



# REPORT TO PRESERVATION COMMISSION City of Sacramento

# 2

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING**  
May 19, 2011

To: Members of the Preservation Commission

**Subject:** **800 Block Project (P11-009)** Design Review and Preservation approval to develop the 800 K Street block and rehabilitate the Landmark Bel Vue structure with mixed use on approximately 1.21 acres in the Central Core Design Review District, Central Business Special Planning District. The northern half of the site is currently vacant and the south portion includes a Landmark structure to be rehabilitated and also includes non-historic structures to be demolished. An archaeological plan is also part of the project. Environmental Determination: Categorically Exempt (per CEQA Guidelines Section 15332, Infill Development)

- A.** Design Review and Preservation approval for new construction and rehabilitation for: a 193,000 +/- square foot mixed use development at the southeast corner of 8th and K Streets, consisting of 144 residential units and ground floor retail; and a 81,500 +/- square foot mixed use development at the northeast corner of 8th and L Streets, consisting of 56 residential unit, and ground floor retail, including rehabilitation of the existing Landmark Bel Vue building. This project is located in the Central Core Design Review Area, Central Business District Special Planning District, and includes one listed Landmark building.

**Location:**

Address: 800 K ST, 802 K ST, 806 K ST, 812 K ST, 1115 8TH ST, 809 L ST, 815 L ST, Sacramento, CA

Assessor's Parcel Number: 006-0098-003, -004, -006, -007, -008, -014, -021, -022, -024  
Council District 1

**Recommendation:** Staff recommends the Preservation Commission approve the project based on the findings of fact and subject to the conditions listed in Attachment 1. The Preservation Commission has final approval authority over *item A* above, and its decision may be appealed to City Council.

**Contact:** Matthew Sites, Associate AIA, LEED AP, Staff, (916) 808-7646  
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Luis R. Sanchez, AIA, LEED AP, Senior Architect/Design Review, (916) 808-5957

**Applicant:** Ellen Warner, 880 K Street LLC, 1201 K Street, Suite 1840, Sacramento, CA 95814.

**Owner:** Redevelopment Agency, City of Sacramento, 801 12<sup>th</sup> Street, Sacramento, CA 95814. (Attention: Leslie Fritzsche)

**SUMMARY:** The project is before the Preservation Commission for final action on the Design and Preservation reviews. This mixed use development consists of two new residential buildings with ground level retail and the rehabilitation of the Landmark Bel Vue structure on the west half of the block of 8<sup>th</sup> Street between K and L Streets. The proposed project includes the demolition of the remaining non-historic structures on the site, 200 residential units, approximately 23,000 square feet of retail space, and 174 parking spaces. The parking for the project will be provided within each of the new buildings and accessed from the alley.

The proposed project is a collaborative partnership between David Taylor Interests, Domus Development, and The Redevelopment Agency to activate the existing vacant parcels and continue the revitalization of K Street corridor. The proposed project is attempting to meet financial deadlines and the applicant has requested several meetings with staff for guidance in understanding and implementing the updated Urban Design Plan and Guidelines. These early meetings and the Review and Comment hearings of both the City Planning and Preservation Commissions have refined the original proposal to better complement and integrate the project into the existing urban fabric. City Design Review, Preservation, and Urban Design Staff believe the project meets a majority of the criteria of the Central Core Design Review District, and the rehabilitation of the historic Bel Vue structure will comply with the Secretary of Interior's Rehabilitation Standards.

**City Code Regarding Joint Projects:** In situations where a project involves multiple properties with some subject to Preservation review and some properties subject to Design review, the City Attorney has opined that City Code requires that the project's review be conducted by the Preservation body, in this case the Commission. The Commission shall evaluate the project relative to the applicable Design Review District guidelines for those parts of the project not subject to Preservation review. In this case, the Preservation review involves the rehabilitation of the Bel Vue which is a listed Landmark building. The remainder of the project involves review for consistency with the Central Core Design Review District guidelines. The Secretary of the Interior's Rehabilitation Standards are attached, Attachment 2.

The Central Core Design Review District guidelines may be accessed at this link:

<http://www.cityofsacramento.org/dsd/planning/urban-design/central-city-urban-design-guidelines/documents/UDP-Section3-Chapter4.pdf>

**PRIOR REVIEW AND COMMENT SESSIONS:** The Preservation Commission conducted a Review and Comment session on March 12, 2011 and the City Planning Commission conducted a Review and Comment session on March 10, 2011. Both the Preservation Commission and City Planning Commission were supportive of the project and comments received have been added to this report as Attachment 8.

The project requires City Planning Commission approval of the project's environmental Exemption, entitlements for the Special Permit – for buildings over 75,000 square feet, Special Permit – Parking Reduction to waive residential parking, and a Variance – to reduce parking maneuvering. The City Planning Commission is scheduled to take its' final action on this project on May 12, 2011. Staff notes that the City Planning Commission's meeting has not taken place and its' action is not available at the time this report is written. Staff will

report on the actions of the City Planning Commission at the May 19, 2011 Preservation Commission hearing.

<b>Table 1: Project Information</b>	
<b>Existing zoning of site:</b> C-3-SPD (Central Business District)	
<b>Design Review Area:</b> Central Core	
<b>Landmark Buildings:</b> Bel Vue	
<b>Existing use of site:</b> Existing Retail, Residential, and Vacant Land	
<b>Property dimensions/area:</b> Approximately 1.21 +/- acres or 52,708 square feet	
<b>Building square footage:</b> 800 K Street building – 192,921 ± square feet Bel Vue & 801 K building – 81,505 ± square feet	
<b>Building height:</b>	800K building – 78'-6" to top plate, 82'-6" to top of parapet. Bel Vue – 40' to top plate, 43" to top parapet. Bel Vue Transition building - 40' to top plate, 42" to top parapet. 801 L building – 50'-6" to top plate, 53'-9" to top of parapet.
<b>Exterior building materials:</b> 800 K building: brick veneer, sandblasted cast in-place concrete, smooth finished cement plaster, prefinished aluminum storefront systems, prefinished metal clad windows, prefinished metal railings and prefinished metal canopies; Bel Vue building: renovation of existing materials including existing brick, wood retail storefront, and residential wood windows and trim. 801 L building: brick veneer, prefinished architectural grade fiber cement panels, smooth finished cement plaster, prefinished aluminum storefront systems, prefinished metal clad windows, prefinished metal railings, and prefinished metal canopies.	

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS:** Staff mailed an Early Notice/Hearing Notice to property owners and neighborhood associations within a 500 foot radius on February 18 for the March 2, 2011 Preservation Commission Review and Comment, and a Hearing Notice on May 4, 2011 for the May 19, 2011 Preservation Commission Public Hearing.. The following organizations were contacted; Alkali/Mansion Flats, Downtown Sacramento Partnership, CCAN, Sacramento Preservation Roundtable, and Sacramento Old City Association and the JKL Corridor Group. The applicant has a project schedule that contacts property owners and neighborhood associations during the initial planning and design phase, and has received general support for the project from those they have been in contact with at the time this report was written. Several public comments were received at the March 2, 2011 Review and Comment, and the public comments were supportive of the project. Comments have been received by WALKS Sacramento and have been attached to the staff report. No other comments have been received at the time this report had been written.

**ENVIRONMENTAL CONSIDERATIONS:** On May 12, 2011 the City Planning Commission is scheduled to approve the project's environmental exemption from the provisions of CEQA per Section 15332 of the CEQA Guidelines. The project meets the conditions for an infill development project and the proposed work involving the historic structure on the site will comply with the *Secretary of the Interior's Rehabilitation Standards*.

**SUSTAINABILITY CONSIDERATIONS:** The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: reduce consumption of materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City, create "Healthy Urban Environments" through Restorative Redevelopment, and maintain and expand the urban forest.

Although no sustainable methods have been proposed, aside from reusing the Landmark building, staff recommends the use of a Construction Waste Management Plan, energy efficient designs, and a priority for the use of local materials where feasible as minimum standards for this project. Staff recommends the Design Team utilize the principles and standards for a LEED Certified building, even if the building is not registered with the USGBC.

**POLICY CONSIDERATIONS:** The proposal complies with the following guiding principles: Rehabilitation of Historic Structures; Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character; Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook; Create and maintain a broad range of jobs that are accessible to all residents and provide opportunities for advancement; and encourage sustainable levels of energy and resource consumption through efficient land-use, transportation, building design, construction techniques, waste management, and other infrastructure systems.

This proposed project's new construction design is consistent with the Central Core Design Review Districts' Urban Design Plan and the Bel Vue rehabilitation complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards. Staff is supportive of the design of the new buildings and of the rehabilitation of the historic building.

**2030 General Plan Policies:** Comply with General Plan Policies related to Historic & Cultural Resources:

**HCR 2.1.1 Identification.** *The City Shall identify historic and cultural resources including individual properties, districts, and sites (e.g., archaeological sites) to provide adequate protection of these resources.*

**HCR 2.1.2 Applicable Laws and Regulations.** *The City Shall ensure that City, State, and Federal historic preservation laws, regulations, and codes are implemented, including the California Historical Building Code and State laws related to archaeological resources, to ensure the adequate protection of these resources.*

**HCR 2.1.11 Compatibility with Historic context.** *The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale massing, and relationship of proposed new development to surrounding historic resources.*

**HCR 2.1.16 Preservation Project Review.** *The City shall review and evaluate proposed preservation projects and development projects involving Landmark Parcels and parcels within Historic Districts based on adopted criteria and standards.*

The proposed work involving the historic Landmark Bel Vue building will comply with the Secretary of the Interior's Rehabilitation Standards; the proposed new construction has been carefully oriented and designed for compatibility with the historic context of both the Bel Vue and the adjoining Kress Buildings; and, the project proposes an archaeological plan with approval by the City's Preservation Director.

**General Design Considerations:** Allow for creative architectural solutions that acknowledge and respect contextual design through complementing the architectural character of existing historic and surrounding building enclaves and promote harmony in the visual relationships and transitions between new and older buildings. Relate the bulk of new buildings generally to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. Enhance the pedestrian experience. Promote efforts to utilize high quality building materials, detailing & landscaping. Promote functional & aesthetic integration of building services, vehicular access and parking facilities. Promote sustainability in building design, construction and operation.

**Design Guidelines Considerations:** Any non-residential ground floor use (except parking and servicing) shall have walls at least 60% transparent. Articulation of street-walls should be spaced no further than 20' on center. Lighting should be appropriate to the ground floor uses, and respectful of adjacent property uses. Entry locations should be obvious, easy to find, clearly visible from the sidewalk, and safe. Double-height entries are encouraged in new construction. Recessed entries are discouraged. To provide human scale to buildings, windows shall be well-proportioned, relating in type and design to the project, articulating the wall system, and operable where appropriate. Mechanical equipment located at roof level should be integrated into the building design, e.g. as a screened volume.

**Rehabilitation Standards:** Comply with the Secretary of the Interiors Rehabilitation Standards for the Landmark Bel Vue building in the project; most applicable standards highlighted below:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

**Historic Property's Significant Character-Defining Features:** (Note, while City Preservation review does not include private interior spaces, an evaluation of the interior

of the building completed by a qualified historical consultant determined that the interior spaces, both the publically-accessible and the private spaces: lacks historic or architectural significance; and, has serious integrity problems due to many inappropriate alterations.)

**Site/ Circulation:** Commercial structure built out to property line with alley access.

**Materials:** Original brick walls with primary façade brick wrapping side facades, wood double-hung windows with true divided lites, and wood trim, and highly detailed projecting metal soffits/cornice and decorative railing at upper west elevation windows.

**Forms:** Articulated brick work at upper level, double corbels and circle embossed metal soffits and cornice, and wrought iron window railing, with special bay window forms, at the center three bays on upper primary facade.

**Fenestration:** Originally would have had traditional storefront system., Existing three bays of original recessed bay windows with operable panes and divided lites at upper west façade double hung wood windows with true divided lites.

### **Project Design and Staff Evaluation:**

#### **Site Comments:**

1. Since the Review & Comment session, the applicant's Design Team has removed the earlier proposed vehicular garage access from L Street. Both vehicular entries to the established parking and loading areas are now to be accessed only from the one-way alley. This has allowed for better allocation of retail space and a reduction in pedestrian and vehicular interactions along L Street. Note: The attached plans show a proposal for a reversal of the current alley flow (from east to west), but after discussions with DOT staff, the applicant has rescinded the request to reverse the one way alley direction.
2. The Design Team has provided landscape plans of the site and the interior light wells of the buildings, and Staff is generally supportive of the plans. Design Review and Preservation Staff recommends the use of the Plane tree species option recommended by Urban Forest Division for all the proposed new street trees in order to provide a consistent tree canopy and species along each streetscape. After removal of the trees proposed for removal, the remaining existing street trees are all Plane trees.
3. The four new street trees that will be planted on the 8<sup>th</sup> Street side of the 800K building are over existing hollow sidewalk areas. The existing hollow sidewalks have been inspected and evaluated by a qualified historical consultant and also by Preservation Staff. It was determined that these remaining hollow sidewalk/raised streets elements have suffered significant alterations and lack integrity to the point where they are no longer eligible for listing as contributing elements in a potential historic district of the hollow sidewalks and raised streets in downtown. Staff supports planting the proposed new street trees in these areas and backfilling the hollow sidewalk space.

4. The location of site mechanical equipment (fire connection, backflow preventers, etc.) has not been provided on the plans (as this is currently in schematic design), and Staff recommends that this equipment be located so they are not visible from any street or pedestrian views.
5. Transformer locations have been provided, yet staff needs additional information on their treatment, material, and visibility along the alley. Staff recommends the Design Team provide this information at the hearing for final review and decision by the Preservation Commission.
6. Trash locations have also been provided along the alley, but the final treatment and materials in relationship to visibility and accessibility of the trash bin locations have not been provided. Staff recommends the Design Team provide this information at the hearing for final review and decision by the Preservation Commission.
7. A site lighting plan and cut sheets should be provided at the hearing in order for the Preservation Commission to review and make a decision on the final site lighting design. Staff recommends that street pole lights be limited to the same height as that of adjacent street pole lights.

### **Building Design Comments:**

#### ***800 K Street***

8. The 8<sup>th</sup> and K Street massing and façade design is respective and reflective of the Art Deco style seen on the adjacent Kress building, though has been reinterpreted for the modern era. Step back section on the upper floors at the east most edge of the K Street façade maintains the view of the Kress Building's wrapped corner elements. Datum lines were reinterpreted from the Kress and Bel Vue through the use of brick and converge at the corner in a transition from one façade to the other. The Design Team has updated the corner element of the structure to better transition and reflects modules provided on both the K and 8<sup>th</sup> Street elevations.
9. A transitional materials palette has been provided which starts with a sandblasted cast in-place concrete at the ground level retail, brick and cement plaster at the residential levels, and ending with cement plaster at the top of the building with prefinished metal eyebrows. Staff supports the refined material palette and feels that the use of brick along the alley is appropriate considering the amount of pedestrian visibility of the façade and the views from the adjacent Bel Vue and 801 L Street Building.
10. The fenestration provided includes the use of standard aluminum storefront systems, operable aluminum windows, and doors leading to tube steel balconies in the residential units above. Staff is supportive of the proposed fenestration.

11. Generally the mechanical systems have been provided as individual units mounted in a uniform grouped method. Staff feels that the proposed systems meet the intent of the Urban Design Guidelines from street level views as well as other views from above the roof line.

### ***Bel Vue***

12. The existing structure will be rehabilitated as it currently exists on the upper floors as well as the alley. The ground level retail space will be rehabilitated to reflect/reinterpret a traditional wood storefront system from the era of the building, along with a proposal to wrap the alley corner with a continuation of storefront windows. The Design Team has incorporated comments made regarding the number of divisions and heights of the transom windows into the design. Staff supports the current design of the ground level storefront windows and wrapping the alley corner as proposed.
13. The existing original wood windows are proposed to be rehabilitated/repared as needed, and if after documentation approved by Staff shows that a window element cannot be feasibly repaired it will be replaced to match-in-kind the original window element being replaced, including matching design elements such as sash horns. As part of the of work involving non-original courtyard (south elevation) windows, staff recommends that the non-historic windows be replaced with wood windows to match the existing historic configuration that would have been provided at these locations including the division of lites. Staff recommends that the original windows that have been shown to be damaged/deteriorated beyond repair be replaced with wood windows to match the original historic configuration that would have been provided at these locations including the division of lites.
14. Proposals for the structural retrofit of the Bel Vue have not been provided in the current plans. Staff recommends conditions for the project such that structural retrofit elements will minimize impacts to the façades, including locations of tie rods/washers, and such that bracing not cross at windows.
15. Staff recommends consideration of a color scheme for the exterior wood elements (windows, storefronts, doors) to be lighter, and with a color, rather than the proposed dark grey "Five O'Clock Shadow," to better complement the existing brick and the existing color of the corbels. Cornice soffit metal color, if proposing to be different than existing color, should respect the primary façade brick color as well.
16. Historic openings on the alley side of the Bel Vue Building at the first floor should be retained and brick or a cold steel troweled smooth finished cement plaster may be utilized to fill in, with a 2-inch inset, the existing openings where proposed. Staff does not support the use of wood infill panels.
17. After the March 2, 2011, Preservation Commission Review and Comment session, the Commission commented that the existing fire escapes along the alley could be

removed, and the Design Team has since removed them. Staff will not object to the fire escape removal along the alley.

### **801 L Street**

18. The proposed building adjacent to the Bel Vue utilizes many of the same materials and datum lines, and respects the Bel Vue in a contemporary neutral style that transitions between the proposed 801 L Street building and the Bel Vue. The transitional building has also been recessed several feet allowing the Bel Vue to retain prominence. Staff feels that this building is respectful of the Bel Vue's architecture and supports the design.
19. The proposed 8<sup>th</sup> and L Street building is in the Contemporary style. The massing of the building is modest in scale and is reflective of the adjacent street corners. This building includes the transitional elements such as stairs and elevators that join the 801 L Street building to the Bel Vue. Staff is supportive of the overall massing, but feels some additional articulation is needed on the 8<sup>th</sup> Street façade as there are some large areas of unarticulated solid mass (stair and elevator cores). Staff feels stair and elevator cores appear to create too many "single structures" and competes with the Bel Vue and transitional building. Staff recommends the Design Team provide additional articulation of these elements at the Preservation Commission.
20. A contemporary material palette has been provided through the use of a cast in-place concrete and prefinished aluminum storefront systems at the retail ground level, transitioning to smooth finished cement plaster, thin brick panels, prefinished architectural grade fiber cement panels, and prefinished metal canopies and tube steel railings. The overall dark colors may be too dark, however Staff supports the material palette with the caveat that the palette colors become warmer and use lighter tones.

### **Signage Comments:**

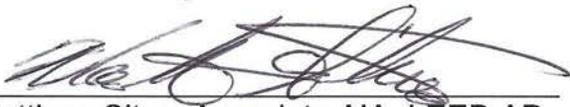
21. Although a sign program has not yet been developed, staff supports the use of dimensional signs, "bird on a wire" internally illuminated signage located on canopies/awnings above the retail spaces, and the use of exposed neon. Staff requests that the Design Team provide a general base line of the type and style of signage that will be provided on the building.

### **General Comments:**

22. A night rendering, site lighting plan and cut sheets should be provided at the hearing in order for the Preservation Commission to provide staff direction on the final site lighting design.

**STAFF RECOMMENDATIONS TO COMMISSION:** Staff recommends the Preservation Commission approve the project based on the proposed Findings of Fact and subject to the final Conditions of Approval listed in Attachment 1.

Respectfully submitted by:

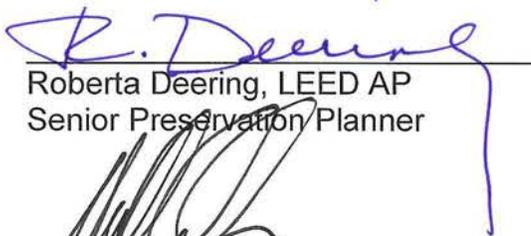


Matthew Sites, Associate AIA, LEED AP  
Urban Design/Planning Staff

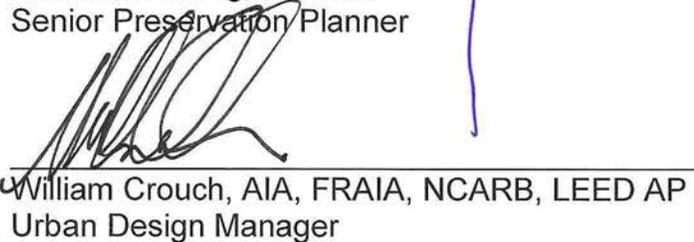
Recommendation Approved:



Luis R. Sanchez, AIA, LEED AP  
Senior Architect, Design Review



Roberta Deering, LEED AP  
Senior Preservation Planner



William Crouch, AIA, FRAIA, NCARB, LEED AP  
Urban Design Manager

Attachments:

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Attachment 3		
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Attachment 4		
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	Page 33-41	800 K - Floor Plans
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**Attachment 1**  
**Proposed Findings of Fact and Conditions of Approval**  
**800 Block Project (P11-009)**  
**800K and 801 L Street, Sacramento, CA 95814**

**Findings Of Fact**

- A. Environmental Determination:** On May 12, 2011, the City Planning Commission is scheduled to approve the Categorical Exemption, that the project is exempt from the provisions of CEQA per Section 15332 of the CEQA Guidelines. The project meets the conditions for an infill development project.

The project consists of the construction of buildings in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality. And, also, the project would not result in significant impacts to cultural or historic resources because the work involving historic resources will to be in compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, and the project includes an archaeology plan.

- B.** The request to develop a mixed use development 8th and K Streets, a mixed use development at the northeast corner of 8th and L Streets, and rehabilitation of the existing Landmark Bel Vue building *is approved by the Preservation Commission, subject to the following Findings of Fact and Conditions of Approval:*

**Findings of Fact**

1. The project, as conditioned below, complies with the Central Core Design Guidelines.
2. The proposed design of the new construction and the proposed rehabilitation of the historic building on the project site is consistent with the objectives of the City of Sacramento 2030 General Plan elements involving Land Use & Urban Design, and Historic & Cultural Resources.
3. The project, as conditioned, will complement structures in the vicinity, and conforms to the Central Core Design Guidelines set forth by the City Council.
4. The project, as conditioned, conforms to the Secretary of Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards.

**Conditions Of Approval**

**The request for design and preservation approval for new construction and rehabilitation of a Landmark structure to develop 200 residential units and 23,000 +/- sf of commercial space mixed use development is hereby approved subject to the following conditions:**

**A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the building permit submittal:**

1. The buildings shall be sited as indicated in the report and exhibits attached.
2. Auto access and site layout shall be as indicated in the report and exhibits attached. The Applicant shall coordinate with the appropriate agencies regarding alley improvements associated with the overall project.
3. The project shall have building entries and setbacks as indicated in the exhibits attached.
4. The project shall include landscape elements as indicated on the report and exhibits attached. Automatic irrigation shall be provided for all plantings. **Final landscape plans and details shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

**800 K Street**

5. A hardscaped/landscaped internal open courtyard and upper terrace shall be provided per the report and exhibits attached. **Final details shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
6. Four street trees (London Plane) shall be planted on the 8<sup>th</sup> Street side of the 800K building within the backfilled hollow sidewalk area. The existing hollow sidewalks have been documented and photographed in accordance with standard practices.

