



September 14, 2018

Notice of Pending Design Review Administrator Action

Dear Property Owner:

This Notice of Application for Design Review has been mailed to inform you of a design review application on property located within 500 feet of property for which you are the owner of record. The City of West Sacramento has received an application for design review for the following project subject to the Bridge District Specific Plan:

- A 286-unit, five story mixed use residential/retail building at 805 Riverfront Street (southeast corner of Ballpark Drive and Riverfront Street). The design includes retail along the entire length of the building's Riverfront Street frontage and residential stoops along Ballpark Drive, State Street and a newly constructed access street. The exterior materials are primarily vinyl windows, smooth light-colored cement plaster, fiber board cement lap siding, brick and aluminum storefront windows along the ground floor Riverfront Street frontage, and steel balconies throughout the project for all residential units. The applicant submitted two color board options, both with light colored cement plaster as the main color with different accent colors of blue, green and grey.
- The project is adjacent to the Riverwalk trail and will provide additional landscaping and amenities along the trail. The landscape plans provided are meant to serve as initial concepts and specific details of the trail amenities and landscaping along the Riverwalk and street frontages are under development.

Procedure:

1. Any interested person may submit written comments on the project to the attention of the Design Review Administrator at 1110 West Capitol Avenue, 2nd Floor. In order for the comments to be considered in the determination on the project, the comments must specifically relate to the project's conformity to the applicable design guidelines (Bridge District Specific Plan Volumes 2 and 4). **Design review comments are due September 28, 2018.**
2. Project plans are available for review at the Community Development Department offices at 1110 West Capitol Avenue, 2nd Floor, Monday through Friday, from 8AM to 5PM. Electronic copies of the plans are available on the City website on the public notices page found here: <https://www.cityofwestsacramento.org/government/departments/community-development/planning-division/major-planning-projects>



Applicant: CALIVE 805 Riverfront Street, LLC
Property Owner: Bridge District Riverfront, LLC

If you have any questions or wish to submit comments on this item please contact the project planner, Seamus Laffey, at (916) 617-4645 or via email at SeamusL@cityofwestsacramento.org.

Sincerely,

Charline Hamilton
Community Development Director / Design Review Administrator

Attachments

1. Vicinity Map
2. Project Elevations and Site Plan



WEST Apartments

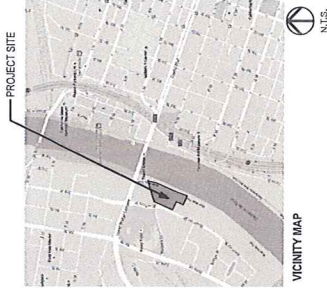
805 RIVERFRONT STREET - WEST SACRAMENTO CA 95691

moggi
ARCHITECTS
2012 K Street, Suite 10511
Daly City, CA 94015
moggiarchitects.com

RENDERINGS



VICINITY MAP



Elevation revised
see page SD.7 and
SD.13

SHEET INDEX

- SD-1 COVER SHEET
- SD-2 SITE PLAN
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- SD-99 EXTERIOR ELEVATIONS
- SD-100 EXTERIOR ELEVATIONS

WEST Apartments
805 RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

COVER SHEET

PROJECT TEAM

DEVELOPER
West Apartments
1515 K Street, Suite 4
Daly City, CA 94015
PH: 415.754.1111
moggiarchitects.com

PROJECT SUMMARY

ADDRESS: 805 RIVERFRONT STREET - WEST SACRAMENTO CALIFORNIA
APN: 04302041
SITE AREA: 15,600 SQ FT
PERMITTED: 15,600 SQ FT
CONSTRUCTION: 15,600 SQ FT
CONSTRUCTION TYPE: 4
DATE OF WORK: 2018
DATE OF PERMIT: 2018
DATE OF APPROVAL: 2018
DATE OF REVISION: 2018

