

CITY OF SACRAMENTO

28
24

CITY PLANNING DEPARTMENT
725 J STREET
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-5834

MARTY VAN DUYN
PLANNING DIRECTOR

April 22, 1981

FILED
By the City Council
Office of the City Clerk

Cont to
5-19-81
Cont to
6-16-81
APR 28 1981 MAY 19 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's denial of an appeal of the Architectural Review Board's denial of a roof covering over an escalator on the K Street Mall (P-3319)

LOCATION: K Street Mall between 5th and 6th Streets

SUMMARY

The Downtown Plaza Association applied to the Architectural Review Board for approval of a roof structure to be placed over the escalator opening on K Street Mall between 5th and 6th Streets. The APD denied the application. The Downtown Plaza Association appealed the APD's decision to the Planning Commission. The Planning Commission denied the appeal and supported the ARB decision. The ARB and CPC denials were based on the inappropriateness of the submitted roof structure design to the existing K Street Mall improvements.

BACKGROUND INFORMATION

In a joint agreement between the City and the Downtown Plaza Association, an escalator was provided from the two levels of the City underground parking facility to the surface of the K Street Mall between 5th and 6th Streets. The installation of the escalator has been completed. The Downtown Plaza Association had (prior to ARB review) constructed a hollow metal tube, column and roof structure to be placed over the top of the escalator opening. After construction but prior to installation of the roof structure, DEB was notified that ARB review would be necessary. When DPA contacted staff, staff was informed that:

1. The roof structure had been fabricated; and
2. That the City had agreed to provide on-going maintenance of the escalator units.

When staff discussed the design of the roof structure, DPA stated that they were not amenable to any design changes and that they would either place the already constructed roof structure on the site or no roof structure would be placed there at all indicating that a higher maintenance cost level would be required of the City because of the lack of overhead protection.

Given the information presented to staff, and what appeared to be an expensive long-term maintenance cost for the City, staff prepared an evaluation of the project and conditioned the recommendation for approval of the roof structure. Immediately prior to the Architectural Review Board meeting, staff was informed that in actuality, the City had not entered into any long-term maintenance agreement with DPA.

At the ARB meeting, the project was reviewed and continued with the provision that staff, two members of the ARB, and representatives of DPA would meet and try to resolve alternatives to the design as presented. At the meeting, members of the ARB suggested modification to the existing structure that would make it blend into the surrounding design elements of the K Street Mall. The representatives of DPA did not agree with the ARB suggestions. The DPA returned to the next ARB meeting with their original proposal unchanged. The proposal was again discussed by the ARB and at this point the ARB found that the structure as proposed was not complementary to the surrounding buildings or to the other amenities provided in this portion of the K Street Mall; therefore, the ARB voted to deny the application.

DPA then appealed the ARB's denial of the application to the Planning Commission. The Planning Commission reviewed the project and discussed the possibility of alterations. At the Planning Commission meeting, the DPA representatives were not willing to consider any other alterations to their existing structure. The Planning Commission findings were the same as the ARB. The structure did not blend into the existing buildings or reflect the other Mall amenities; and therefore, the CPC voted to deny the appeal. The CPC and ARB did not object to the concept of a roof cover although some members of the Board and Commission felt that a roof was not necessary. Their objections were to the design of the roof as submitted.

VOTE OF ARCHITECTURAL REVIEW BOARD AND PLANNING COMMISSION

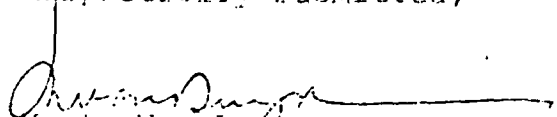
On February 4, 1981, the Architectural Review Board, by a vote of six ayes, one abstention, denied the project.

On March 12, 1981, the Planning Commission, by a vote of six ayes, two noes, denied the appeal of the ARB's decision.

RECOMMENDATION

The staff and Planning Commission recommend that the Council deny the appeal.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIFE
CITY MANAGER

MVD:RH:ja
Attachments
P-9319

April 28, 1981
District No. 1

24

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: March 19, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of March 12, 1981 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application Proposed K Street Mall Escalator
Cover Design

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: Applicant believes that the proposed design is compatible with and is of as high a quality as the existing design of the Downtown Plaza Mall. Applicant further believes that neither the Architectural Review Board nor the Planning Commission gave applicant a clear or coordinated objection to the design, while the A.R.B. staff originally recommended approval with conditions to which we would readily conform.

PROPERTY LOCATION: K Street Downtown Plaza Mall, between 5th and 6th Streets

PROPERTY DESCRIPTION: Stair and escalator opening up onto Mall from two parking levels below. Opening surrounded by wall of red paving brick 4 feet in height.

ASSESSOR'S PARCEL NO. _____ - _____ - _____ N/A

PROPERTY OWNER: City of Sacramento

ADDRESS: _____

APPLICANT: Downtown Plaza Associates

ADDRESS: 555 Capitol Mall, Suite 340, Sacramento, CA 95814

APPELLANT: Jack Williams
(SIGNATURE)

ADDRESS: 555 Capitol Mall, Suite 340, Sacramento

FILING FEE: \$60.00 RECEIPT NO. _____

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9319

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 13, 1981

ITEM NO. 15 FILE NO. P-9319
B-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Appeal of Approval of 21 of covering ... from ... to surface of ...

Recommendation:

LOCATION: K. O. D. lot 5th & 5th Sts.