**801 L Street**

7. A hardscaped/landscaped internal open courtyard and upper terrace shall be provided per the report and exhibits attached. **Final details shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

**General**

8. Specified existing street trees shall be retained per final plans and Urban Forest requirements.
9. New In-fill trees shall be the Urban Forest recommended species of Plane trees to provide a consistent tree canopy and species along each streetscape.
10. Site mechanical equipment, SMUD transformers, backflow prevention devices, double check valves, etc. shall be located along the alley, or placed to minimize

street and pedestrian views wherever possible. **The applicant shall submit final site mechanical locations and screening proposals for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

11. Trash enclosures shall be provided with prefinished steel trash doors to match adjacent materials. **Final trash enclosure material and design shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
12. Sidewalks shall be city standard concrete with a 2' by 2' grid pattern. **Street planters and sidewalks shall be provided per Development Engineering standards and reviewed by Development Engineering, Urban Forest, and Design Review and Preservation staff prior to Building Permit submittal.**
13. **Final hardscape design shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
14. **A site lighting plan shall be provided for review and approval by Design Review and Preservation staff prior to submitting for Building Permit.** Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Pole lights shall be limited to the same height as that of adjacent pole lights. **Street lighting shall be provided per Development Engineering standards and reviewed and approved by Development Engineering, Design Review and Preservation staff prior to Building Permit submittal.** Appropriate lighting should light wall surfaces and/or planting or plaza areas. **All site light fixtures cut sheets and plan locations shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
15. Bicycle parking shall be provided per approved plans and Planning Commission Conditions of Approval. **Final details and plans for bicycle parking locations and bike rack structures shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
16. **Any outdoor furniture, fencing or lighting proposed for exterior seating shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit issuance or at the time of retail tenant improvement Building Permit submittal.**

**B. The design of the buildings (see plans and exhibits attached) is hereby approved subject to the following conditions:**

**800 K Street**

17. The materials provided shall be sandblast finished cast-in-place concrete, thin brick veneer (**applicant shall provide final brick coursing details to Design Review**

**and Preservation Staff for review and approval prior to Building Permit submittal),** smooth finished cement plaster, prefinished aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum casement windows with clear glazing at the residential levels, prefinished suspended steel awnings at ground level, prefinished metal balcony rails, and commercial grade membrane roofing. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **Bel Vue**

18. Existing building exterior and significant publically-accessible interiors shall be rehabilitated per the attached plans. This work shall include: rehabilitation of the storefront windows, transoms, doors and entry opening insets with a traditional style wood storefront system per the attached designs, replacing existing non-original windows and doors with new windows and doors to match in-kind the original; match in-kind shall mean matching design, dimensions, placement, and where feasible materials and finishes; structural retrofit designs that minimize impact to the facades and do not cross windows; rehabilitation of existing brick façade, corbels, and soffit/eave in accordance with the Secretary of the Interior's Rehabilitation Standards. Staff notes that the building qualifies to use the California Historical Building Code. **The final detail plans, color schemes, and cleaning/retrofit treatment proposals shall be provided for review and approval by Preservation Staff prior to Building Permit submittal.**
19. Structural retrofit elements shall be located in areas that minimize impacts to the façades, including locations of tie rods/washers, and such that bracing not cross at windows. **The final structural retrofit plans and elevations shall be provided for review and approval by Preservation Staff prior to Building Permit submittal.**

### **801 L Street Transitional Building**

20. The materials provided shall be a thin brick veneer (**final brick coursing details and coloration shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), prefinished architectural grade metal panels, clear anodized aluminum storefront systems with clear glazing and separated lites within the transoms, and commercial grade membrane roofing. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **801 L Street Corner Building**

21. The materials provided shall be a, smooth finished cement plaster, thin brick veneer (**final brick coursing details and coloration shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit**

**submittal**), prefinished architectural grade fiber cement panels, clear anodized aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum casement residential windows with clear glazing, prefinished cantilevered steel awnings at ground level, prefinished metal eyebrow awnings at the third level, prefinished metal balcony rails, and commercial grade membrane roofing. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

22. **Additional articulation of the stair and elevator core towers along the 8<sup>th</sup> Street façade shall be provided for final review and approval to Design Review and Preservation Staff prior to Building Permit submittal.**

### **General**

23. The design of the buildings shall be as indicated in the report and exhibits attached.
24. Heights and massing shall be as indicated in the report and exhibits attached.
25. The building elevations shall have a consistency of detail and quality as indicated in the report and exhibits attached.
26. A confirmation survey shall be provided to Design Review and Preservation Staff, to confirm existing grade is not modified prior to Building Permit Submittal.
27. Exterior lighting style and design shall be compatible and complementary to the building's design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review and Preservation staff prior to Building Permit submittal.**
28. All residential HVAC systems shall be located per approved plans. **Final HVAC locations shall be reviewed and approved by Design Review and Preservation staff prior to Building Permit submittal.**
29. The project shall utilize the principles and standards for a LEED Certified building, even if the building is not registered with the USGBC.

### **C. The design of the signage is hereby approved subject to the following conditions:**

30. Any sign proposed for structures shall minimize the impact of lighting on residences and Dark Sky criteria. The signs shall provide dimensional copy through the use of attached individual channel letters or stud mounted cut letters/logos. The maximum height of letters shall be 24" and the sign shall be scaled to respect the structure upon which it is located. Externally lit painted metal signs, and/or internally illuminated individual channel letters "bird on a wire"

signage located on awnings above the retail spaces is supported by staff, and will require a sign permit for any attached or detached signage. Exposed conduit is not allowed, and electrical connections shall not be visible from any street or pedestrian views.

31. A sign program shall be submitted for the building prior to submittal of any sign permits, and shall meet all Planning Commission Conditions of Approval. Sign permits shall be obtained prior to construction of any sign.
32. High quality signage with a design and materials that complements the architecture is required and shall meet the sign ordinance. **Final signs shall be submitted to Design Review and Preservation staff and the City Sign Coordinator for review and approval prior to issuance of a Sign Permit.**

#### **D. General Conditions**

33. All final details affecting the exterior building design that are not determined at the time of the Preservation Commission final approval shall be reviewed and approved by Design Review and Preservation staff prior to Building Permit submittal.
34. Any minor changes to the design as approved by the Preservation Commission is subject to review and approval by Design Review and Preservation staff in conjunction with a subcommittee of the Preservation Commission to include the Chair, Vice-chair, and the Commission Architect. **Final determinations shall be recorded as an amendment to the final Record of Decision that will be included on the Building Permit submittal plans.**
35. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review and Preservation staff shall be subject to review and approval by Staff, Director or Commission, depending upon the magnitude of the changes proposed, prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
36. Any major revisions to the final approved project designs are subject to review and approval by the Preservation Commission.
37. Any future tenant improvement that would modify this approval on any one structure shall be submitted to Design Review or Preservation Staff, Director or Commission, as appropriate, for review and approval prior to Building Permit submittal.
38. **All required new and revised plans shall be submitted for review and approval by Design Review and Preservation Staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted**

**directly to Design Review and Preservation Staff two weeks prior to Building Permit submittal. A final 3D model (Sketchup preferred) for new construction shall be provided to Design Review and Preservation Staff prior to Building Permit submittal.**

39. **All necessary entitlements and City Requirements shall have been approved by the Planning Commission, Development Engineering, Urban Forest and Utilities prior to final Design Review and Preservation staff sign-off of plans prior to Building Permit submittal.**
40. **An encroachment agreement will be required for the balconies, bay windows, and canopies that overhang into the Public Right of Way. The encroachment agreement shall be completed and approved prior to issuance of the Building Permit.**
41. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be considered and may be granted by the Preservation Commission upon written request of the applicant.
42. **The Preservation Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Preservation Commission action.**
43. Building permits shall not be issued until the expiration of the 10 day appeal period and shall not be issued if not in compliance with these conditions of approval. If an appeal is filed, no permit shall be issued until final approval is received.
44. Issuance of final occupancy permits may be subject to approval and may involve an on-site inspection by Design Review and Preservation Staff.
45. **The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**
46. **A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**



COMMUNITY DEVELOPMENT  
DEPARTMENT  
PLANNING DIVISION  
PRESERVATION OFFICE

CITY OF SACRAMENTO  
CALIFORNIA

300 RICHARDS BLVD  
3<sup>rd</sup> FLOOR  
SACRAMENTO, CA 95811  
916-808-5656

## STANDARDS FOR REHABILITATION

The Standards for Rehabilitation – *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* – are the primary standards used by the City of Sacramento for [Historic Preservation Project Review](#), along with the *California Historical Building Code*, and other plans and design guidelines that may apply to the particular historic property involved. For projects involving historic resources, compliance with the Rehabilitation Standards could allow an exempt determination, if no other elements of the environment are affected, pursuant to the *California Environmental Quality Act (CEQA)*. The Rehabilitation Standards are also the Standard for work undertaken to qualify for the federal *Historic Rehabilitation Tax Credits*. For additional information on the standards, the National Park Service's website includes the Standards and Guidelines for using the Standards at:

[http://www2.cr.nps.gov/tps/standguide/rehab/rehab\\_index.htm](http://www2.cr.nps.gov/tps/standguide/rehab/rehab_index.htm)

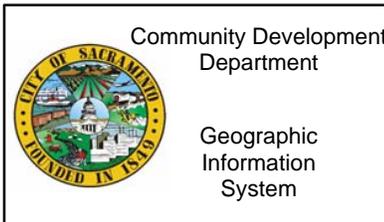
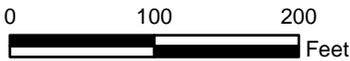
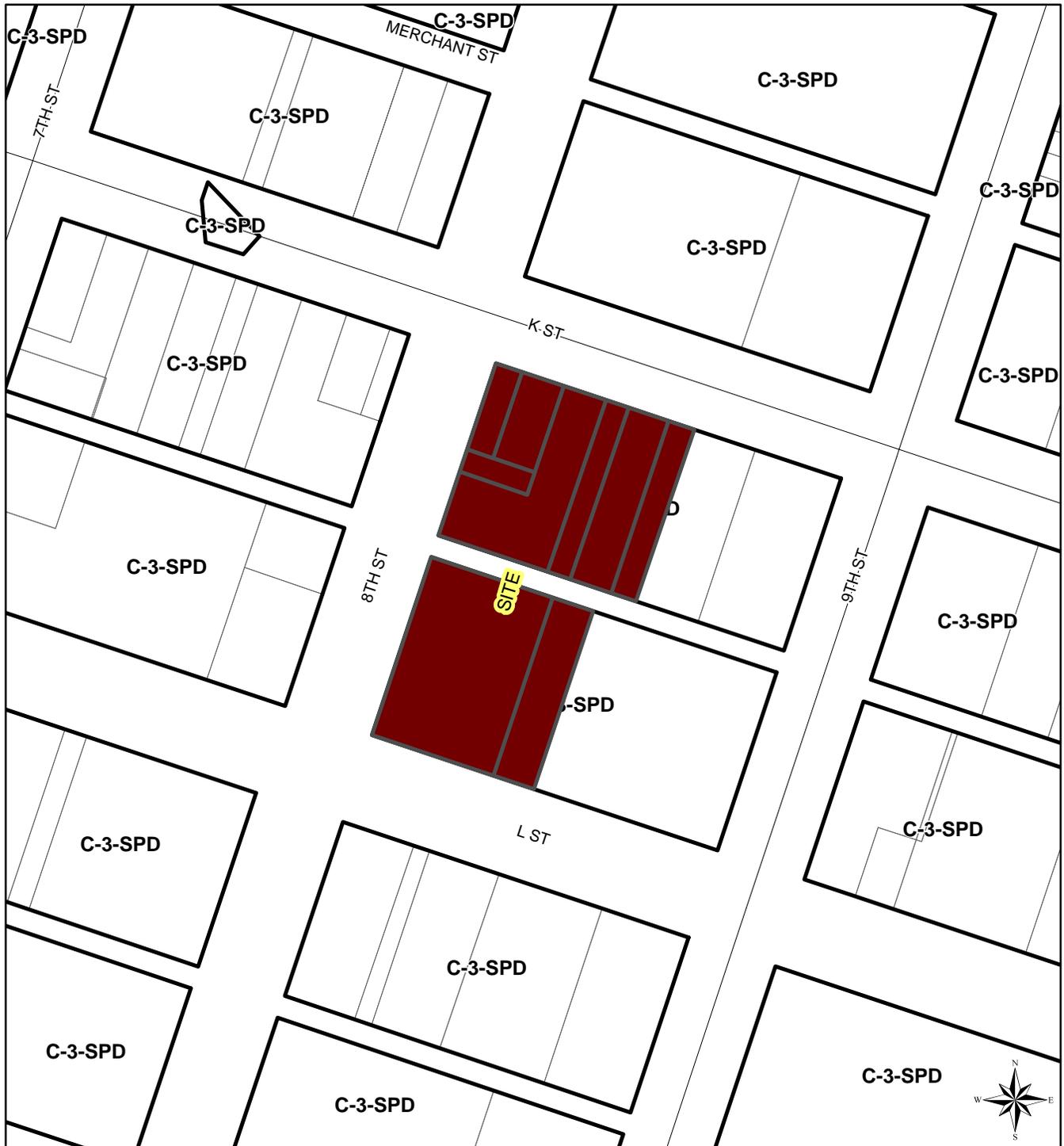
Or contact the City of Sacramento **Planning Help Desk**:

E-Mail: [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org) or Phone: 311 (within 916 area code)

### The Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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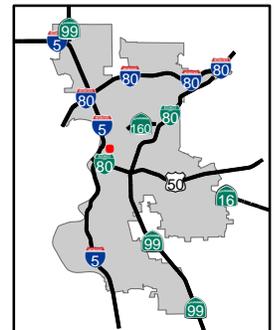


February 21, 2011

# P11-009

800 K & 801 L Streets  
 006-0098-003,-004,-006,-007,  
 -008,-014,-021,-022,-024  
 C-3-SPD zone

Special Permit: Building over 75,000 sf,  
 Parking Waiver for residential bldg.  
 Variance for parking maneuvering  
 Central Core DR and Landmark structure



## Project Description

### 800 Block of K Street and L Street

#### Project Location

The Project site is located in the Central Business District of the City of Sacramento, at the western half of the City block bounded by K Street, L Street, 8<sup>th</sup> Street and 9<sup>th</sup> Street, 0.66 acre in the portion of the site north of the alley ("800 Block of K Street") and 0.55 acre in the portion of the site south of the alley ("800 Block of L Street"). See Attachment A, Location Map.

This site is owned by the Redevelopment Agency of the City of Sacramento ("Agency"), and the Agency intends to transfer title of the 800 Block of K Street site to the developer 800 K Street, LLC and to transfer title of the 800 Block of L Street site to the developer 8<sup>th</sup> & L Partners, LP prior to the start of construction. Construction of both sites is targeted to commence in late 2011/early 2012.

The Project consists of the construction of a new building on the currently-vacant parcels within the 800 Block of K Street and the rehabilitation of the significant, character-defining features of the historic Bel Vue Building on the 800 Block of L Street combined with the construction of a new building addition to the Bel Vue, demolishing non-historic structures, on the project's parcels within the 800 Block of L Street.

The assessor's parcel numbers for the 800 Block of K Street are 006-0098-003,004,006, 007,008,022,024. The assessor's parcel numbers for the 800 Block of L Street are 006-0098-014, 021.

The Westfield Downtown Plaza is located 1 block to the west, Cesar Chavez Plaza is located 1 block to the northeast, and the California State Capitol is located 2 blocks southeast. The Sacramento River is approximately 7 blocks to the west.

Properties adjacent to the site include the Kress Building, Renaissance Tower, and a two level parking structure at the NW corner of L and 9<sup>th</sup> Streets. The site is relatively flat; sloping down at the center of the block approximately 8' from K Street to the alley and it is relatively level from the alley to L Street. The low point in the alley is approximately 19' above mean sea level.

Regional access is provided to the project area via Interstate 5 (I-5) west of the site and US Highway 50 south of the site. Access point to the project vicinity from I-5 is located at the I Street/J Street interchange exit. Access point to the project vicinity from US Highway 50 is located at the 10<sup>th</sup> Street interchange exits. Regional access is also provided from the Capitol City freeway (Business 80) east of the site at E, H, and N Streets. State Highway 160 (15<sup>th</sup> and 16<sup>th</sup> Streets in the project area) is located east of the site and provides primarily cross-town access.

Direct access to the proposed project site is provided from 8<sup>th</sup> Street northbound. K Street is closed to public vehicular traffic in the immediate project vicinity, but scheduled by the City for opening to limited vehicular traffic in late 2011.

#### Project Background

The project is considered by the Redevelopment Agency as key to downtown redevelopment for several reasons:

- It includes mixed-use, mixed-income housing that will provide for a range of housing opportunities
- It provides uses that will attract investment in the surrounding area.
- It includes uses that are considered to have a regional draw and will broaden the appeal of the Downtown area.
- It leverages the limited local agency resources to attract a considerable amount of private funding and additional state and federal public funding resources.

### **Project Objectives**

The project is located within the Merged Downtown Redevelopment Project Area. The overall goal of the Agency, based on the Community Redevelopment Law, is to undertake a program for the clearance and reconstruction or rehabilitation of blighted areas in the City. Agency objectives of the proposed project are generally based on public-oriented needs and benefits as articulated in goals and policies of plans adopted by the Agency and the City. The Agency, the property owner, has identified the following objectives for the project:

- Provide a combination of cultural, entertainment, and retail destination-oriented uses.
- Provide a pedestrian and destination oriented project that will draw a large number of people during both day and evening hours.
- Represent first rate architectural design using high quality materials
- Serve as a catalyst redevelopment project, assisting in attracting additional quality developments to the area and the continued implementation of the JKL Corridor Strategic Direction.

Objectives identified by the developer are:

- The project team needs to be stakeholders with vested interests in the success of the subject blocks
- Provide a variety of cultural and commercial uses
- Provide high quality places to live in downtown
- Provide pedestrian and destination oriented projects that draw people during both day and evening hours
- Provide buildings that demonstrate superior architectural design and high quality construction
- Serve as a catalyst redevelopment project, assisting in attracting additional quality developments to the area and the continued implementation of the City's JKL Strategic Direction.

### **800 Block of K Street Project Components**

(all sizes and quantities noted in this section are approximate)

The new building at the 800 Block of K Street will include a basement level and six levels above grade, for a total building size of 195,000 gross square feet and a total building height of approximately 80' above grade plane. Depending on the final investigation of the geotechnical conditions of the site, the building will contain between 138-144 parking spaces on basement and ground levels. There will be approximately 12,000 square feet of retail space on ground level, and 144 residential units on levels two through six. There are no buildings currently on these parcels.

Significant features and characteristics identified in the Raised Streets/Hollow Sidewalks Survey, and subsequent site-specific evaluation, are not proposed to be impacted by the project: 1) the hollow sidewalk elements on this portion of the site have been determined to have such significant integrity issues. Only certain limited portions have the brick street wall remaining, and the project proposes to leave those in place and 2) the dip in the alley, between 8<sup>th</sup> and 9<sup>th</sup> Streets, is not proposed to be altered.

The basement level covers the entire site and is 28,000 gross square feet. It will be accessible to occupants' vehicles via an entry ramp from the alley. The basement level will include parking for building tenants and guests, some building storage, and other building support rooms. The ground floor covers the entire site and will include a primary entrance to the upper levels above via an entry on 8<sup>th</sup> Street, 10,600 gross square feet of retail facing K Street, 1,600 gross square feet of retail facing 8<sup>th</sup> Street, and an interior area of the upper level garage that can house up to 75 vehicles, accessible from the same entry ramp that provides access to the basement level. Floors 2 through 5 include approximately 24,000 gross square feet each for residential units surrounding an interior court that is 40' by 100'. The gross area of the top floor (floor 6) is reduced to 22,300 square feet to accommodate a rooftop common area terrace of slightly under 1,700 square feet. The units range in size from studios as small as 450 square feet to 2 bedroom units as large as 1,100 square feet. The total number of units is 144.

Most utility services will enter the building from the alley.

### **800 Block of L Street Project Components**

(All sizes and quantities noted in this section are approximate)

The significant, character-defining features of the historic Bel Vue Building will be rehabilitated in compliance with the Secretary of Interior's Standards, and a new addition to it will be constructed on the adjacent property just south of the Bel Vue, at the northeast corner of L and 8<sup>th</sup> Streets. This area of the project site, which surrounds the historic Bel Vue Building, currently includes structures determined to not meet criteria for listing in the Sacramento or California Registers of Historical Resources, and those structures would be demolished for the new addition adjacent to the Bel Vue (see attached diagram). The rehabilitated historic building and the new addition will be a single structure with a ground level parking garage and four levels above grade, for a total building size of approximately 82,000 gross square feet and a total building height of 56' above grade plane. The primary entrance to the upper levels will face 8<sup>th</sup> Street. In addition to the square footage noted above, there is an existing basement in the Bel Vue not included in the total gross square footage that will be used for building storage and utility rooms. The building will contain 30 parking spaces and 13,000 square feet of retail space on ground level, and 56 residential units on levels two through four.

The ground level parking garage under the new addition is 10,000 square feet. It will be accessible to occupants' vehicles via an entry ramp from the alley, immediately east of the Bel Vue Building. The ground level of the Bel Vue Building will contain 8,400 square feet of retail facing 8<sup>th</sup> Street. The ground level of the addition will contain 2,900 square feet of retail facing L Street and parking for 30 vehicles. The second and third levels above the ground floor are each 19,400 square feet and include 46 one and two bedroom units (23 per level). The fourth level of approximately 9,000 square feet is in the addition, and includes eight (8) 1-bedroom, and two (2) 2-bedroom units for a total of ten (10) units..

Most utility services will enter the building from the alley.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
<b>PRIMARY RECORD</b>		Trinomial _____ NRHP Status Code _____
Other Listings _____		
Review Code _____	Reviewer _____	Date _____

Page 1 of 1 Resource Name or #: 1117-1123 8<sup>th</sup> Street  
**P1. Other Identifier:** Bel Vue Apartments, American Cash Store and Apartments  
**\*P2. Location:** \*a. County Sacramento  
**b. Address:** 1117-1123 8<sup>th</sup> Street City Sacramento Zip 95814  
 \*c. USGS 7.5' Quad Sacramento East Date: 1992  
**\*e. Other Locational Data:** APN#: 006-0098-021

**\*P3a. Description:**

The three-story brick building is surfaced with tan face brick on the upper facade. The standard brick of which the building is constructed is visible on both north and south elevations. The building is divided horizontally into a base/street level which has been remodeled, the central two stories with windows accessing apartments, and the dominating cornice with its large paired brackets, ornamental soffit, and deep overhang. Patterned brick panels decorate the frieze between the brackets under the projecting eaves. The cornice edge is punctuated by small round "buttons" regularly spaced. The cornice, soffits and brackets are of sheet metal. Windows of the upper floors of the facade are primarily tripartite and double hung. On the alley (north) and south elevations the window openings are arched with inset double hung windows.