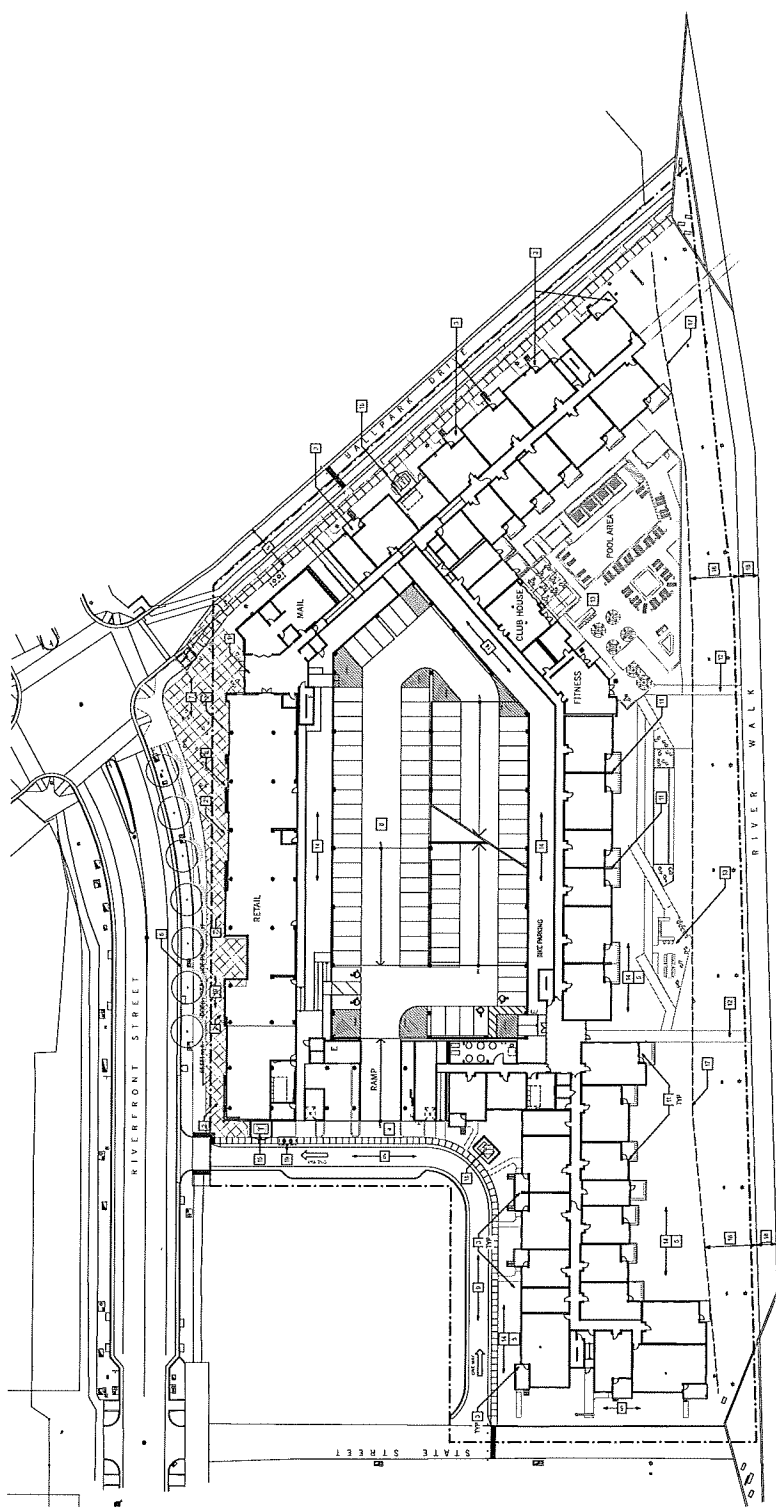
DESIGN DEVELOPMENT
3 SEPTEMBER 2018

-CS-
WEST SACRAMENTO CALIFORNIA



2012, K. S. Street
 95811
 magnovero.com

- KEYNOTES:**
1. RESIDENTIAL ENTRY LOBBY
 2. PRIVATE FITNESS CENTRAL ENTRY STAIR
 3. PRIVATE FITNESS CENTRAL ENTRANCE
 4. PRIVATE FITNESS CENTRAL LOBBY
 5. PRIVATE FITNESS CENTRAL OFFICE
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- NOTE:**
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■ SITE - GROUND FLOOR - SCALE: 1" = 30'

