of project application deemed complete.</p> <p>Legal Notice of Hearing: mailing to property owners w/in 300 ft of project site and posting site- minimum of 10 days prior to Hearing date.</p> <p>Agenda posted (on bulletin board at New City Hall and on City Website) 72 hours in advance of Hearing.</p> <p>Record of Decision/Certificate of Appropriateness: Posted on City Website within 2 days following Hearing and mailed to applicant.</p>	<p>Public Hearing (subject to Appeal to the Preservation Commission; appeal must be filed w/in ten calendar days from date of decision)</p>

<p>2. Projects subject to Staff review that the Preservation Director elects to elevate to Preservation Director Hearing level.</p>			
<p>PROJECTS</p>	<p>REVIEW LEVEL</p>	<p>NOTIFICATION</p>	<p>HEARINGS</p>
	<p><i>--NOTE-- 3 LEVELS OF STAFF REVIEW</i></p>		
<p>Projects subject to neither Preservation Commission nor Preservation Director Hearing and not elevated to Preservation Director Hearing, nor subject to #s 1 or 2, below. Includes minor projects and Over-The-Counter reviews.</p>	<p><i>NON-NOTICED STAFF REVIEW</i></p>	<p>No notification, except for Projects per # 1 or # 2 below</p>	<p>No Public Hearing No Appeals, except for Projects per # 1 or #2 below</p>
<p>1. Projects subject to special notice and reconsideration procedures:</p> <ul style="list-style-type: none"> a. major changes or additions involving conditioned space affecting non-character defining features of the property’s secondary facades; and b. removal of non-significant original features on the property’s primary facades. 	<p><i>NOTICED STAFF REVIEW</i></p>	<p>Early Notification* of Project: Mailing to property owners w/in 300 feet of property and relevant neighborhood association/s at time of initial receipt of a project application deemed complete.</p> <p>Notice of Staff Action/Certificate of Appropriateness* Mailing to property owners w/in 300 feet of property and relevant neighborhood associations within 1 day of decision</p>	<p>Request for Reconsideration W/in 10 days* of decision, a request may be made to Preservation Director to reconsider Staff decision</p>

		and including information on requesting reconsideration.	
2. Projects subject to Staff Review AND also require approval of one or more Zoning Administrator entitlements	STAFF REVIEW WITH CONCURRENT ZONING ADMINISTRATOR HEARING	Early Notification and Legal Notice of Zoning Administrator Hearing	Zoning Administrator Hearing and Appeals (w/in ten calendar days of decision an appeal may be made to Planning Commission)
<ul style="list-style-type: none"> • If the color scheme has been determined (by the Preservation Director) to not be a significant character-defining feature of the historic resource <u>and</u> if the surface was originally painted, repainting of these surfaces does not require Preservation review. • Routine non-abrasive cleaning and maintenance does not require Preservation review. • If the plantings and landscape elements of the site have been determined (by the Preservation Director) to not be significant character defining features, site plantings does not require Preservation review. 	NO REVIEW REQUIRED	None	None

* Procedures for Early notification and the number of days for reconsideration requests is at discretion of Preservation Director, not specified in City Code.



Oral Report

For

City of Sacramento

Agenda Packet

For the Meeting of: January 5, 2011

Title: Election of Chair and Vice Chair of the Preservation Commission for 2011

Recommendation: Nomination and selection of Chair and Vice Chair for 2011

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager,
916-808- 8013

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