The street level has been altered. The entrance is recessed in a wall of used brick, and the adjacent restaurants are resurfaced with metal-framed windows, and glass or vitrolite panels. The remodeling design image extends along the 8th Street facade of the adjacent building at 1125-1131 8th to the corner and around it on L.

**\*P3b. Resource Attributes:** HP 6

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo:**  
View to east

**\*P6. Date Constructed/Age and Source:**  Historic  
 Prehistoric  Both  
 1909, remodeled 1954

**\*P7. Owner and Address:**

**\*P8. Recorded by:**  
 Historic environment Cons.  
 Paula Boghosian  
 5420 Home Court  
 Carmichael, CA 95608

**\*P9. Date Recorded:**  
 10/15/01

**\*P10. Survey Type:** Intensive

**P11. Report Citation\*:** Sacramento City Historic Architecture Survey Update 2001

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Linear Resource Record  Archaeological Record  District Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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Page 1 of 1

\*NRHP Status Code 5D1

\*Resource Address: 1117-1123 8<sup>th</sup> Street

**B1. Historic Name:** American Cash Store and Apartments

**B2. Common Name:** Bel Vue Apartments

**B3. Original Use:** Retail and apartments

**B4. Present Use:** Retail and apartments

\***B5. Architectural Style:** Craftsman influences on upper facade

\***B7. Moved?** No Yes Unknown **Date:**

**Original Location:**

\***B8. Related Features:** The building has been combined into a property parcel that includes the building directly south on the corner (1131 8<sup>th</sup>) and 801-809 L Street.

**B9a. Architect:** George Sellon

**b. Builder:** unknown

\***B10. Significance:** Theme ---

**Area** ---

**Period of Significance** 1909 - **Property Type** commercial **Applicable Criteria** C

The original appearance of the apartment building strongly reflects Craftsman-derived design influences, and some of the oriental references that contributed to the Arts and Crafts stylistic movement. The building was designed as a combination of the American Cash Store on the street level and American Apartments, by George Sellon, the first state architect. Sellon began his architectural career in Chicago, and is said to have once been part of Frank Lloyd Wright's atelier. The heavy cornice, support brackets, and oriental-derived details are somewhat reminiscent of Frank Lloyd Wright's Imperial Hotel in Japan. Perhaps Sellon was influenced by the design philosophies of his atelier.

This building was erected in 1909 as the home of the American Cash Store grocery on the ground floor and the American Apartments above. Well known and respected Sacramento architect George Sellon designed the building. In 1910 the American Cash Store built a 3-story grocery warehouse on the north 1/2 of the lot. Eventually the lower floor of this structure became the kitchen for the restaurant (1115) and the upper floors became part of the apartments. By the late 1920s the tenants were W. J. Atkinson, meats, and H. King, grocer, (1117). They were joined in 1929 by Muzio French & Italian Bakery. By 1939 the American Apartments were renamed as the Bel-Vue, the same name used today. A variety of retail tenants have inhabited the first floor spaces over time. The space at 1117 has been most often used as a restaurant, as it is today. The current appearance of the ground floor facade was created during a 1954 remodel which included the building immediately to the south.

The building is listed on the Sacramento Register and although it has experienced some alterations on the street level, has retained much of its original image on the upper levels. The property contributes to the Downtown Historic District

**B11. Additional Resource Attributes:** -

\***B12. References:**

- Sacramento City Building Permits
- Sacramento City Directories
- Sacramento Archive and Museum Collection Center

**B13. Remarks:**

\***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

\***Date of Evaluation:** 12/15/01

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

# 800 K STREET AND 801 L STREET PROJECT

## Sacramento, California PROJECT APPLICATION MAY 12, 2011

### 800 K STREET BUILDING PROGRAM

Gross Floor Area **189,480 sf**  
Residential **144 units**  
Commercial **11,865 sf**  
Parking Provided **144 spaces**

#### Building Area Summary

Level	Residential	Circulation	Building Services	Commercial	Parking and Driveways	Sub-Total
6	18,983 SF	3,085 SF	182 SF	-	-	22,250 SF
5	20,693 SF	3,036 SF	182 SF	-	-	23,911 SF
4	20,857 SF	3,036 SF	182 SF	-	-	24,075 SF
3	20,857 SF	3,036 SF	182 SF	-	-	24,075 SF
2	19,091 SF	3,065 SF	1,961 SF	-	-	24,117 SF
Mezz	-	751 SF	308 SF	-	14,779 SF	15,838 SF
Ground	-	1,762 SF	2,352 SF	11,865 SF	12,239 SF	28,218 SF
Basement	-	1,446 SF	3,455 SF	-	22,095 SF	26,996 SF
<b>Sub-Totals</b>	<b>100,481 SF</b>	<b>19,217 SF</b>	<b>8,804 SF</b>	<b>11,865 SF</b>	<b>49,113 SF</b>	<b>189,480 SF</b>
With Optional Sub-Basement Parking (3,441 SF)						192,921 SF

### 800 K STREET UNIT COUNT

FLOOR	STUDIO	1 BR	2BR	2BR W/DEN	TOTAL
2	10	16	2	-	
3	10	18	2	-	
4	10	18	2	-	
5	10	18	2	-	
6	10	12	2	2	
<b>TOTAL</b>	<b>50 (35%)</b>	<b>82 (57%)</b>	<b>10 (7%)</b>	<b>2 (1%)</b>	<b>= 144 DU</b>

### 800 K STREET PARKING

LEVEL	STANDARD	ACCESSIBLE	COMPACT	SUB-TOTAL
Mezz	19	-	20	39
Ground	12	2	20	34
Basement	48	3	14	65
<b>Sub-Totals</b>	<b>79</b>	<b>5</b>	<b>54</b>	<b>138</b>
With Optional Sub-basement (6 Additional Standard Spaces)				144

### 801 L STREET BUILDING PROGRAM

Gross Floor Area **79,505 SF**  
Residential **56 Units**  
Commercial **10,712 SF**  
Parking Provided **25 Spaces**

#### Building Area Summary

Level	Residential	Circulation	Building Services	Commercial	Parking and Driveways	Sub-Total
4	6,584 SF	1,822 SF	77 SF	-	-	8,483 SF
3	15,590 SF	3,259 SF	683 SF	-	-	19,532 SF
2	15,590 SF	3,259 SF	683 SF	-	-	19,532 SF
Ground	-	1,746 SF	1,205 SF	10,712 SF	9,590 SF	23,253 SF
Basement	-	-	8,705 SF	-	-	8,705 SF
<b>Sub-Totals</b>	<b>37,764 SF</b>	<b>10,086 SF</b>	<b>11,353 SF</b>	<b>10,712 SF</b>	<b>9,590 SF</b>	<b>79,505 SF</b>
With Potential Mezzanine Level (2,000 SF)						81,505 SF

### 801 L STREET UNIT COUNT

FLOOR	STUDIO	1 BR	2BR	TOTAL
2	-	19	4	
3	-	19	4	
4	-	8	2	
<b>TOTAL</b>	<b>0 (0%)</b>	<b>46 (82%)</b>	<b>10 (18%)</b>	<b>= 56 DU</b>

### 801 L STREET PARKING

LEVEL	STANDARD	ACCESSIBLE	COMPACT	SUB-TOTAL
Ground	18	2	5	25
<b>Sub-totals</b>	<b>18</b>	<b>2</b>	<b>5</b>	<b>25</b>

### TOTAL 800 K AND 801 L STREETS

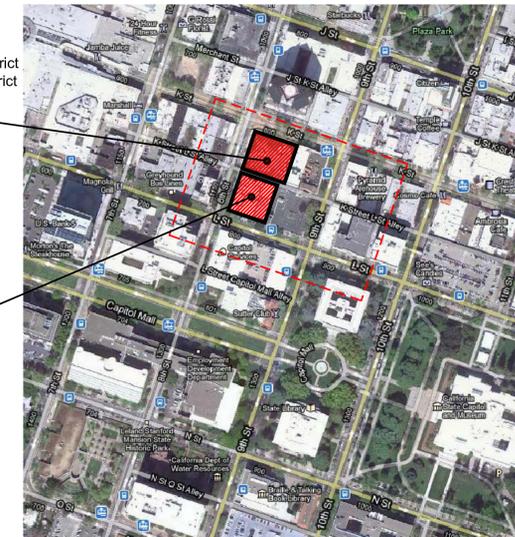
AREA	268,985 SF
RESIDENTIAL UNITS	200
PARKING	163

### VICINITY MAP + APN

**ZONING**  
C-3  
Central Business District  
Special Planning District

**800 K STREET**  
006-0098-003  
006-0098-004  
006-0098-006  
006-0098-007  
006-0098-008  
006-0098-022  
006-0098-024

**801 L STREET**  
006-0098-014  
006-0098-021



NOT TO SCALE

### PROJECT TEAM

#### OWNER

Redevelopment Agency of the City of Sacramento - Leslie Fritzsche  
801 12th Street  
Sacramento, CA 95814

#### DEVELOPER

800 K Street, LLC c/o David S. Taylor Interests, Inc. - Ellen Warner  
120 K Street, Suite 1840  
Sacramento, CA 95814

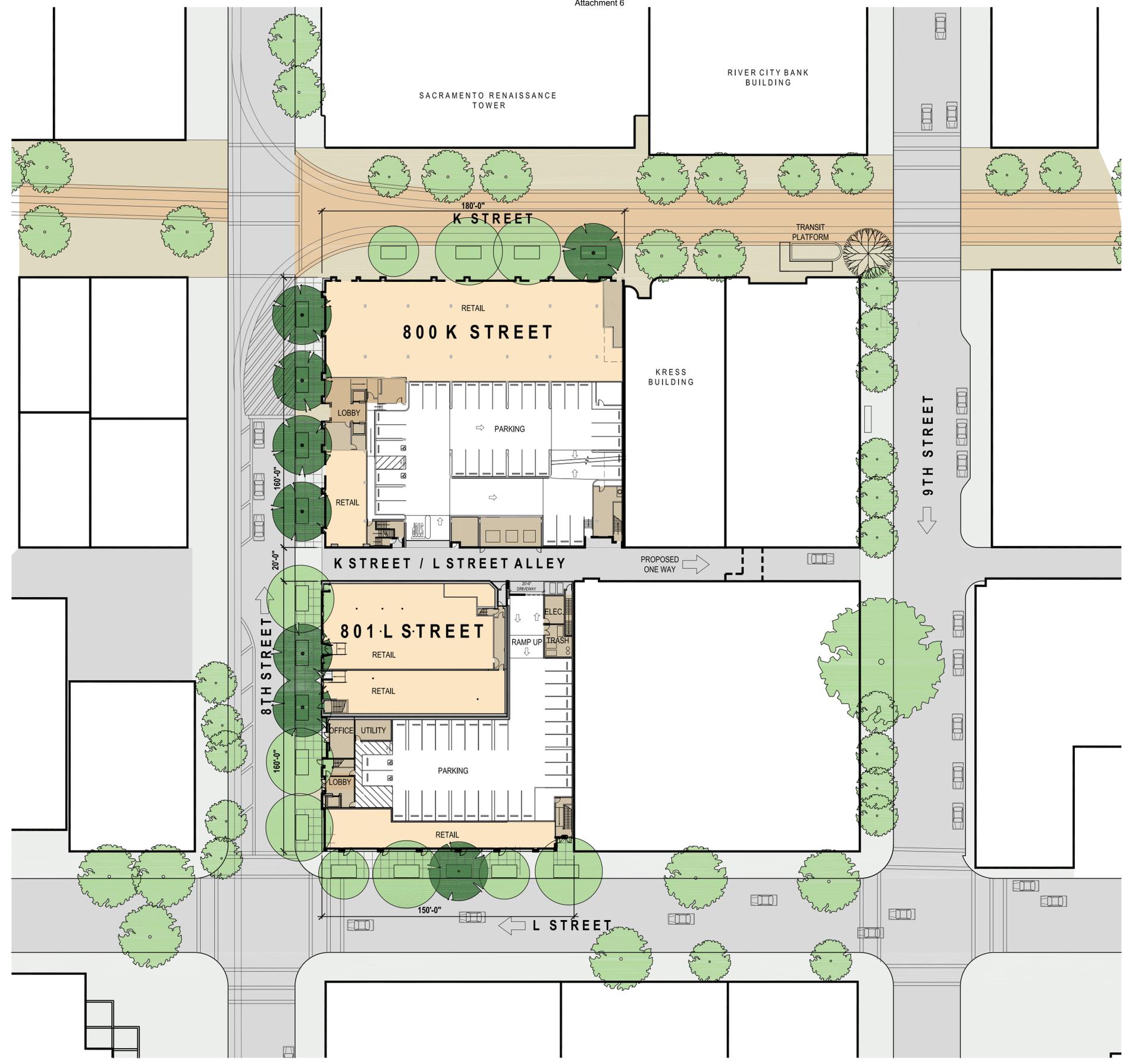
#### ARCHITECTS

YHLA Architects - Robert Lindley  
1617 Clay St  
Oakland, CA 94612  
(510) 836-6688 x102

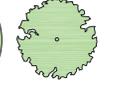
LKDA - Louis Kaufman  
1812 J Street, No. 21  
Sacramento, CA 95811  
(916) 447-2476

### SHEET INDEX

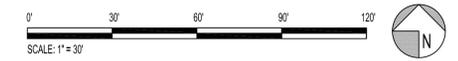
G1	Cover Sheet
G2	Site Plan
G3	Site Photos
L.1	Site Landscape Plans
L.2	Courtyard Landscape Plans
A1.B	800 K Street - Basement Floor Plan
A1.1	800 K Street - Ground Floor Plan
A1.M	800 K Street - Mezzanine and Upper Mezzanine Floor Plan
A1.2	800 K Street - Second Floor Plan
A1.3	800 K Street - Third Floor Plan
A1.4	800 K Street - Fourth Floor Plan
A1.5	800 K Street - Fifth Floor Plan
A1.6	800 K Street - Sixth Floor / Penthouse Plan
A1.7	800 K Street - Roof Plan
A2.B	801 L Street - Basement Plan
A2.1	801 L Street - Ground Floor Plan
A2.2	801 L Street - Second Floor Plan
A2.3	801 L Street - Third Floor Plan
A2.4	801 L Street - Fourth Floor Plan
A2.5	801 L Street - Roof Plan
A3.1	800 K Street - East - West Section
A3.2	800 K Street - North - South Section
A4.1	801 L Street - North - South Section
A5.00	800 K Street - West and North Elevations
A5.01	800 K Street - North Courtyard and South Elevations
A5.02	800 K Street - West and East Courtyard Elevations
A5.03	800 K Street - Northwest Corner View
A5.04	800 K Street - Southwest Corner View
A5.05	800 K Street - Aerial Views
A5.06	800 K Street - East Elevation
A6.00	801 L Street - West and South Elevations
A6.01	801 L Street - East and West Courtyard Elevations
A6.02	801 L Street - North and South Courtyard Elevations
A6.03	801 L Street - Southwest Corner View
A6.04	Aerial Views
A6.05	801 L Street - East Elevation



**LEGEND**

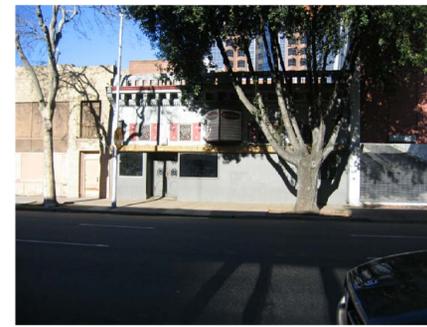
-  NEW TREES
-  EXISTING TREES

SEE LANDSCAPE DRAWING SHEET L1





1 BUILDING FACING L STREET OPPOSITE THE 801 L STREET SITE



2 BUILDING FACING L STREET OPPOSITE THE 801 L STREET SITE



3 BUILDING FACING L STREET ON THE 801 L STREET SITE



4 BUILDING FACING L STREET ON THE 801 L STREET SITE



5 BUILDING FACING L STREET AND 8TH STREET ON THE 801 L STREET SITE



6 BUILDING FACING L STREET AND 8TH STREET ON THE 801 L STREET SITE



7 800 K STREET SITE WITH 801 L STREET SITE IN THE BACKGROUND FACING 8TH STREET



8 800 K STREET AND 801 L STREET SITES FACING 8TH STREET WITH K / L STREET ALLEY



9 801 L STREET SITE FACING 8TH STREET



10 801 L STREET SITE FACING 8TH STREET



11 801 L STREET SITE FACING 8TH STREET



12 BUILDING FACING 8TH STREET OPPOSITE THE 801 L STREET SITE



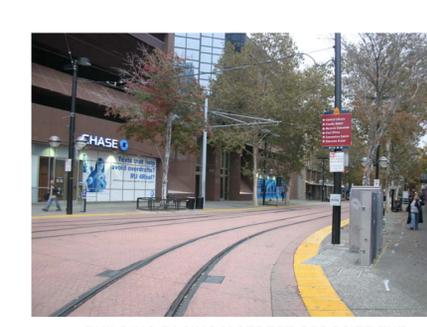
13 BUILDING FACING 8TH STREET OPPOSITE THE 800 K STREET SITE



14 BUILDING FACING 8TH STREET OPPOSITE THE 800 K STREET SITE



15 BUILDING FACING 8TH STREET AND K STREET OPPOSITE THE 800 K STREET SITE



16 BUILDING FACING K STREET OPPOSITE THE 800 K STREET SITE



17 BUILDING FACING K STREET OPPOSITE THE 800 K STREET SITE



18 BUILDING FACING K STREET ADJACENT TO THE 800 K STREET SITE



19 THE 800 K STREET SITE FACING K STREET



20 THE 800 K STREET SITE FACING K STREET



21 K / L STREET ALLEY FACING THE 801 L STREET SITE



22 K / L STREET ALLEY FACING THE 801 L STREET SITE

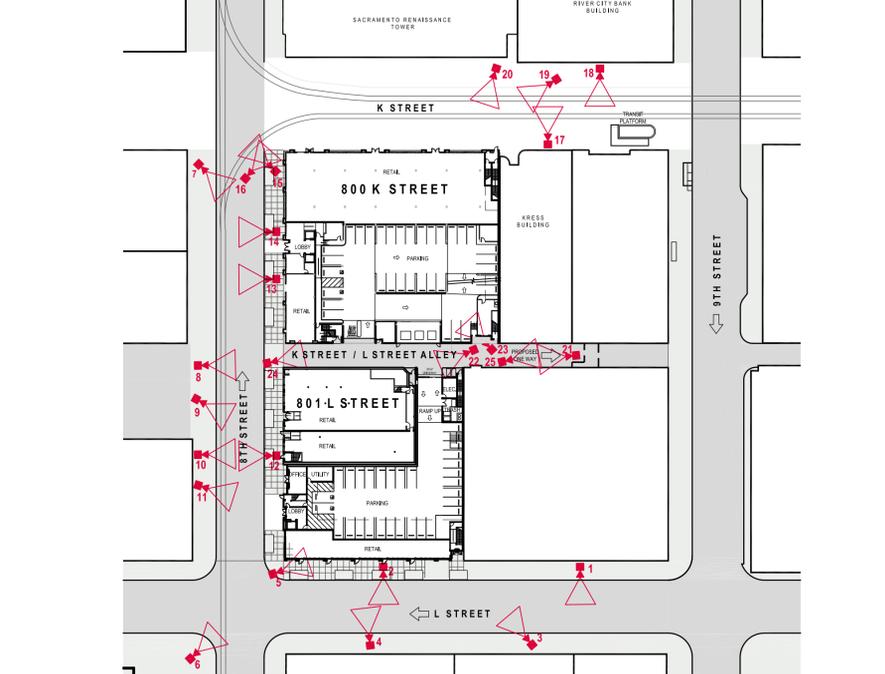


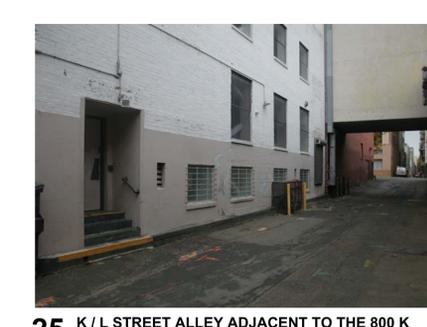
PHOTO KEY MAP



23 K / L STREET ALLEY FACING THE 800 K STREET SITE



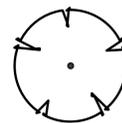
24 K / L STREET ALLEY FACING THE 800 K STREET AND 800 L STREET SITES



25 K / L STREET ALLEY ADJACENT TO THE 800 K STREET SITE

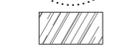
**PLANT LIST & LEGEND**

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
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FRAXINUS PENNSYLVANICA 'OCONEE' / GEORGIA GEM ASH	15 GALLON	8
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- 

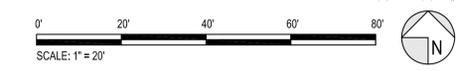
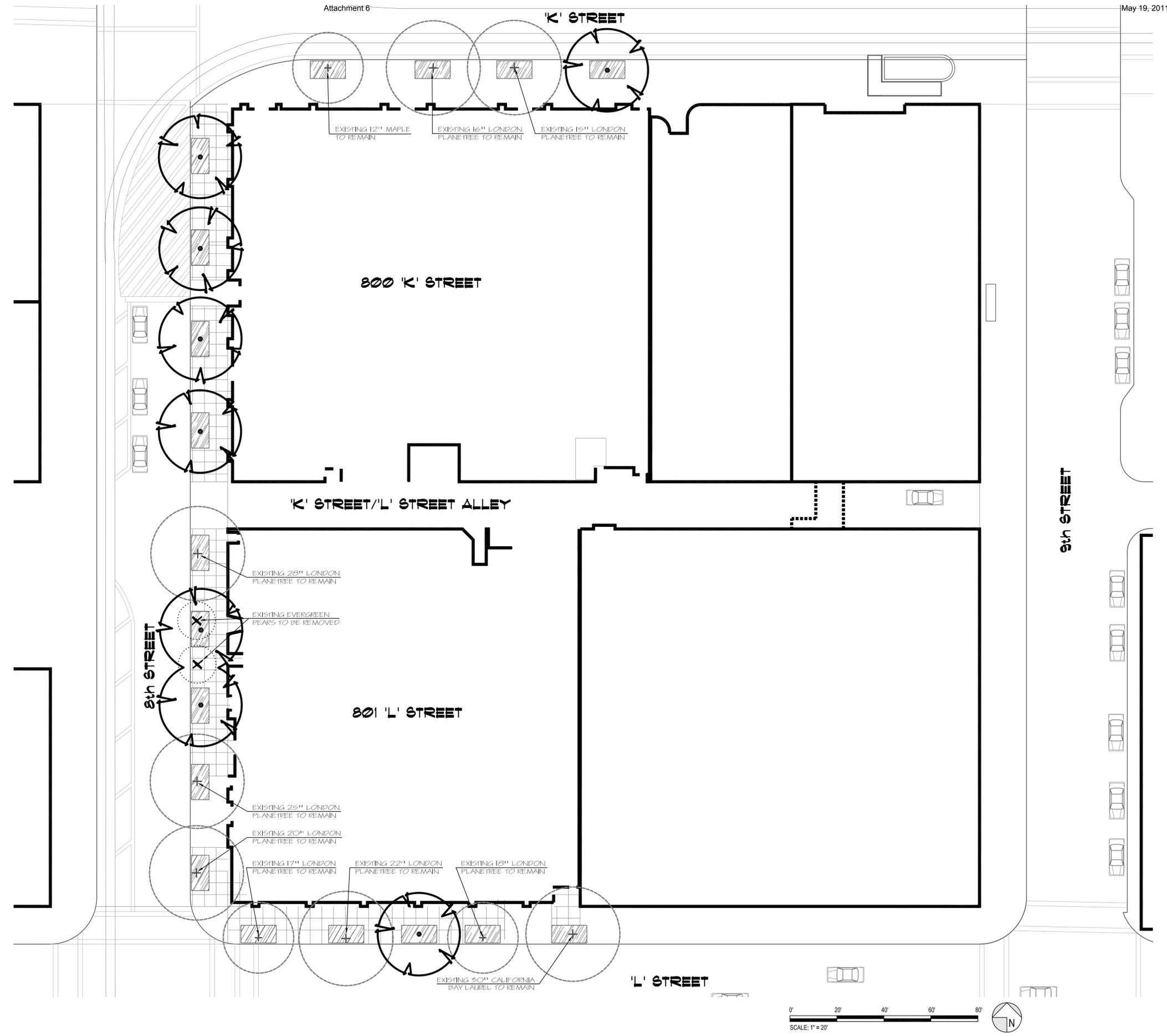
EXISTING TREE TO REMAIN (SEE PLAN FOR TYPE & D.B.H.)
- 

EXISTING TREE TO BE REMOVED
- 

PROPOSED 7.5'x15' TREE PLANTER

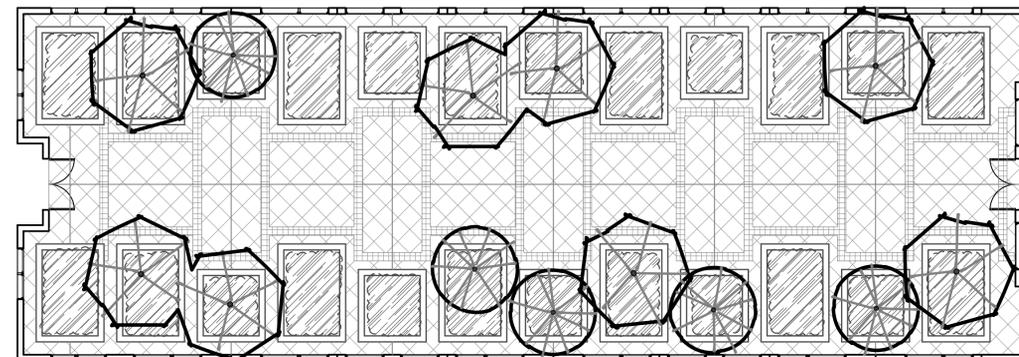
**PLANTING NOTES**

- ALL TREES WILL BE PLANTED ON A GRADUAL MOUND AT 21"-34" HEIGHT. THE ENTIRE PLANTER WILL BE TOP-DRESSED WITH MEDIUM WALK-ON BARK TO A DEPTH OF 3" INCHES.
- NO SHRUBS, GROUNDCOVER OR TURF WILL BE PLANTED WITHIN 4" OF EXISTING OR PROPOSED TREES.
- NO EXISTING TREES WILL BE PRUNED OR REMOVED WITHOUT A PERMIT FROM THE CITY'S URBAN FORESTRY SERVICE.