■ WEST Apartments
 WEST APARTMENTS
 WEST APARTMENTS LA 50811

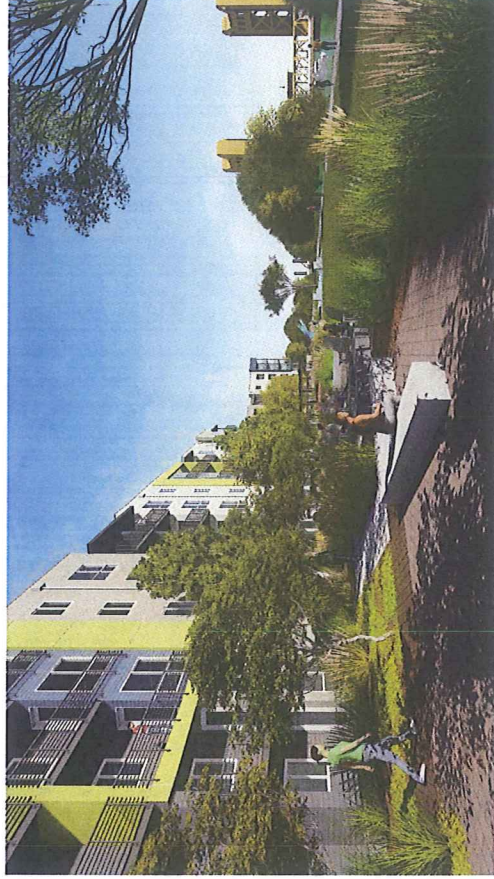
■ SITE PLAN

■ DESIGN DEVELOPMENT
 15 SEPTEMBER 2024

■ SD.1
 PERMITTED DEVELOPMENT



■ VIGNETTE 1 - Fitness Center & Club House



■ VIGNETTE 3 - View down River Walk



■ VIGNETTE 2 - Partial view from River Walk

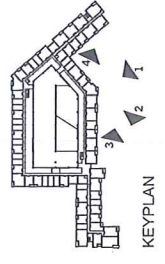


■ VIGNETTE 4 - Pool

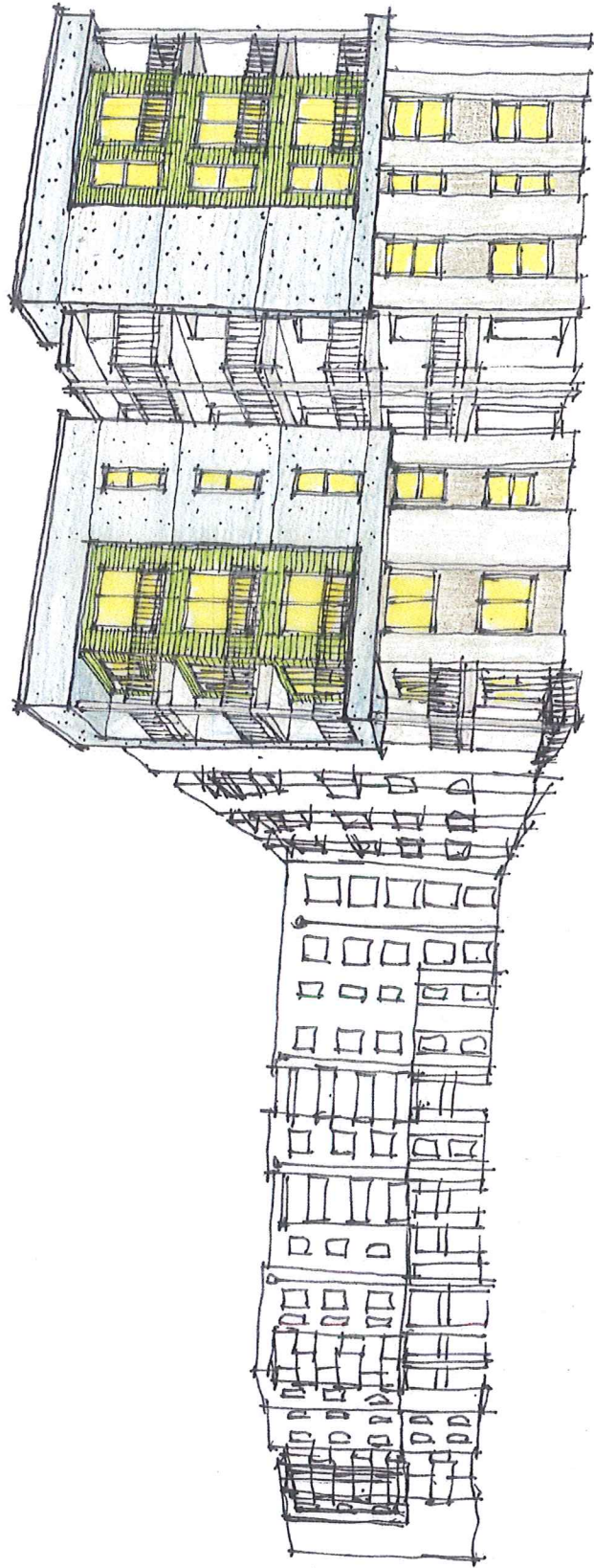
■ WEST Apartments
REDEVELOPMENT OF A
PREDOMINANTLY URBAN
NEIGHBORHOOD IN GAINESVILLE, TEXAS

■ VIGNETTE VIEWS

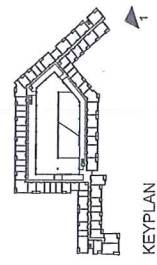
■ DESIGN
DEVELOPMENT
5-1 SEPTEMBER, 2016



■ SD.12
DESIGN DEVELOPMENT
5-1 SEPTEMBER, 2016



■ NORTH EAST CORNER VIEW -



KEY PLAN



Reference to other sheets
 See sheet L300 for additional details

For more information, visit the project website at
 designreview.com or contact the design coordinator at 415.774.1000

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