**PLANT LIST: 800 K STREET**

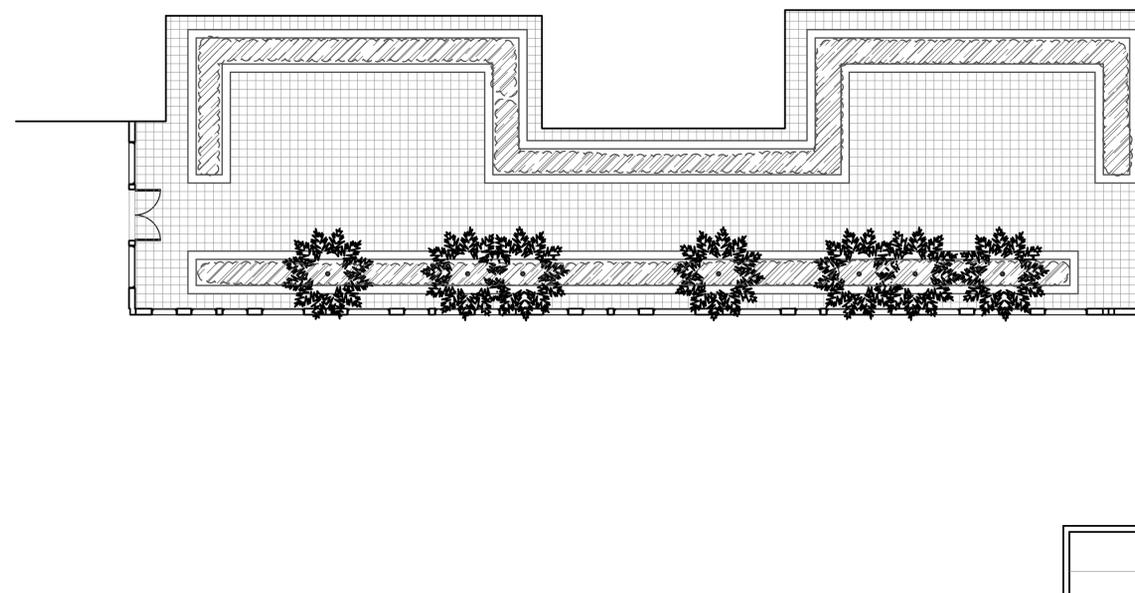
SYMBOL	BOTANIC NAME/Common Name	SIZE	QUANTITY
	ACER PALMATUM 'SEIRYU' / THREADLEAF JAPANESE MAPLE	15 GALLON	8
	CAMELLIA JAPONICA (MIXED VARIETIES) / CAMELLIA	15 GALLON	5
	<b>SHRUB &amp; GROUNDCOVER AREA:</b>		
	AGAPANTHUS O. "RANCHO WHITE" / WHITE LILY OF THE NILE	5 GALLON	
	ASPARAGUS D. "SPRENGERI" / SPRENGER ASPARAGUS	1 GALLON	
	AZALEA (S. INDICA) "PHOENICIA" / VIOLET AZALEA	2 GALLON	
	BERGENIA CRASSIFOLIA/ WINTER BERGENIA	4" POTS	
	CAMELLIA JAPONICA (RED) / RED JAPANESE CAMELLIA	5 GALLON	
	CAMELLIA SASANQUA (WHITE) / WHITE SASANQUA CAMELLIA	5 GALLON	
	CYCLAMEN HEDERIFOLIUM/ CYCLAMEN	TUBERS	
	FRAGRARIA CHILOENSIS/ WILD STRAWBERRY	FLATS	
	HELICHERA SANGUINEA (RED) / CORAL BELLS	1 GALLON	
	IRIS DOUGLASSIANA/ DOUGLAS IRIS	1 GALLON	
	JUNCUS PATENS "CARMAN GRAY" / GRAY RUSH	1 GALLON	
	KNIPHOFIA LIVARIA "FLAMENCO" / RED HOT POKER	1 GALLON	
	LAGERSTROEMIA X. "ZUNI" / DWF. PURPLE CREEP MYRTLE	5 GALLON	
	LIRIOPE MUSCARI/ LILY TURF	1 GALLON	
	MAHONIA A. "COMPACTA" / COMPACT OREGON GRAPE	5 GALLON	
	MAHONIA REPENS/ CREEPING OREGON GRAPE	1 GALLON	
	NANDINA DOMESTICA/ HEAVENLY BAMBOO	5 GALLON	
	POLYSTICHUM SETOSUM/ JAPANESE LACE FERN	1 GALLON	
	VIBURNUM DAVIDII/ DAVID VIBURNUM	1 GALLON	
	VINCA MINOR/ DWARF PERIWINKLE	1 GALLON	



**800 K STREET COURTYARD**  
DRAWING 2.1

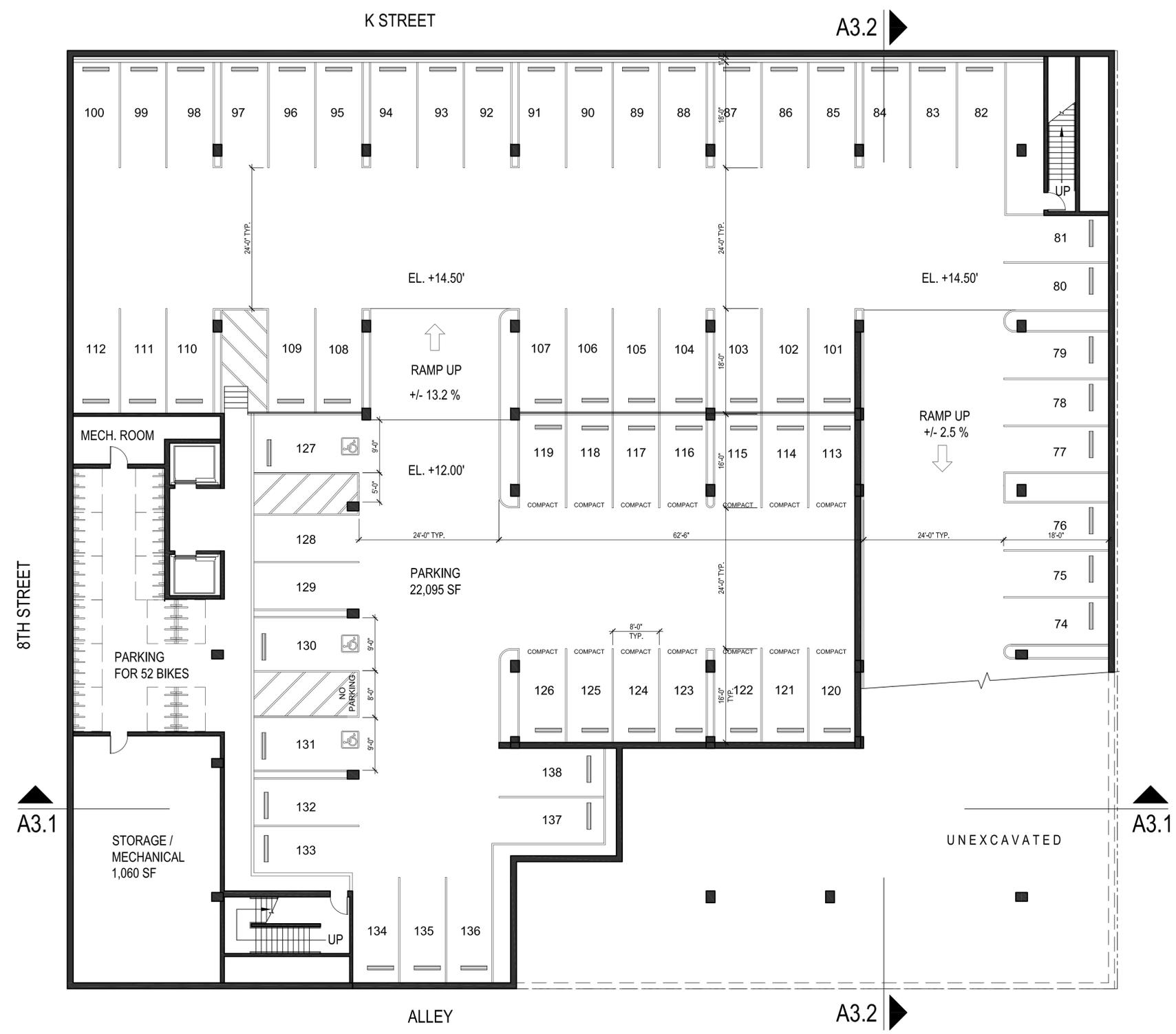
**PLANT LIST: 801 L STREET**

SYMBOL	BOTANIC NAME/Common Name	SIZE	QUANTITY
	DICKSONIA ANTARCTICA/ TASMANIAN TREE FERN	15 GALLON	7
	<b>SHRUB &amp; GROUNDCOVER AREA:</b>		
	AGAPANTHUS ORIENTALIS/ LILY-OF-THE-NILE	1 GALLON	
	ASPARAGUS D. "MYERS" / MYERS ASPARAGUS	1 GALLON	
	CYCAS REVOLUTA/ SAGO PALM	24" BOX	
	DIETES BICOLOR	1 GALLON	
	ERIGERON KARVINSKIANUS/ FLEABANE	1 GALLON	
	FATSIA JAPONICA/ JAPANESE ARALIA	5 GALLON	
	HEMEROCALLIS (MIXED EVERGREEN HYBRIDS) / DAYLILY	1 GALLON	
	JUNCUS PATENS "CARMAN GRAY" / GRAY RUSH	1 GALLON	
	KNIPHOFIA LIVARIA "FLAMENCO" / RED HOT POKER	1 GALLON	
	LIRIOPE MUSCARI/ LILY TURF	1 GALLON	
	NANDINA DOMESTICA/ HEAVENLY BAMBOO	5 GALLON	
	PHORMIUM TENAX "TOM THUMB" / DWF. NEW ZEALAND FLAX	5 GALLON	
	PHYLLOSTACHYS AUREA/ GOLDEN BAMBOO	5 GALLON	
	ROSA X. "FLOWER CARPET RED" / LANDSCAPE ROSE	2 GALLON	
	TRACHELOSPERMUM ASIATICUM/ ASIAN JASMINE	1 GALLON	



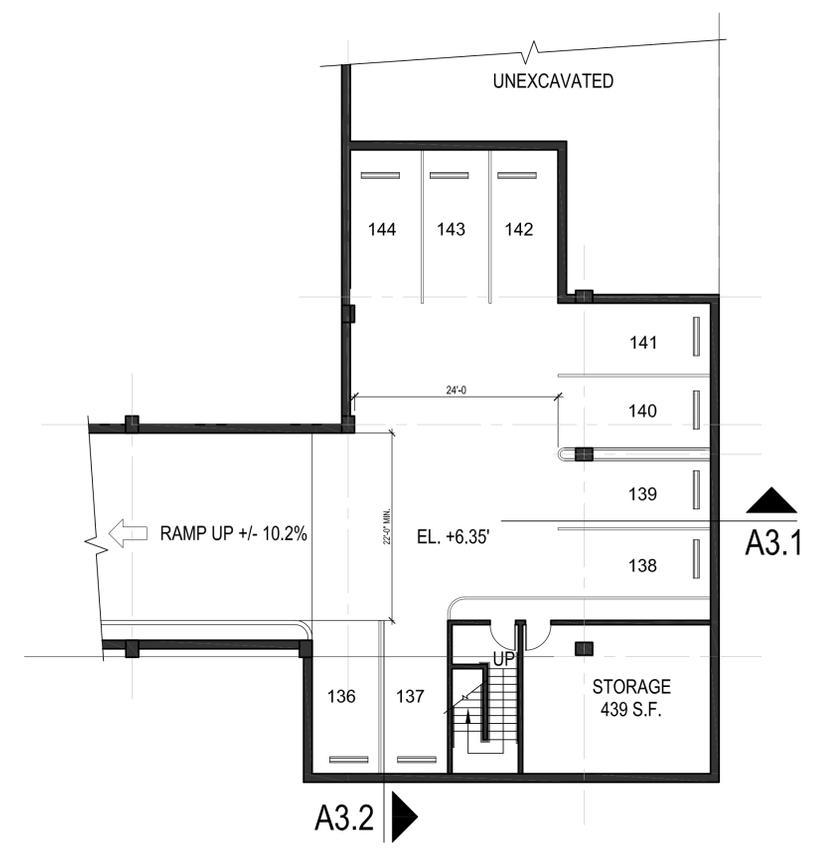
**801 L STREET COURTYARD**  
DRAWING 2.2





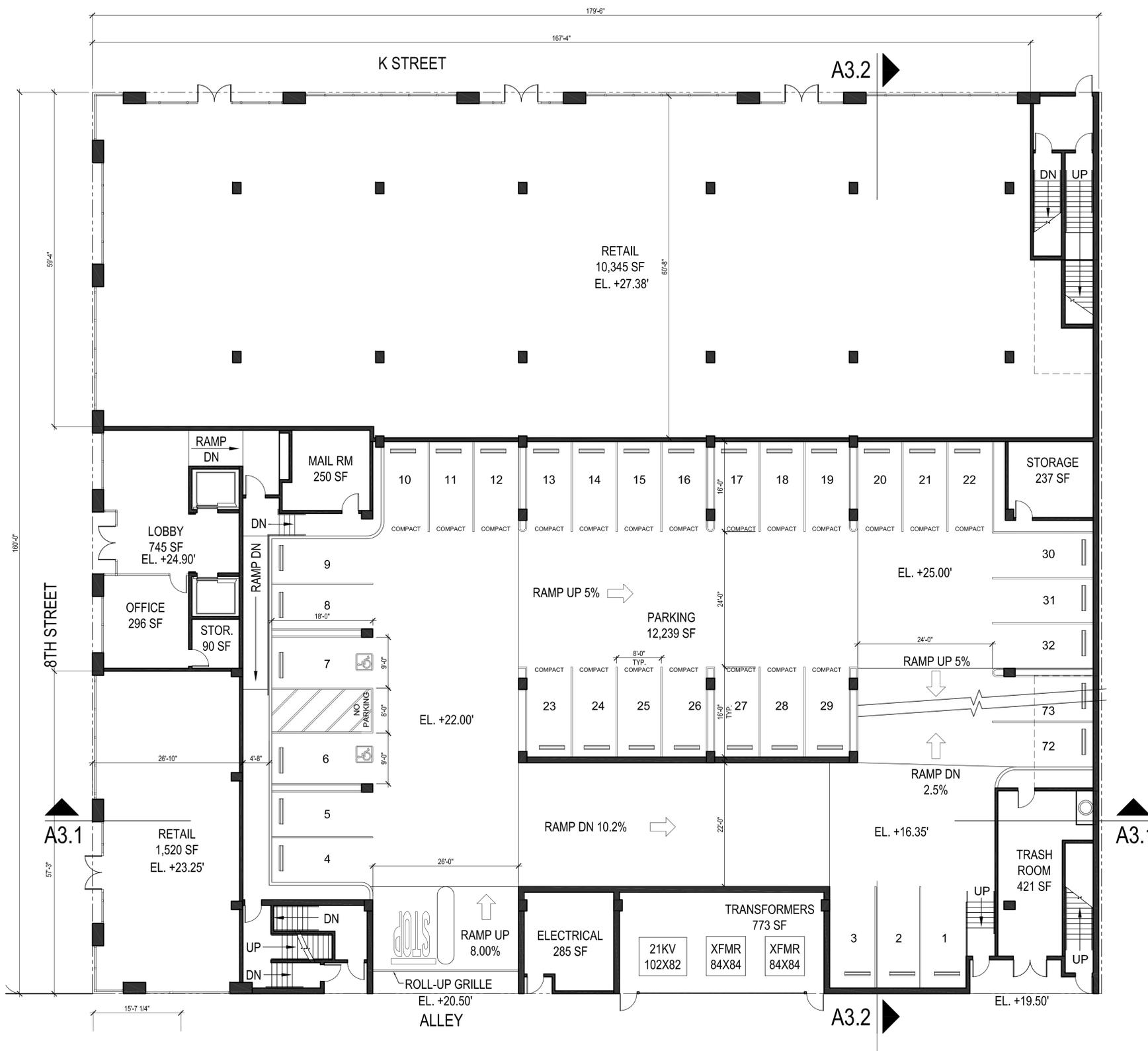
**BASEMENT FLOOR DATA**

TOTAL FLOOR AREA	26,996 SF		
PARKING COUNT			
STANDARD	ACCESSIBLE	COMPACT	TOTAL
48	3	14	65
BICYCLE PARKING			
52			



**OPTIONAL SUB-BASEMENT LEVEL**  
(ADD 6 STANDARD PARKING SPACES FOR TOTAL OF 144)

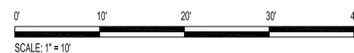


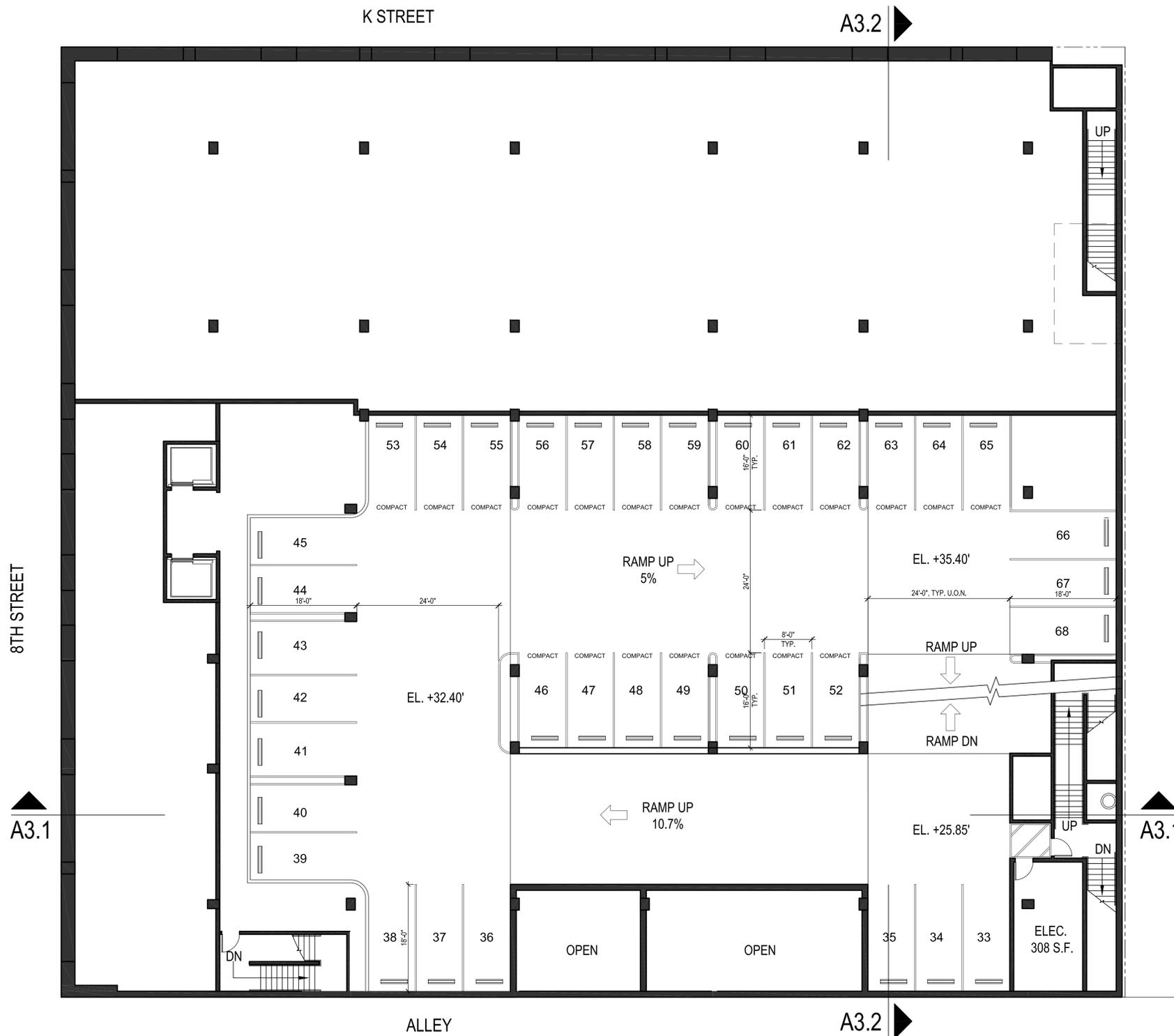


GROUND FLOOR DATA

TOTAL FLOOR AREA	28,218 SF
COMMERCIAL FLOOR AREA	11,865 SF

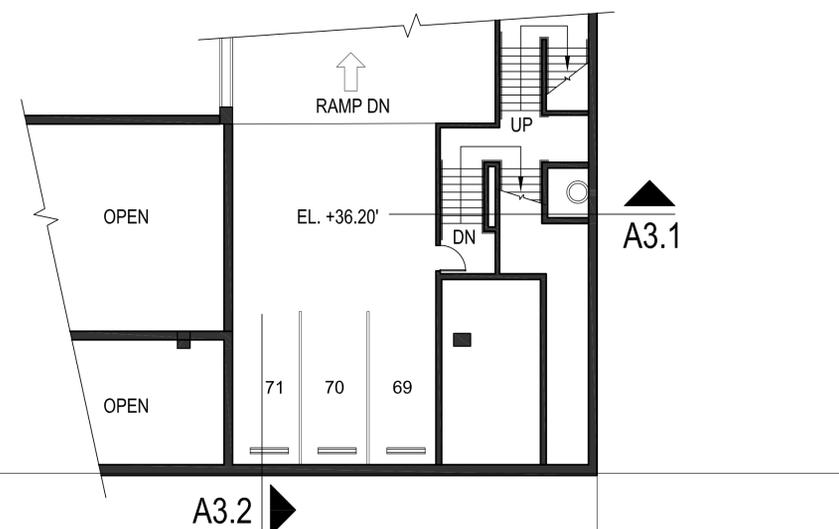
PARKING COUNT			
STANDARD	ACCESSIBLE	COMPACT	TOTAL
12	2	20	34

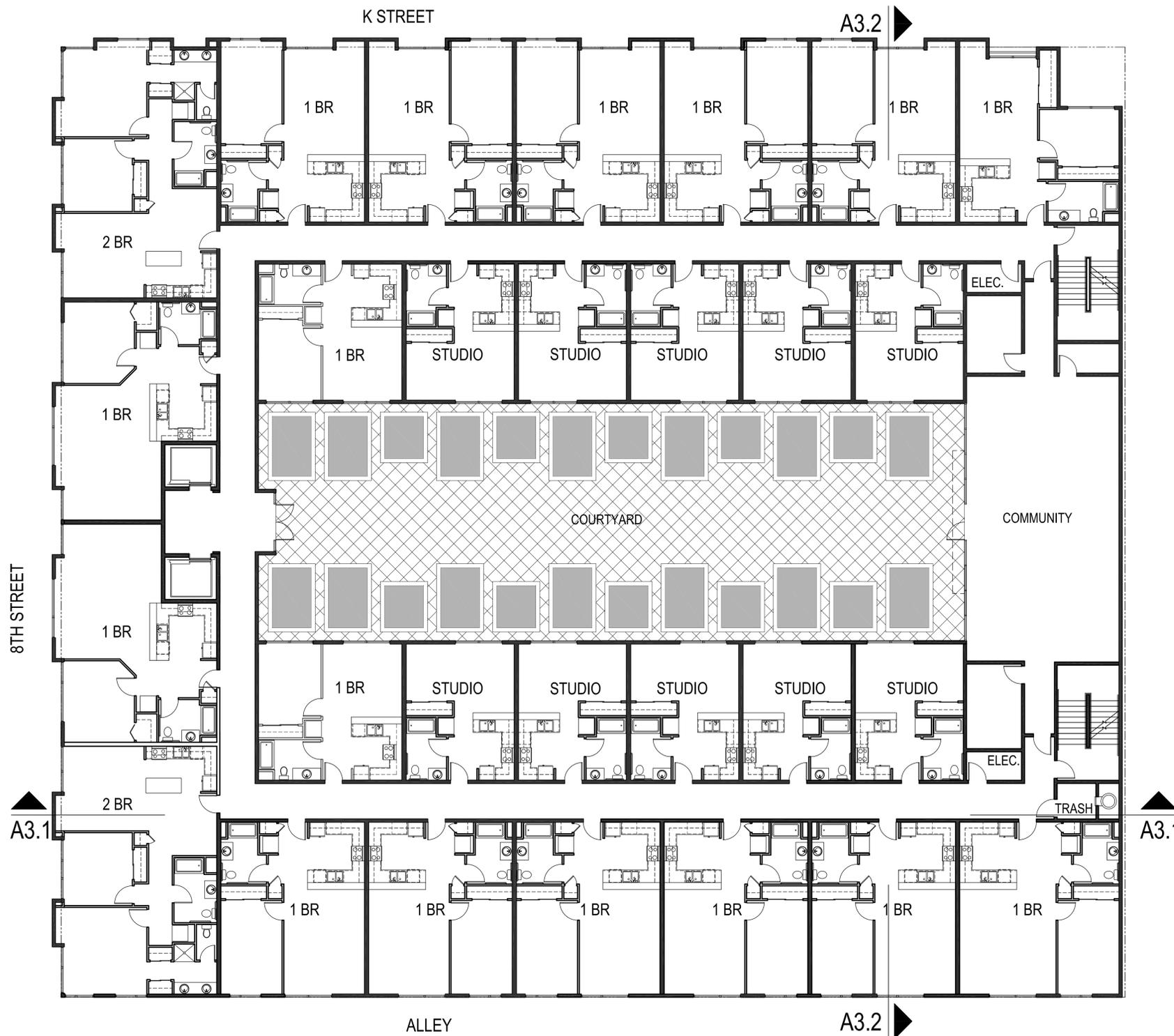




MEZZANINE FLOOR DATA

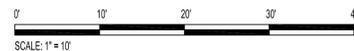
TOTAL FLOOR AREA				15,838 SF			
PARKING COUNT							
STANDARD	19	ACCESSIBLE	0	COMPACT	20	TOTAL	39

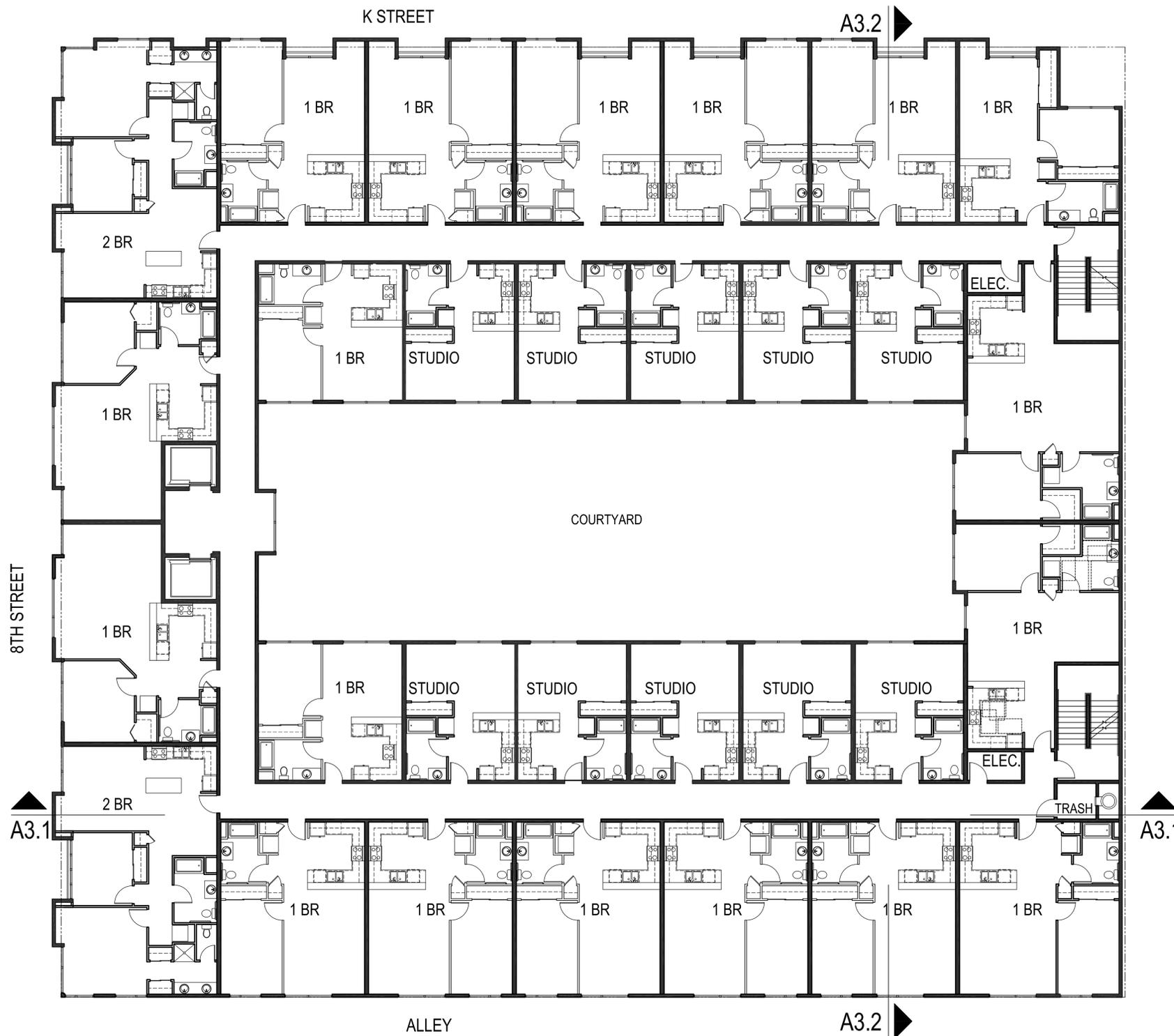




2ND FLOOR DATA

TOTAL FLOOR AREA					24,117 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
10	16	2	0	28	

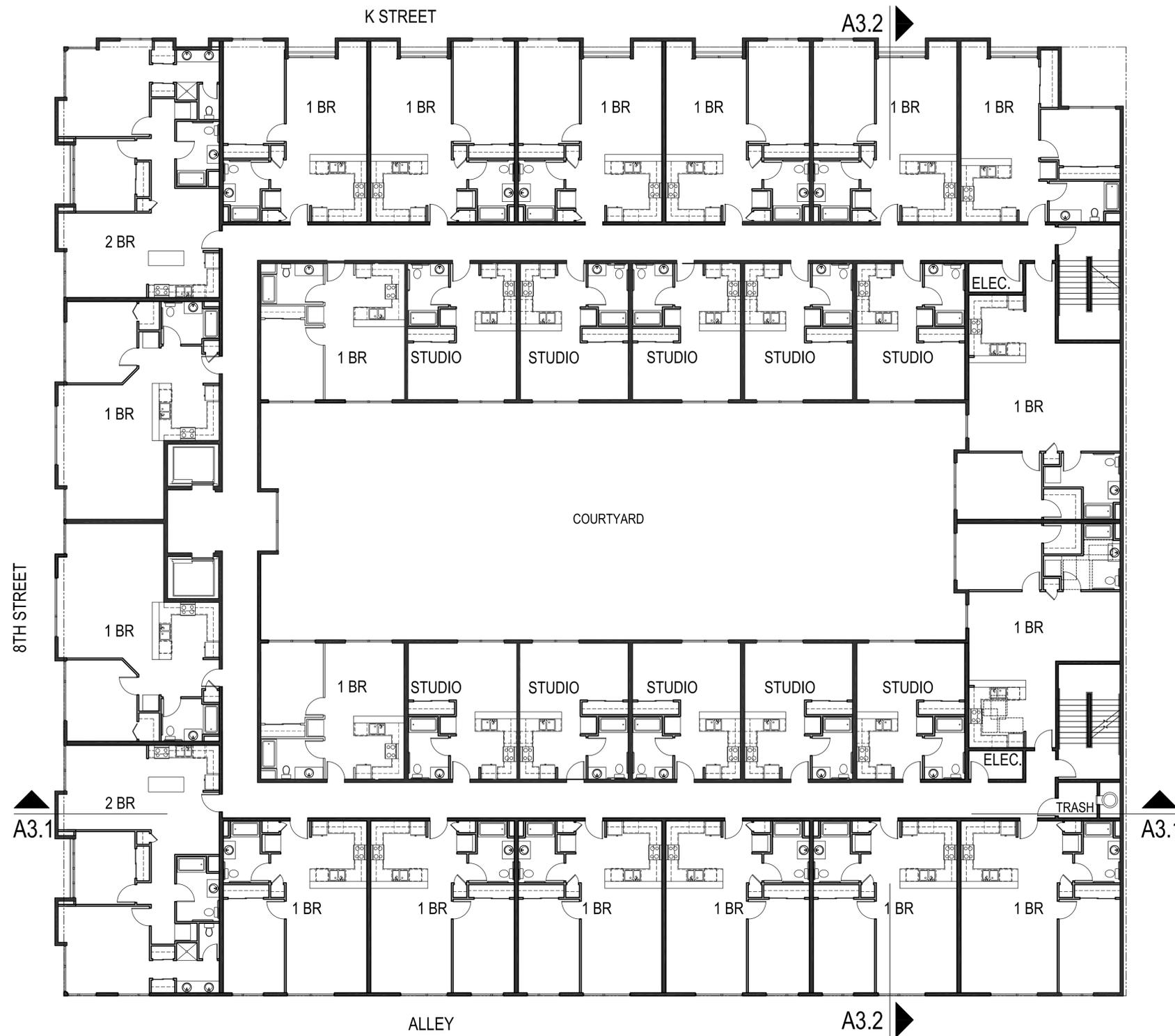




3RD FLOOR DATA

TOTAL FLOOR AREA					24,075 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
10	18	2	0	30	

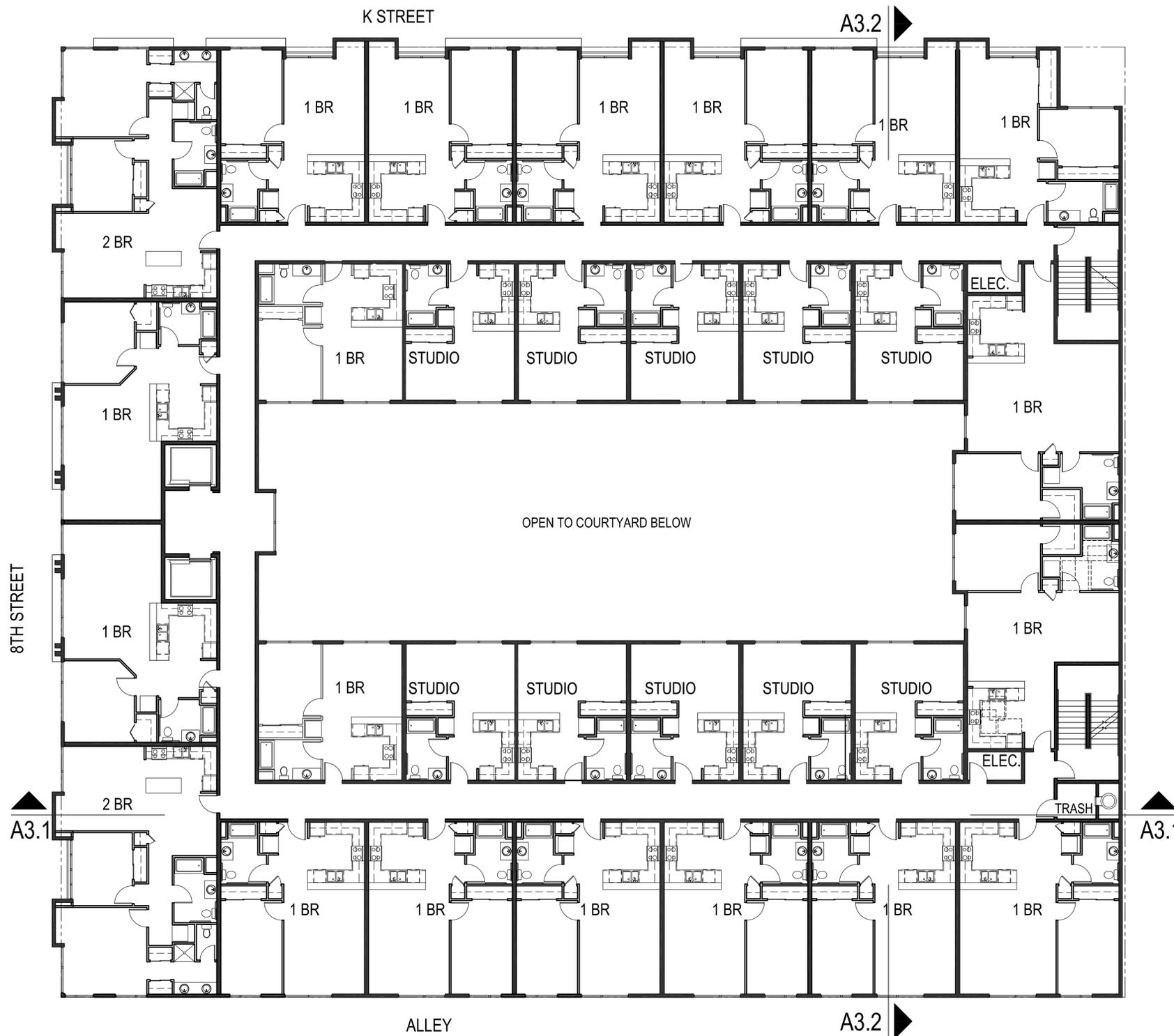




4TH FLOOR DATA

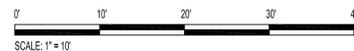
TOTAL FLOOR AREA		24,075 SF		
UNIT COUNT				
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL
10	18	2	0	30

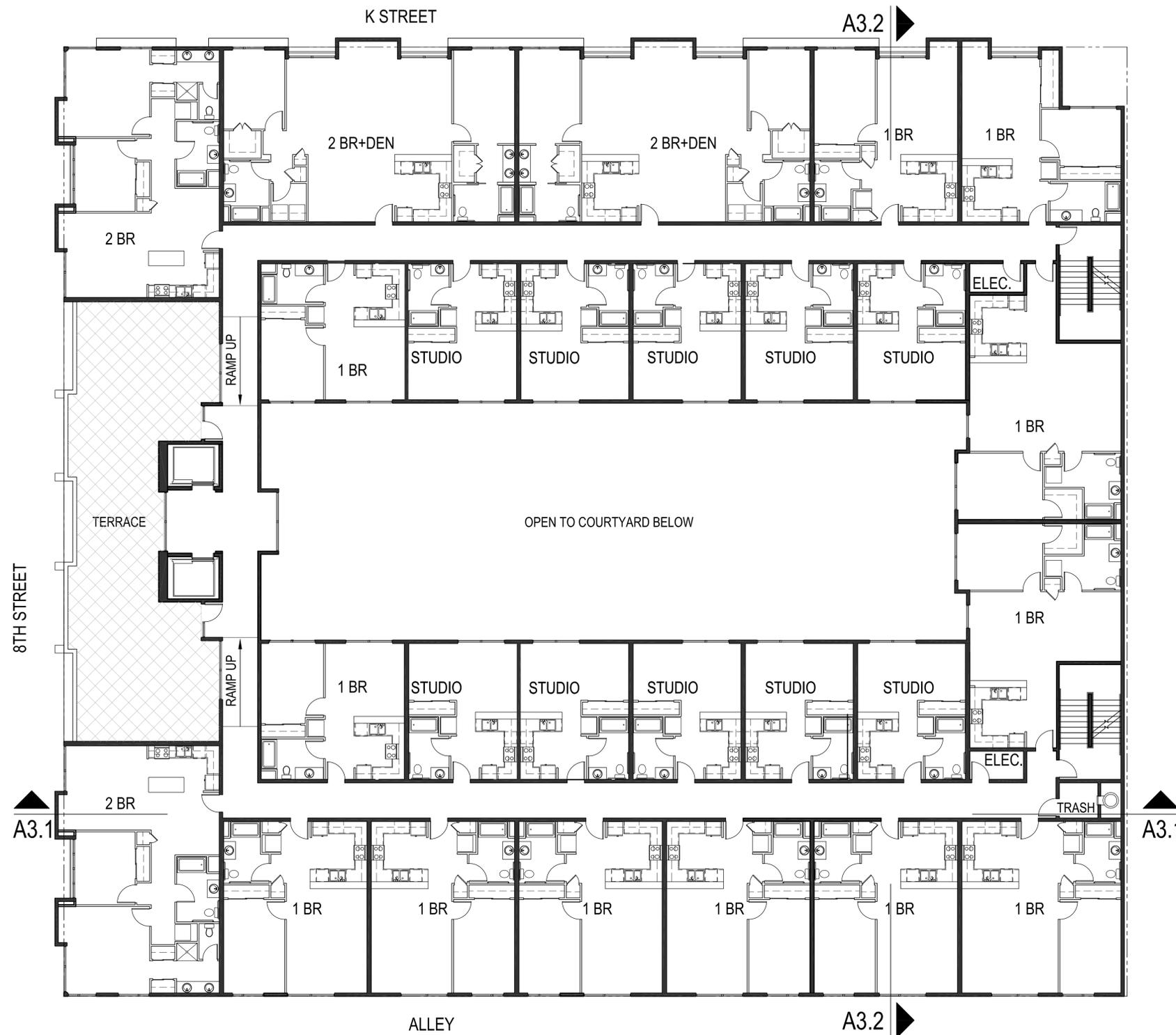




5TH FLOOR DATA

TOTAL FLOOR AREA					23,911 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
10	18	2	0	30	

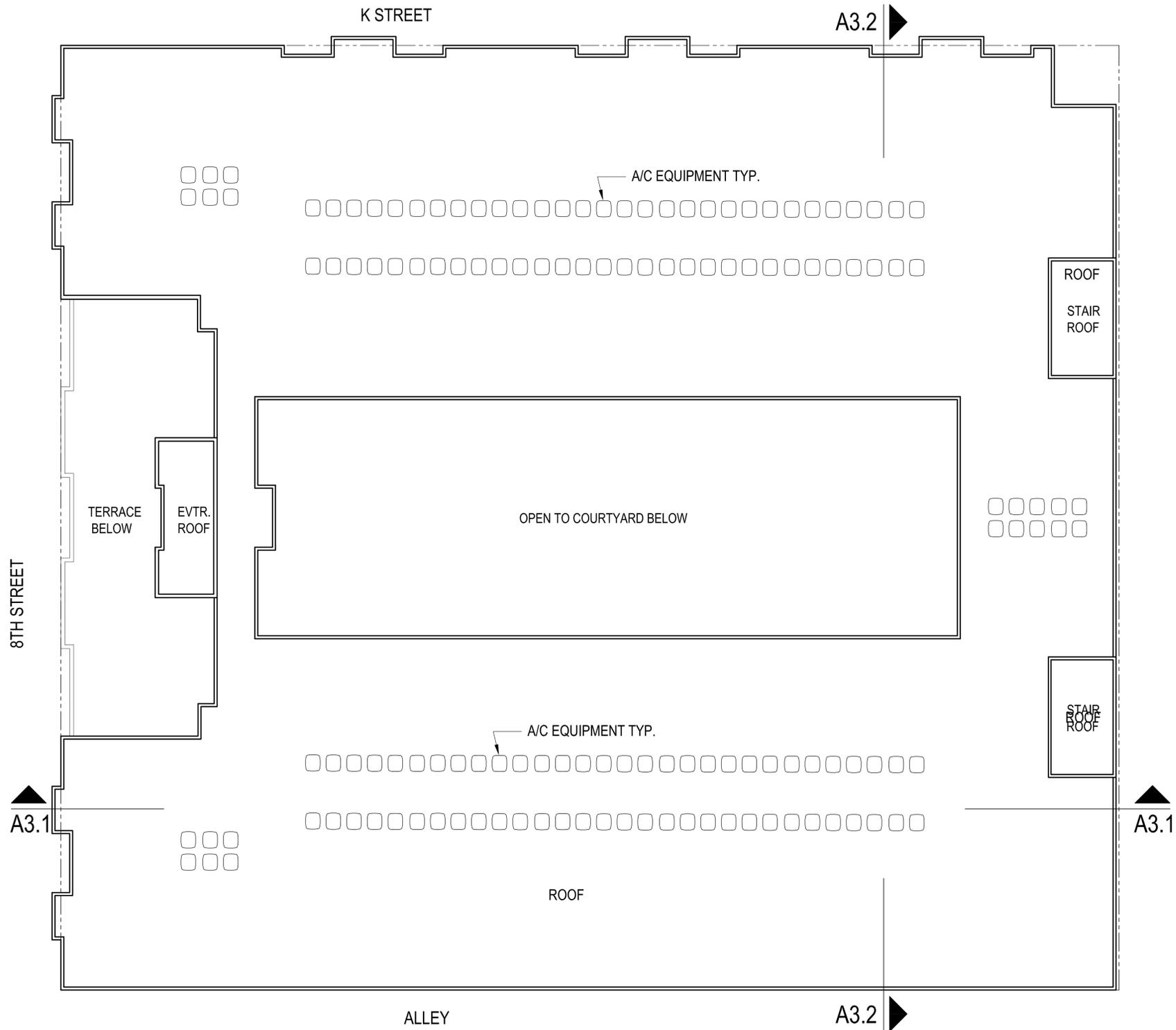


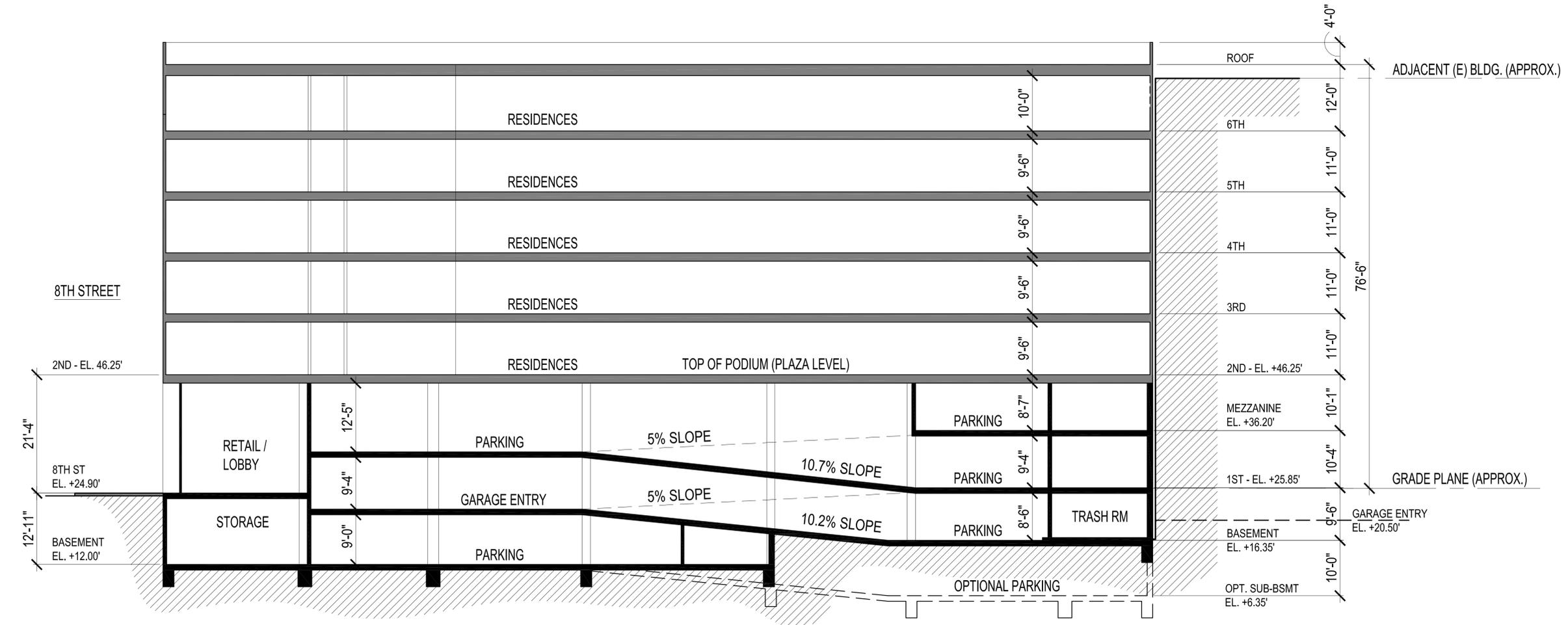


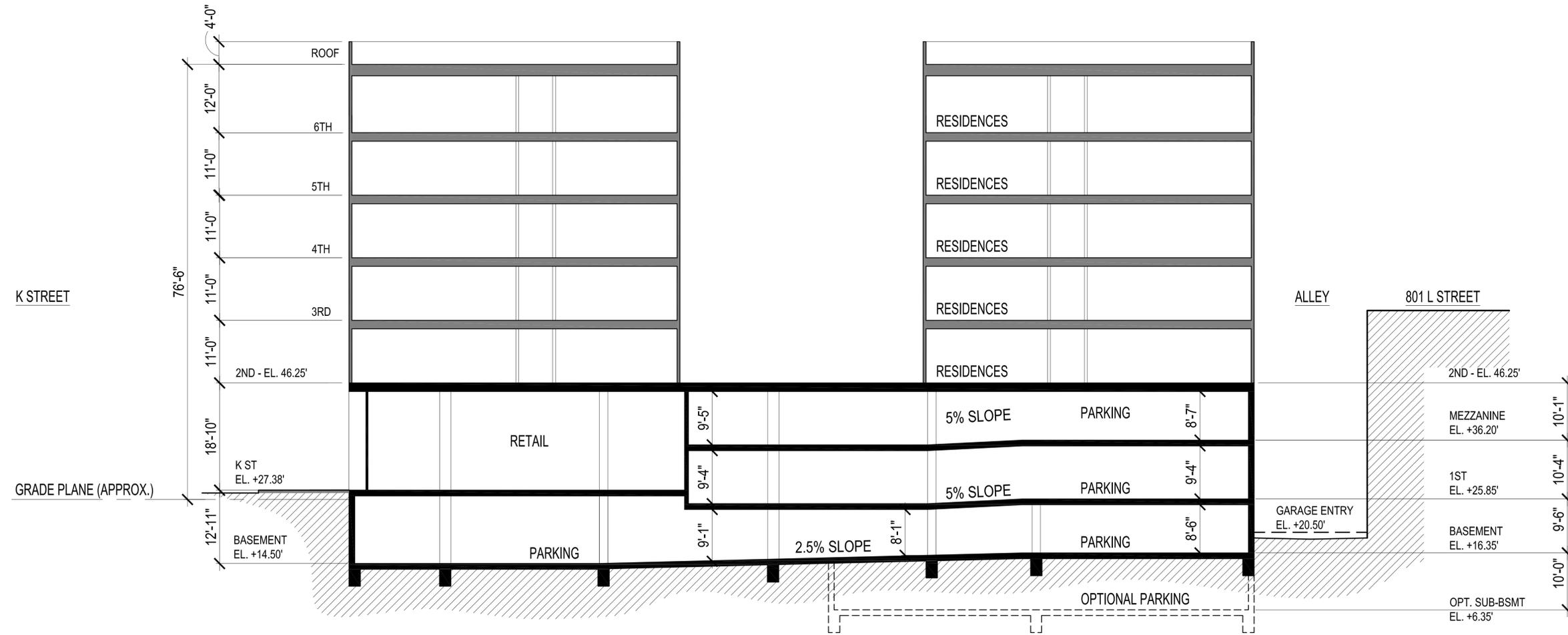
6TH FLOOR DATA

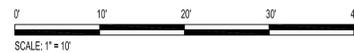
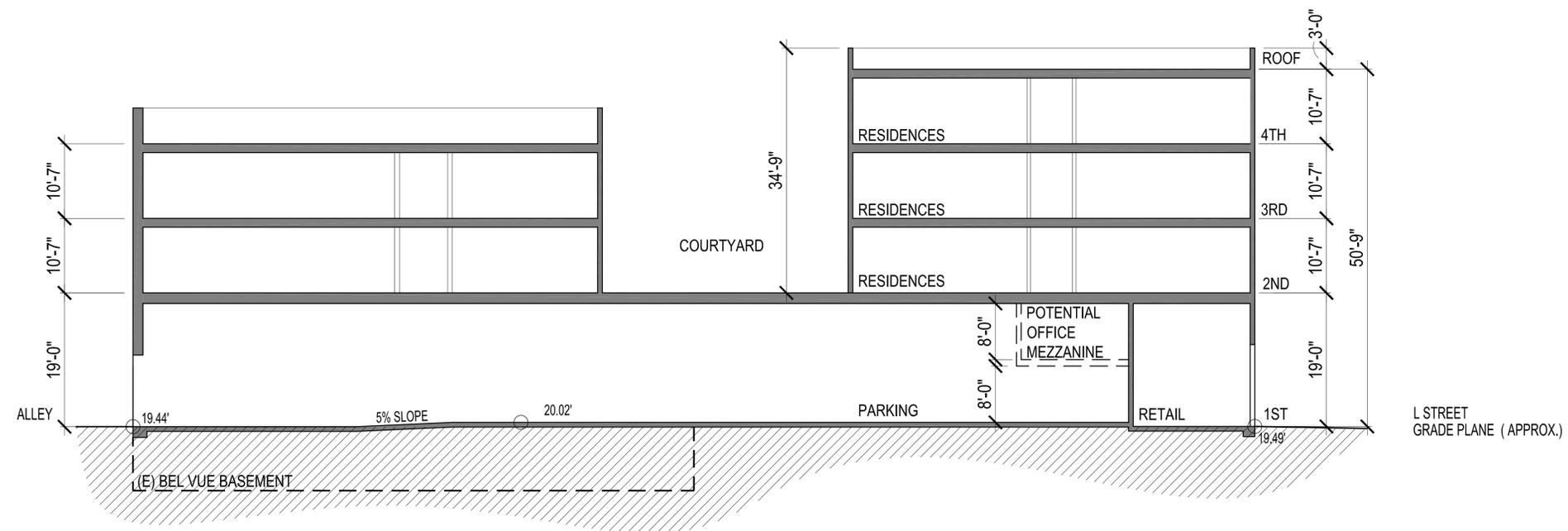
TOTAL FLOOR AREA					22,250 SF
OUTDOOR TERRACE					1,596 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
10	12	2	2	26	











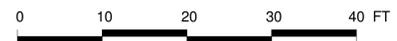


WEST ELEVATION  
1" = 10'-0"



NORTH ELEVATION  
1" = 10'-0"

- A**  
3-COAT EXTERIOR CEMENT PLASTER  
FINE SAND FINISH  
ELASTOMERIC COATING
- B**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
DUSTY ROSE BY HC MUDDOX
- C**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
TUMBLEWECK BY HC MUDDOX
- D**  
INSULATED LOW-E GLAZING  
SOLARBAN 60 STARPHIRE BY PPG
- E**  
ANODIZED ALUMINUM  
LIGHT SATIN FINISH BY KAWNEER
- F**  
CAST IN PLACE CONCRETE  
MEDIUM SANDBLAST FINISH  
MATTE SEALANT



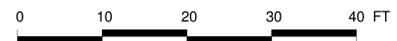


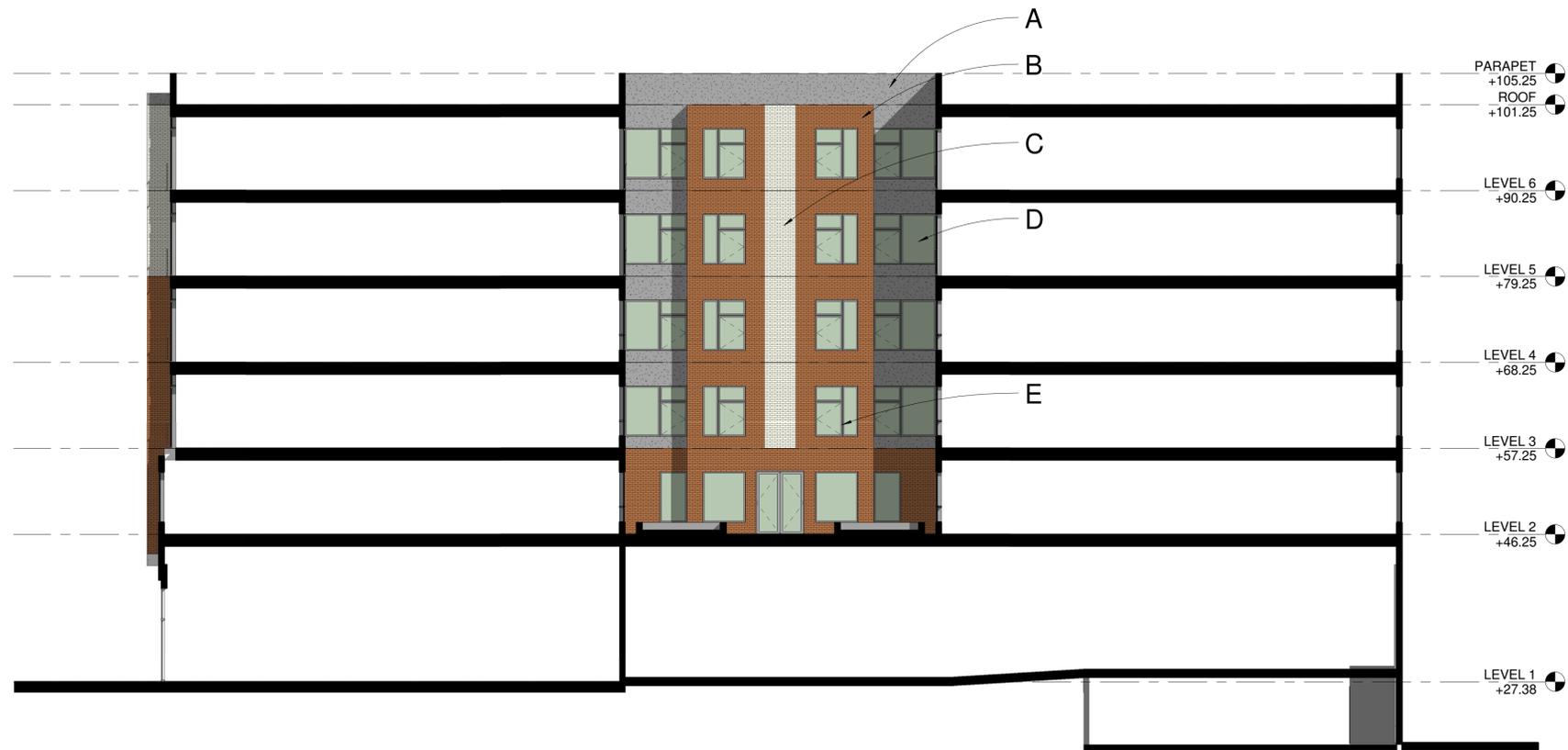
SOUTH ELEVATION  
1" = 10'-0"



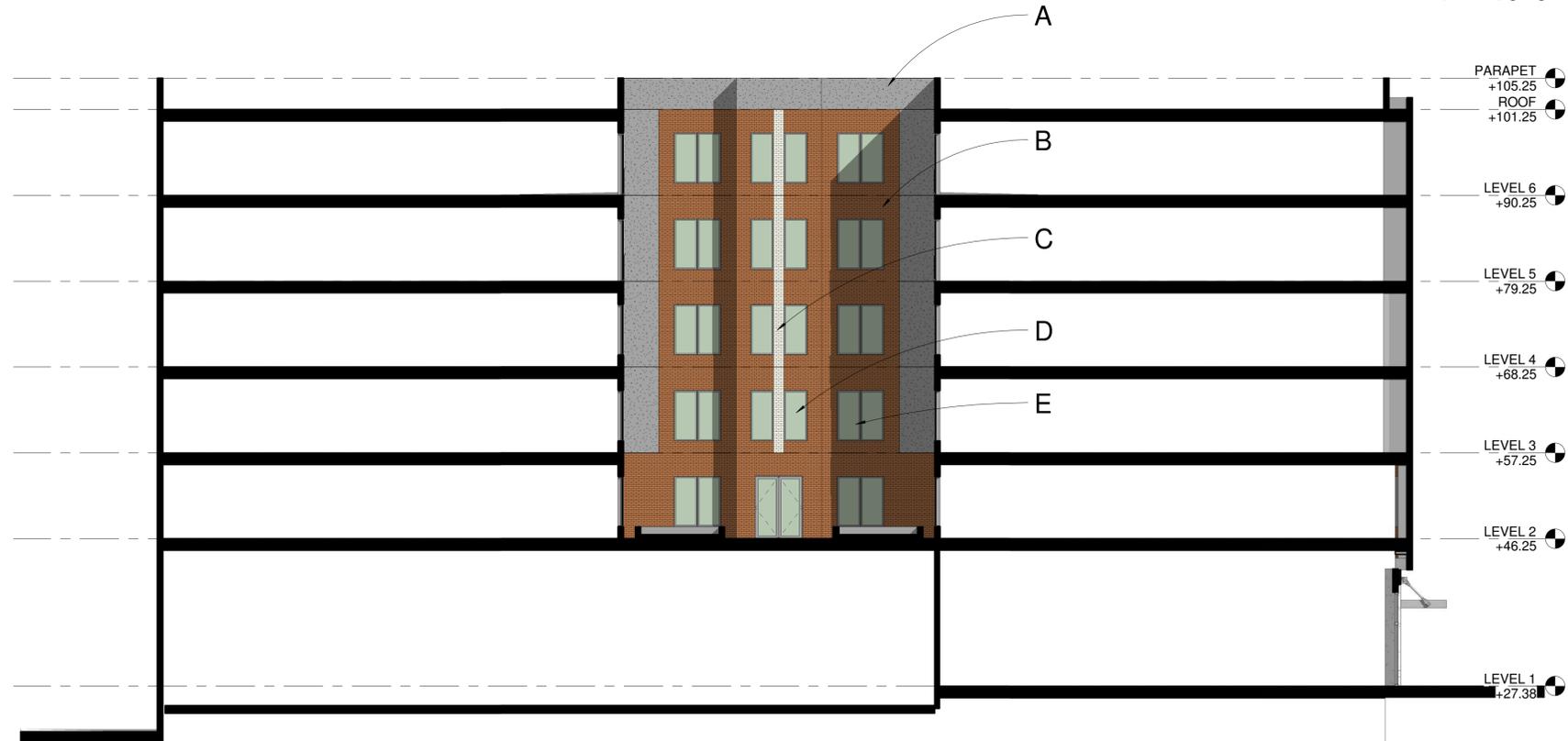
COURTYARD - NORTH ELEVATION  
1" = 10'-0"

- A**  
3-COAT EXTERIOR CEMENT PLASTER  
FINE SAND FINISH  
ELASTOMERIC COATING
- B**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
DUSTY ROSE BY HC MUDDOX
- C**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
TUMBLEWEED BY HC MUDDOX
- D**  
INSULATED LOW-E GLAZING  
SOLARBAN 60 STARPHIRE BY PPG
- E**  
ANODIZED ALUMINUM  
LIGHT SATIN FINISH BY KAWNEER
- F**  
CAST IN PLACE CONCRETE  
MEDIUM SANDBLAST FINISH  
MATTE SEALANT



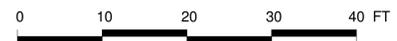


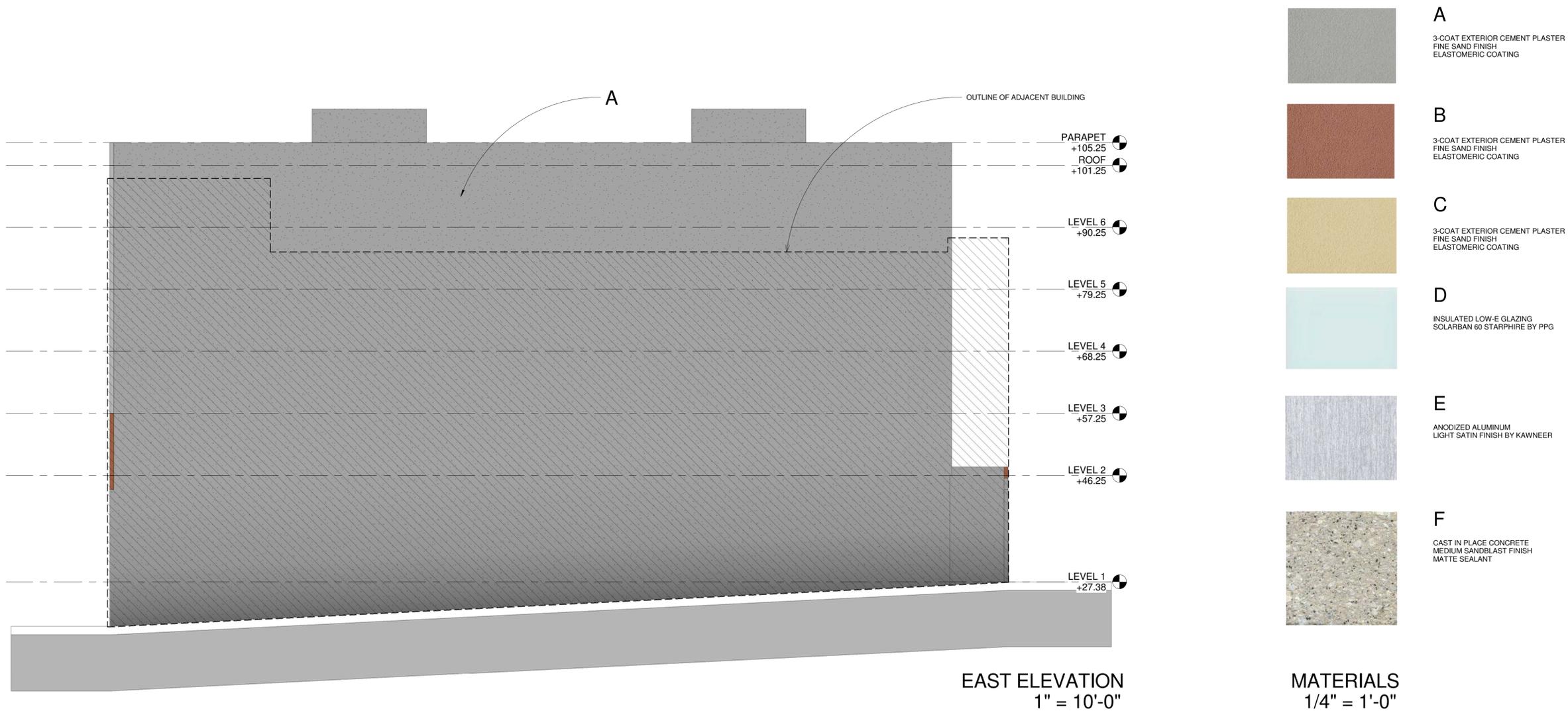
COURTYARD - EAST ELEVATION  
1" = 10'-0"



COURTYARD - WEST ELEVATION  
1" = 10'-0"

- A**  
3-COAT EXTERIOR CEMENT PLASTER  
FINE SAND FINISH  
ELASTOMERIC COATING
- B**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
DUSTY ROSE BY HC MUDDOX
- C**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
TUMBLEWEED BY HC MUDDOX
- D**  
INSULATED LOW-E GLAZING  
SOLARBAN 60 STARPHIRE BY PPG
- E**  
ANODIZED ALUMINUM  
LIGHT SATIN FINISH BY KAWNEER
- F**  
CAST IN PLACE CONCRETE  
MEDIUM SANDBLAST FINISH  
MATTE SEALANT





0 10 20 30 40 FT



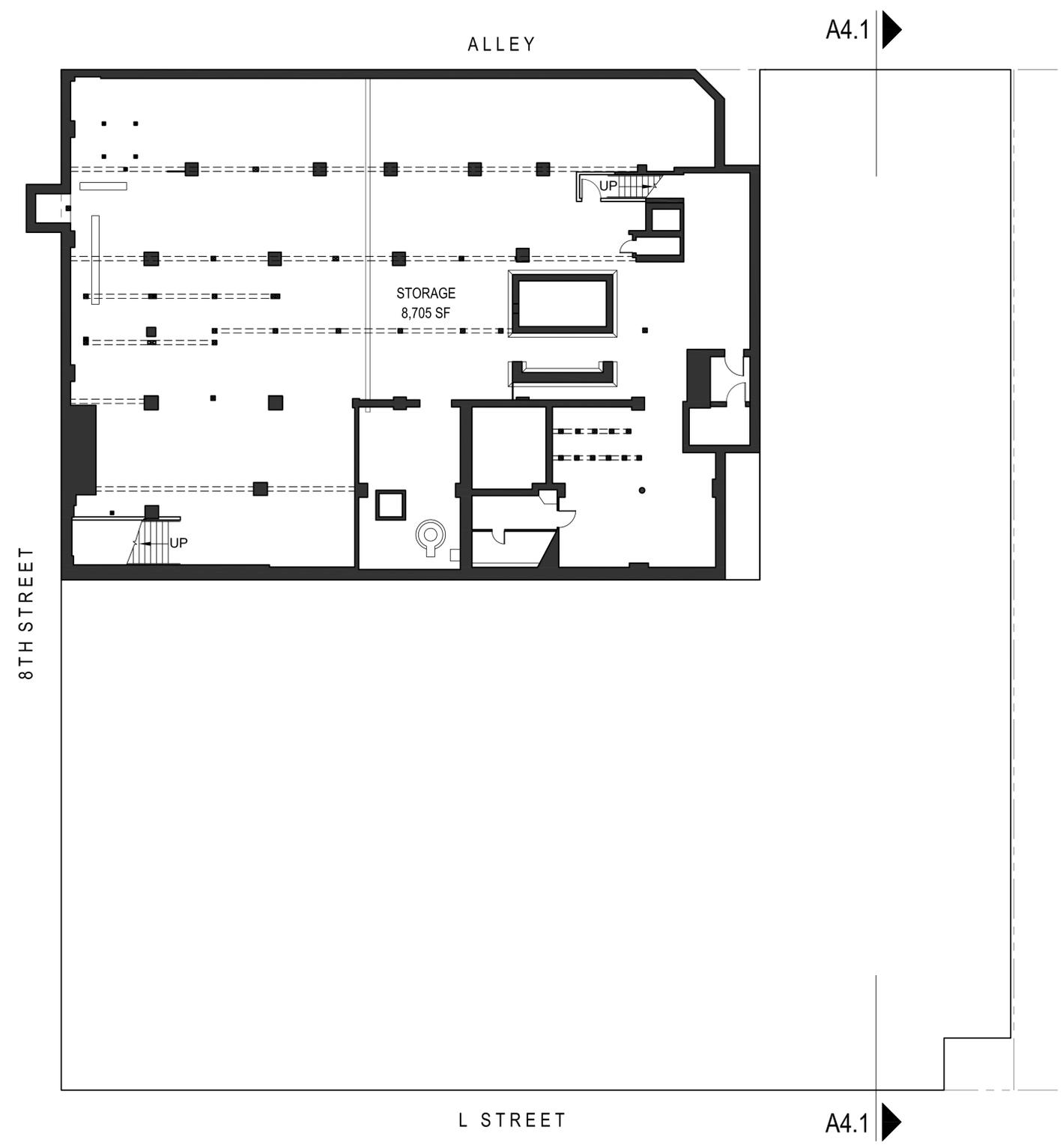
0 10 20 30 40 FT



0 10 20 30 40 FT

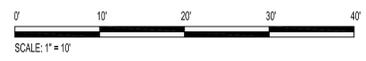


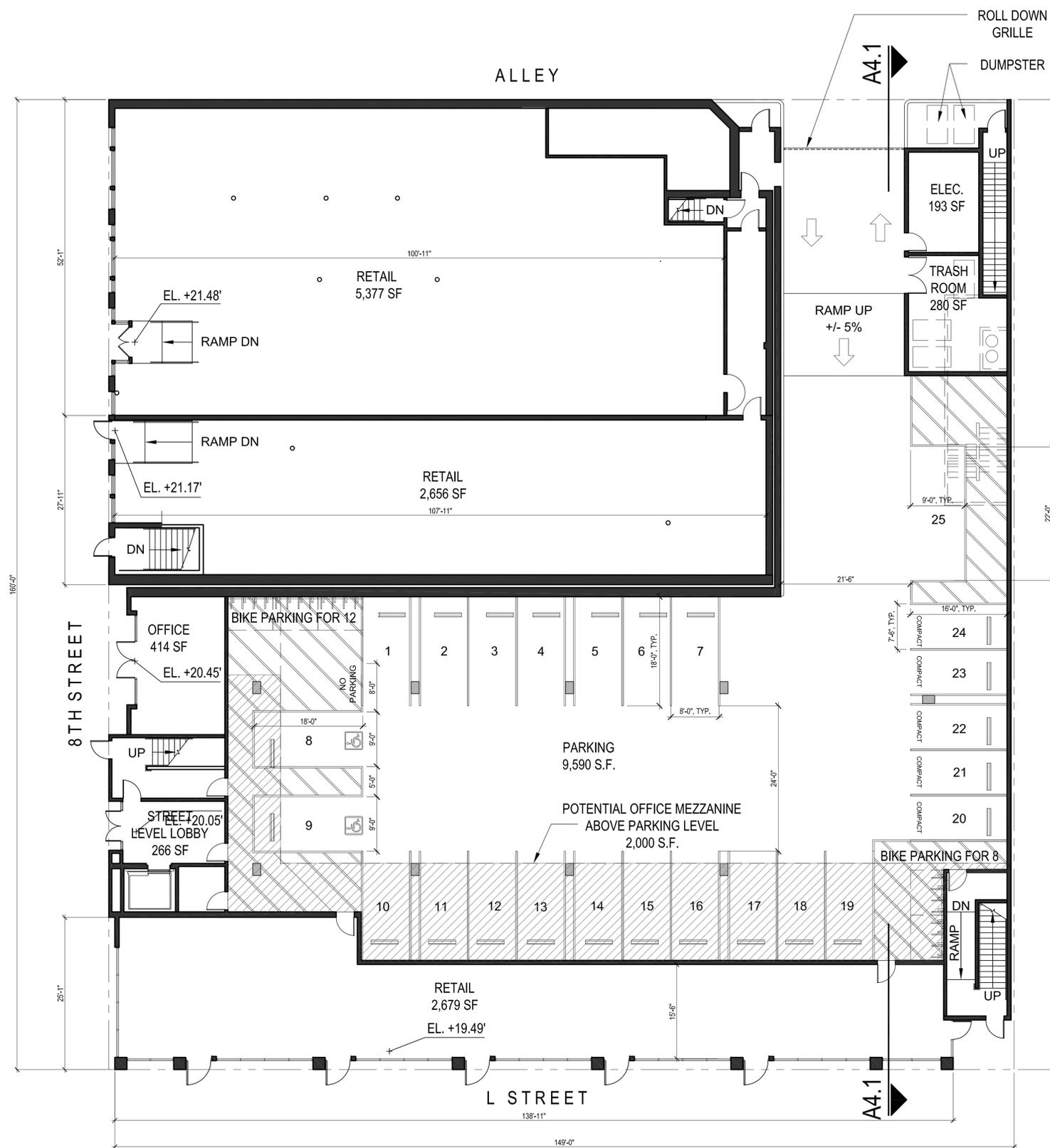
0 10 20 30 40 FT



BASEMENT FLOOR DATA

TOTAL FLOOR AREA	8,705 SF
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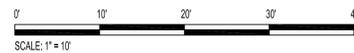


GROUND FLOOR DATA

TOTAL FLOOR AREA 23,253 SF  
 COMMERCIAL FLOOR AREA 10,712 SF

PARKING COUNT		TOTAL
STANDARD	ACCESSIBLE	
18	2	20

BICYCLE PARKING  
 20





2ND FLOOR DATA

TOTAL FLOOR AREA				19,532 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	19	4		23

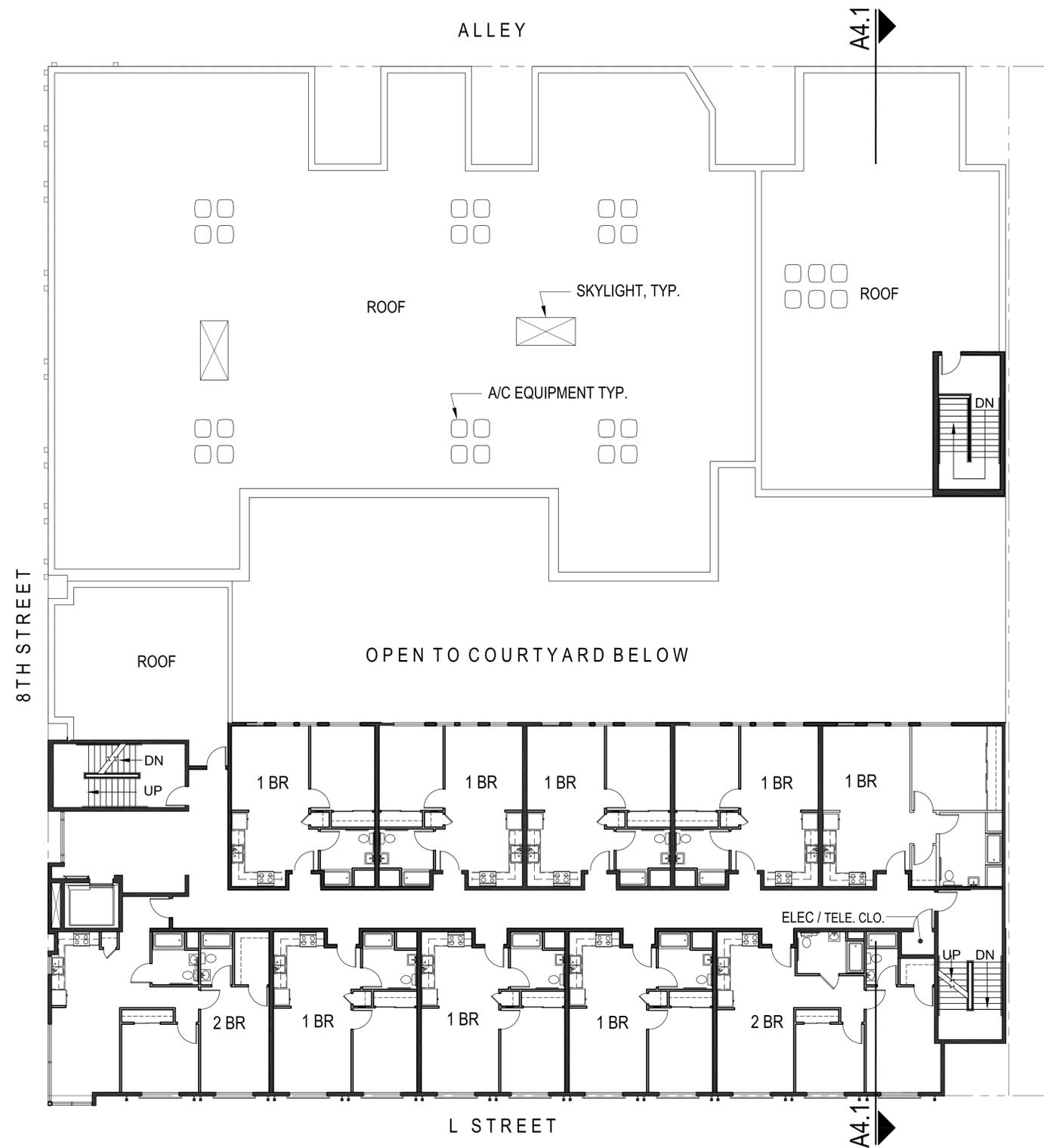




3RD FLOOR DATA

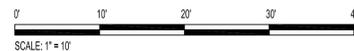
TOTAL FLOOR AREA				19,532 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	19	4		23

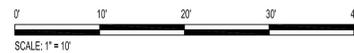
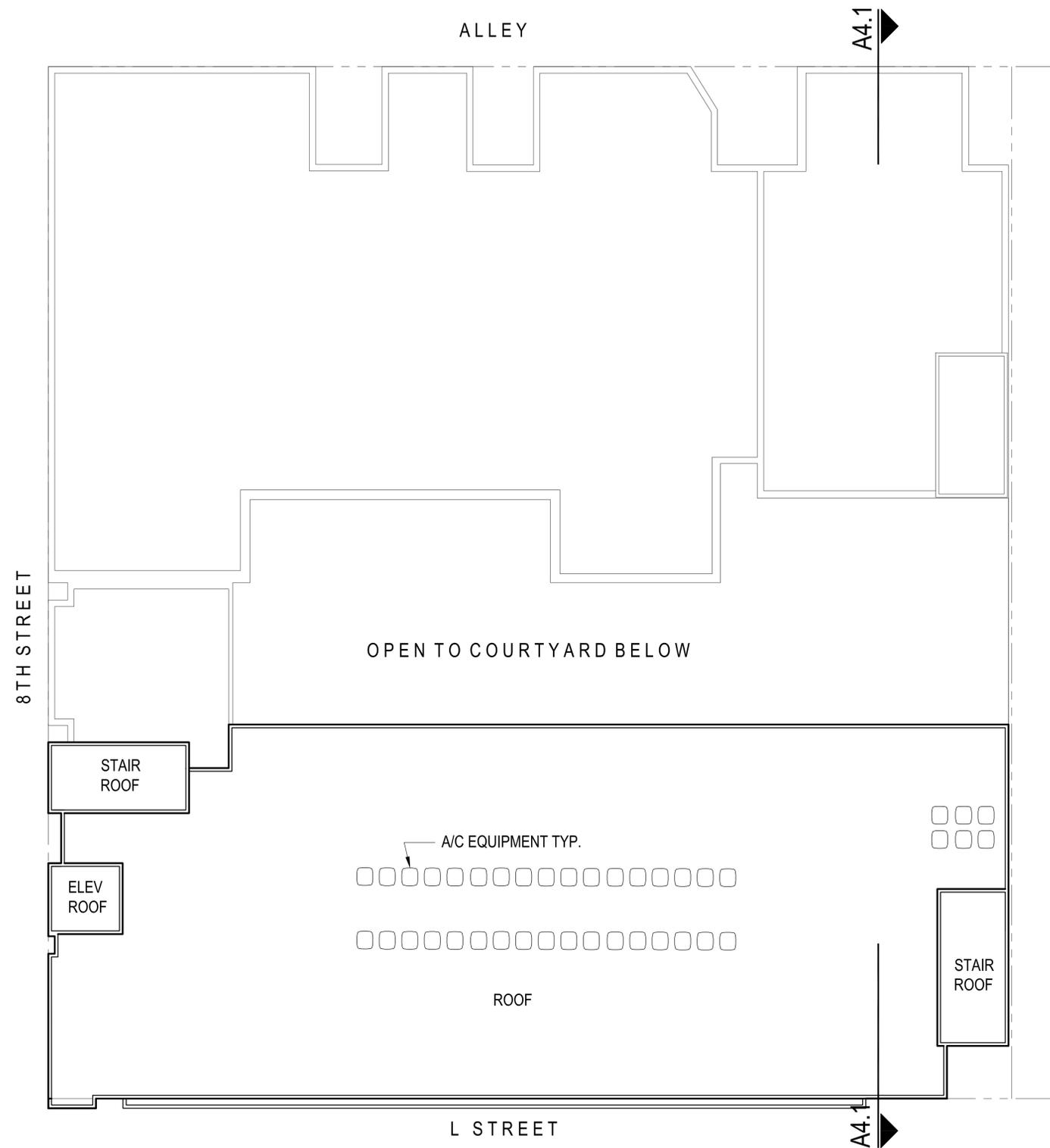




4TH FLOOR DATA

TOTAL FLOOR AREA				8,483 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	8	2		10







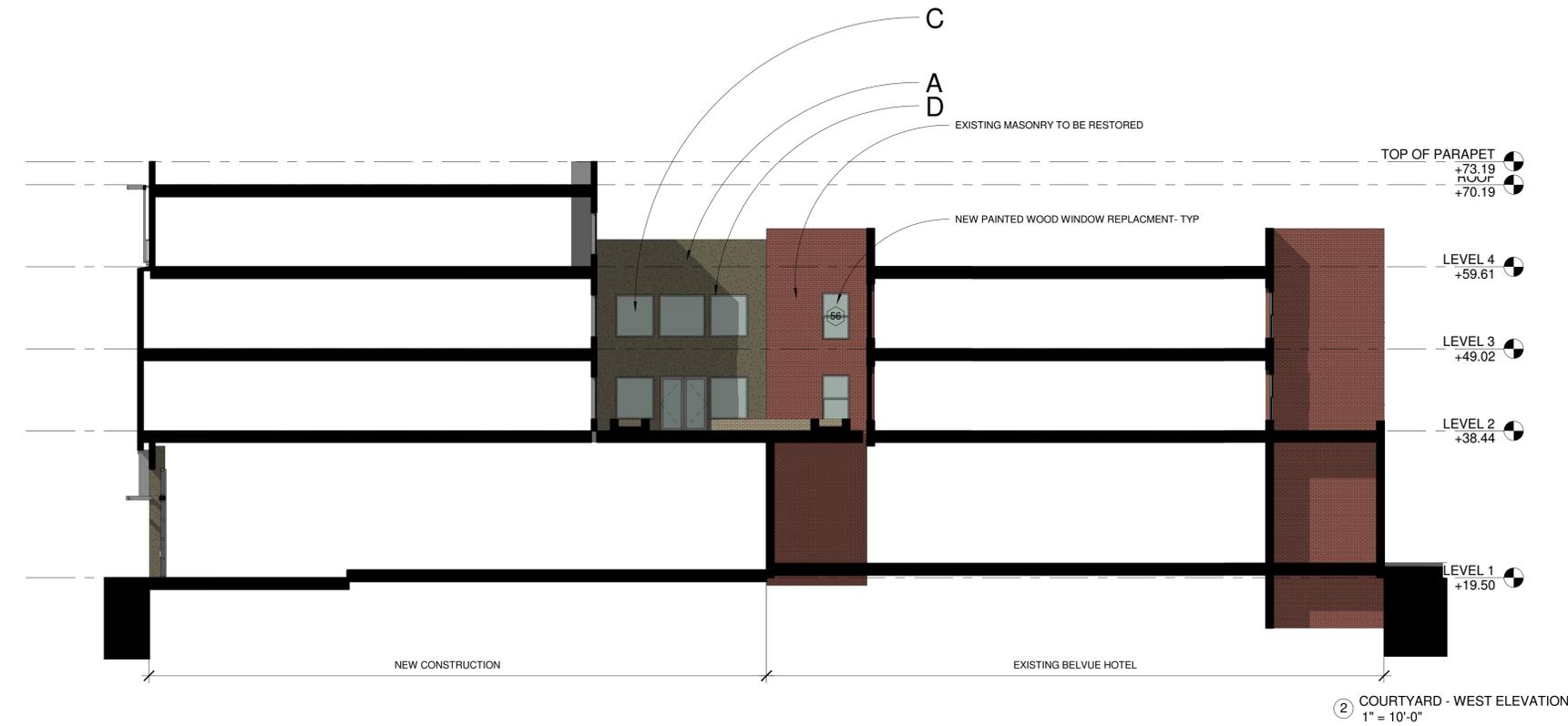
② WEST ELEVATION  
1" = 10'-0"



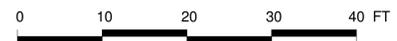
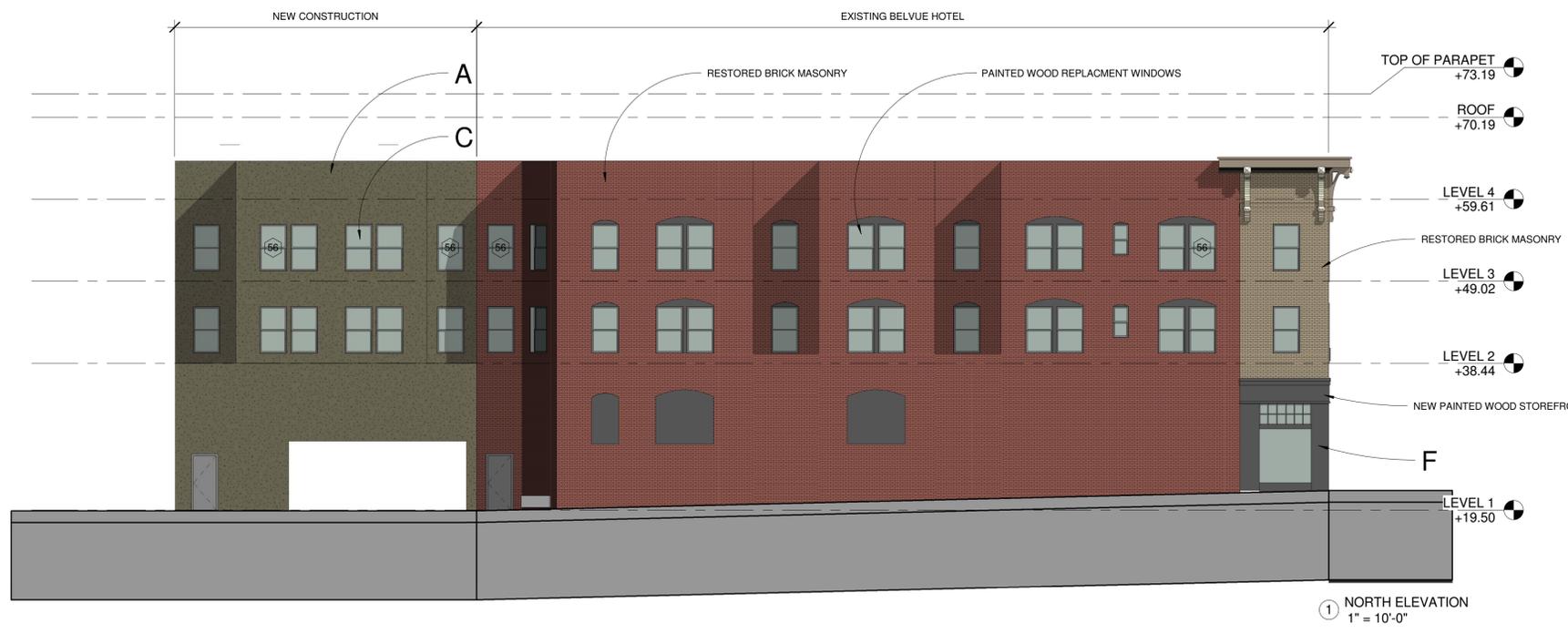
① SOUTH ELEVATION  
1" = 10'-0"

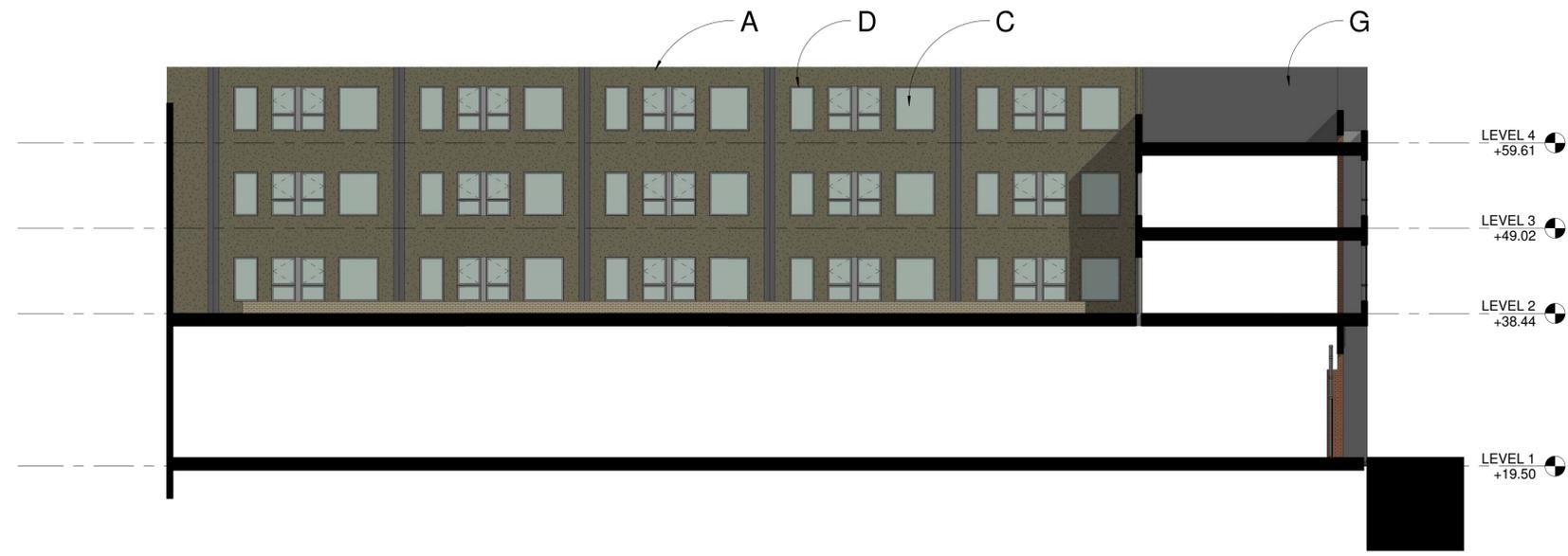
- A**  
3-COAT EXTERIOR CEMENT PLASTER  
FINE SAND FINISH  
ELASTOMERIC COATING
- B**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
SPANISH MOSS BY HC MUDDOX
- C**  
INSULATED LOW-E GLAZING  
SOLARBAN 60 STARPHIRE BY PPG
- D**  
ANODIZED ALUMINUM  
STERLING GREY PERMADIZE FINISH BY KAWNEER
- E**  
PAINTED JAMES HARDIE ARTISAN PANEL  
KELLY MOORE 3781-2 NOVEMBER RAIN
- F**  
PAINTED WOOD STOREFRONT AND WINDOWS  
KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW
- G**  
PAINTED 3 COAT EXTERIOR CEMENT PLASTER  
KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW



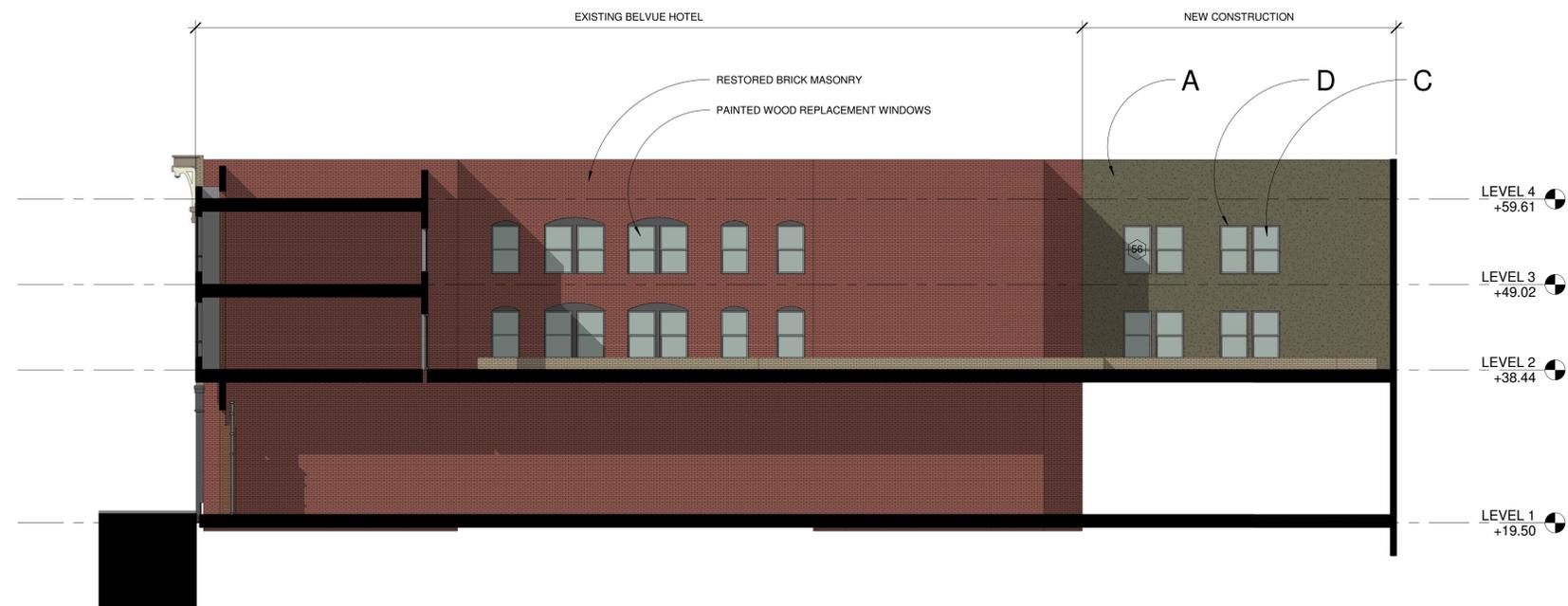


- A**  
3-COAT EXTERIOR CEMENT PLASTER  
FINE SAND FINISH  
ELASTOMERIC COATING
- B**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
SPANISH MOSS BY HC MUDDOX
- C**  
INSULATED LOW-E GLAZING  
SOLARBAN 60 STARPHIRE BY PPG
- D**  
ANODIZED ALUMINUM  
STERLING GREY PERMADIZE FINISH BY KAWNEER
- E**  
PAINTED JAMES HARDIE ARTISAN PANEL  
KELLY MOORE 3781-2 NOVEMBER RAIN
- F**  
PAINTED WOOD STOREFRONT AND WINDOWS  
KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW
- G**  
PAINTED 3 COAT EXTERIOR CEMENT PLASTER  
KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW



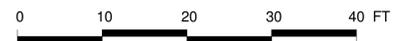


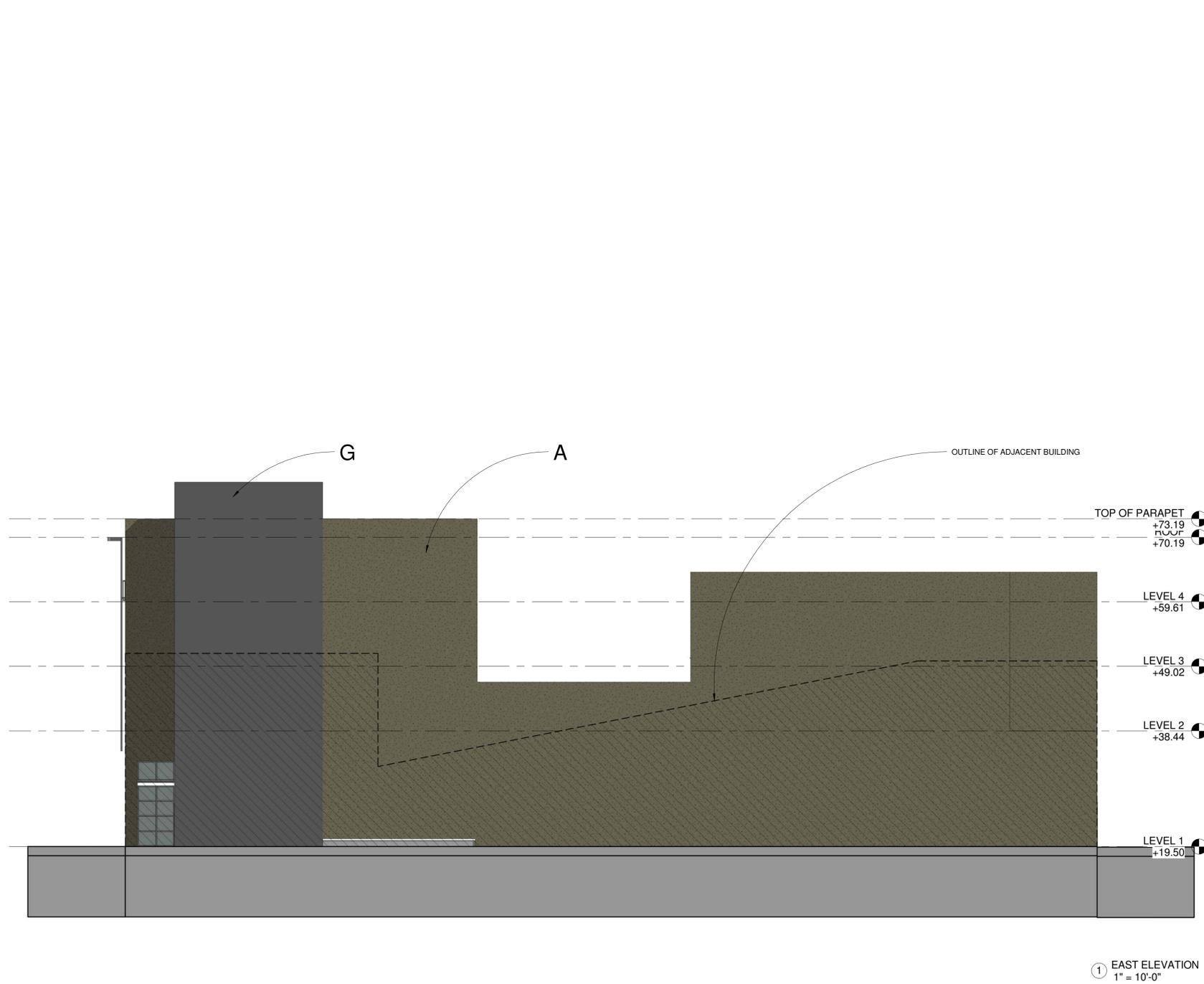
② COURTYARD - SOUTH ELEVATION  
1" = 10'-0"



① COURTYARD - NORTH ELEVATION  
1" = 10'-0"

- A**  
3-COAT EXTERIOR CEMENT PLASTER  
FINE SAND FINISH  
ELASTOMERIC COATING
- B**  
THIN BRICK VENEER  
NORMAN RUNNING BOND  
SPANISH MOSS BY HC MUDDOX
- C**  
INSULATED LOW-E GLAZING  
SOLARBAN 60 STARPHIRE BY PPG
- D**  
ANODIZED ALUMINUM  
STERLING GREY PERMADIZE FINISH BY KAWNEER
- E**  
PAINTED JAMES HARDIE ARTISAN PANEL  
KELLY MOORE 3781-2 NOVEMBER RAIN
- F**  
PAINTED WOOD STOREFRONT AND WINDOWS  
KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW
- G**  
PAINTED 3 COAT EXTERIOR CEMENT PLASTER  
KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW



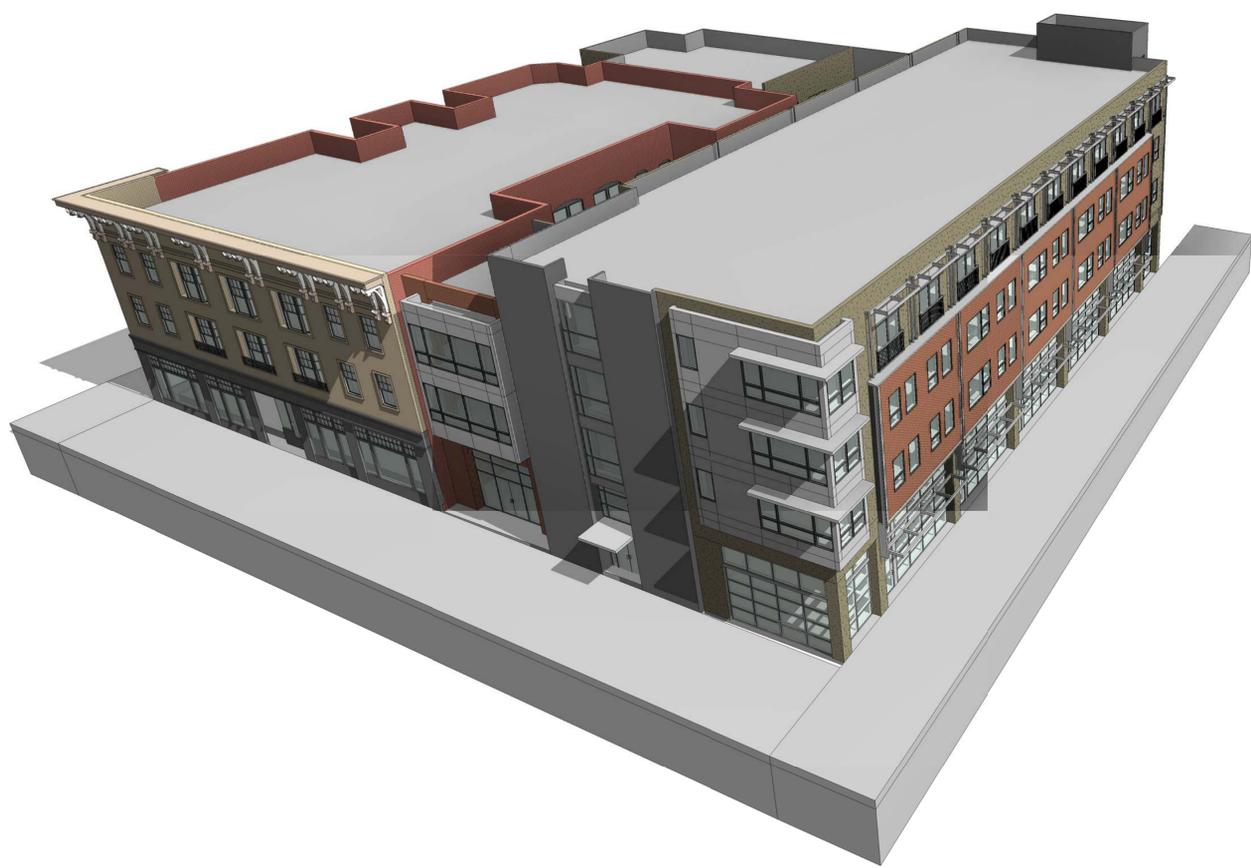


	<b>A</b> 3-COAT EXTERIOR CEMENT PLASTER FINE SAND FINISH ELASTOMERIC COATING
	<b>B</b> THIN BRICK VENEER NORMAN RUNNING BOND SPANISH MOSS BY HG MUDDOX
	<b>C</b> INSULATED LOW-E GLAZING SOLARBAN 60 STARPHIRE BY PPG
	<b>D</b> ANODIZED ALUMINUM STERLING GREY PERMADIZE FINISH BY KAWNEER
	<b>E</b> PAINTED JAMES HARDIE ARTISAN PANEL KELLY MOORE 3781-2 NOVEMBER RAIN
	<b>F</b> PAINTED WOOD STOREFRONT AND WINDOWS KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW
	<b>G</b> PAINTED 3 COAT EXTERIOR CEMENT PLASTER KELLY MOORE 3783-2 FIVE O'CLOCK SHADOW
	<b>H</b> PAINTED STEEL KELLY MOORE 3781-2 NOVEMBER RAIN
	<b>J</b> HARDIE PLANK LAP SIDING- SMOOTH FINISH CHESTNUT BROWN COLORPLUS INTEGRATED COLOR
	<b>MATERIAL LEGEND</b> 1/4" = 1'-0"





0 10 20 30 40 FT



0 10 20 30 40 FT



March 30, 2011

Matthew Sites, Associate AIA  
City of Sacramento, Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

VIA EMAIL

**RE: 800 Block Project (P11-009)**

Dear Mr. Sites:

WALKSacramento appreciates the opportunity to comment on the 800 Block Project. The following comments are based on the February 28, 2011 project routing.

The 800 Block Project proposes development for 800 K Street at the southeast corner of 8<sup>th</sup> and K Streets, and 801 L Street at the northeast corner of 8<sup>th</sup> and L Streets. 800 K consists of a new six story building with 11,837 square feet of ground-level retail space, 134 residential units on floors two through six, and 137 parking spaces on the basement, ground, and mezzanine levels. 801 L Street consists of a renovated three-story building and a new five-story building. The combined buildings will contain 10,000 square feet of ground-level retail, 66 residential units on floors two through five, and 47 parking spaces on below-ground and mezzanine levels.

**1. WALKSacramento recommends giving greater prominence to the stairs.**

Stair climbing can easily be a part of daily physical activity for many people resulting in better fitness, higher aerobic capacity, weight loss, and improved levels of “good” cholesterol. Studies have indicated a significantly lower risk of mortality for those climbing more than fifty-five flights per week.

The location and design of stairwells can have a major impact in promoting stair use. Factors associated with stair use include the distance from the stairs to the nearest entrance and elevators, and the number of turns from the stairs to the closest entrance. Both lobbies in this project promote elevator use and effectively discourage stair use. The 800 K Street entrance points directly to the elevators. The path to the stairs is around several corners, alongside the ground-level parking, and through another door. The elevators in the 801 L Street building lobby are just inside the entrance and the stairs are hidden behind a doorway and wall. These locations are certainly not promoting stair use.

Stair use can also be affected by the building occupant’s awareness of the stairs and the environment in the stairwell. Placing an informational or motivational sign near the elevator can encourage use of the stairs instead of the elevator. This sign should be specific to using the stairs – not a fire exit map.

The stairwells should be designed to provide an environment similar to the hallways, including flooring, wall coverings, artificial lighting, and signs indicating the floor number. Clear doors or doors with windows and side windows can provide “eyes on the stairs” and a better connection between the hallways and the stairs. Natural lighting provide by windows is highly recommended.

The great potential for the 800 Block Project to receive LEED certification might be improved by making the project “stairway friendly”. Several projects in New York City have applied for LEED Innovation in Design Credit: Design for Increased Health Through Physical Activity. Design strategies include accessible floors, stair door operation and location, circulation signage, stairwell design, and access to active spaces.

**2. WALKSacramento recommends eliminating the parking driveway on L Street.**

L Street is a busy corridor with high volumes of both vehicles and pedestrians. The driveway to the subgrade parking in the 801 L Street building will present frequent vehicle-pedestrian conflicts that are unnecessary if vehicular access can be provided from the alley.

**3. WALKSacramento recommends reducing the number of parking spaces for 800 K Street.**

There are 137 parking spaces proposed for 134 residential units in the 800 K Street building. Since walking should comprise a significant percentage of trips due to the projects proximity to light rail and buses, employment, shopping, dining, and entertainment, this seems to be a high ratio. We suggest using car sharing or shared parking to reduce the number of spaces in the building while still serving this exorbitant number of cars.

*WALKSacramento* encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods. *WALKSacramento* is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or [cholm@walksacramento.org](mailto:cholm@walksacramento.org).

Sincerely,

Chris Holm  
Project Analyst



CITY OF SACRAMENTO  
CALIFORNIA

COMMUNITY DEVELOPMENT  
DEPARTMENT

300 Richards Blvd, 3<sup>rd</sup> floor  
SACRAMENTO, CA  
95811

**PRESERVATION AND PLANNING COMMISSION COMMENTS**

Project Name: 800 Block Project  
File Number: P11-009  
Applicant: Ellen Warner  
Date of Notice: March 30, 2011  
Staff Contact: Matthew Sites, 808-7646

**At the Preservation Commission and Planning Commission meetings a preliminary review of the project was conducted and made the following comments regarding the proposed project:**

Preservation

1. Removal of existing Fire Escapes was okay.
2. Both the 800 and 700 block projects should return at the same time.
3. Resolve design at corner of 8<sup>th</sup> and K.
4. Transitional building should be more contemporary in style.
5. Additional study removing the vehicular entry along L Street, so all vehicular access off of alley.
6. Further study needed on L Street fenestration.
7. Further study need of 8<sup>th</sup> and L Street corner.
8. A warmer color and materials should be provided at the 801 L Street building.

Planning

9. Remove driveway along L Street.
10. Narrow depth of retail on L Street is encouraging and should proceed forward.
11. Residential Entry along K Street should be studied for additional K Street activation.
12. Depth of retail along K Street may be problematic; worried that retail may not survive with adjacent 700 block retail.
13. Provide a general sign program for the project.

**Matthew Sites, Associate AIA, LEED AP**  
Urban Design/Planning Staff