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Jack Higgins (H. Leo Furniture Piece Distribution) - 55 N. Capital Blvd., St. 200, Sacramento

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<u>✓</u>			
Fong	<u>✓</u>			<u>✓</u>
Goodin	<u>✓</u>			
Holloway	<u>✓</u>			
Hunter		<u>✓</u>		
Larson	<u>✓</u>		<u>✓</u>	
Muraki	<u>✓</u>			
Silva	<u>✓</u>			
Simpson		<u>✓</u>		

- TO APPROVE staff report to deny appeal
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL.
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

24

NOTICE OF APPEAL OF THE DECISION OF THE
ARCHITECTURAL REVIEW BOARD
SACRAMENTO CITY PLANNING COMMISSION

DATE: February 9, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the Architectural

Review Board of February 4, 1981 when:
(Date)

Building Application Sign Application

was: Granted, Denied by the Board

GROUNDS FOR APPEAL: Applicant desires to construct a roof
covering over escalator now located in K St. Mall connecting
2 levels of garage to the Mall. Applicant believes design
is architecturally compatible with adjacent structures.
Applicant believes A.R.B. gave no clear objection to design.

PROPERTY LOCATION: K St. Mall Between 5th & 6th Sts.

PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO. _____ - _____ - _____ N/A.

PROPERTY OWNER: City of Sacramento and/or Redevelopment Agency

ADDRESS: _____

APPLICANT: Downtown Plaza Associates

ADDRESS: 555 Capitol Mall, Suite 340, Sacramento, Ca 95814

Mark Adams, Vice Pres.
Owner or Authorized Agent

FORWARDED TO CITY PLANNING COMMISSION ON DATE OF: _____

ARB: F1-CP

ARCHITECTURAL REVIEW BOARD

MEETING DATE: FEB 4-81

MOTION NO: _____

MOTION TO: APPROVE 81-08 ROOF "K" ST. MAUL ESCALATOR

DENIED

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
AUGUSTA			✓			
MALINOWSKI		✓	✓			
CAMACHO			✓			
ZANOLIO			✓			
NIYYA					✓	
MOCAVERO	✓		✓			
FONG			✓			

MOTION CARRIED: _____

MOTION FAILED: _____

COMMENTS: _____

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Appeal of Architectural Review Board's denial of roof covering over escalator on K Street Mall (P-9319)

BACKGROUND INFORMATION: The applicant has appealed the Architectural Review Board's denial of the proposed roof covering. The Architectural Review Board staff's original recommendation was for approval with conditions as shown in the attached staff report.

The Architectural Review Board felt that the scale and mass of the roof and upper wall cover was inappropriate to the Mall. The design direction previously achieved in the landscaping and surface treatment of the Mall is of a higher quality than the proposed roof covering. The Board was not opposed to the concept of a covering for the escalator, but felt that a covering should be visually lighter and less obtrusive in the general mall setting. The Board suggested that alternatives to the proposed design be considered such as barrel vaulting in place of the flat roof or a sloping roof springing from the vertical of the south wall.

If glass was used in one of the above roof suggestions, the Board felt that it would help to visually lighten the structure. It was felt that glass could be used by redesigning the roof in a manner which would cut down on potential vandalism.

The applicant was reluctant to redesign the structure as the metal framework had already been fabricated.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Staff to Architectural
Review Board

RBH:bw

Attachment

ARCHITECTURAL REVIEW BOARD

APPLICANT <u>Downtown Plaza Associates 555 Capitol Mall Suite 340 Sacramento, 95814</u>		
OWNER <u>City of Sacramento</u>		
PLANS BY <u>Cobbell Construction Company</u>		
FILED DATE <u>1/16/81</u>	50 DAY OBJECTION DATE _____	REPORT BY: <u>REM:lc</u>
NEGATIVE DEC. <u>N/A</u>	DIR <u>N/A</u>	ASSESSOR'S PCL. NO. <u>N/A</u>

PROPOSAL: Applicant has submitted drawings for a roof covering to be placed over the escalator on the K Street Mall.

LOCATION: K Street Mall between 5th and 6th Streets

PROJECT INFORMATION:

Existing Land Use of Site: Public walkway

Existing Zoning: C-3

Surrounding Land Use and Zoning:

North: Commercial sales; C-3

South: Commercial sales; C-3

East: Commercial sales; C-3

West: Commercial sales; C-3

BACKGROUND INFORMATION: The joint agreement between the City and Downtown Plaza Association provided for an installation of an escalator from the City parking facilities to the surface level of the K Street Mall. In order to protect the escalator and the pedestrians using the facilities from inclement weather, it is required that a roof covering be constructed at the exit level on K Street. A hollow metal tube and wire glass shelter has been designed to fit over the existing concrete and tile wall which is currently in place around three sides of the escalator/stairway opening. The structure proposes to have two skylights in a flat roof. The fabrication of the structure had already taken place when it was brought to the attention of the parties concerned that ARB review would be required before the actual installation of the structure could take place.

STAFF EVALUATION: The structure has been designed to withstand vandalism to the glass and to be able to support one or more persons on the roof. Although, it is not constructed

allow persons to have access to the roof, the probability of this happening in the mall area is quite high. Because of the needs to provide a secure and safe structure, metal tiled columns and beams and wire glass is used.

Any enclosed structure within the mall area will be highly visible. It does not seem possible that a structure could be designed for this facility which would tend to blend into the surrounding buildings without being obtrusive. Given the requirements and the location of the structure, the design as proposed appears to meet the needs. The staff has comments about the following:

1. All welds at connecting joints of the tube framework should be filled and ground smooth so that the joint is not discernible at the finished surface.
2. The rain water drop to take water from the roof to the surface of the mall runs down the southwest inside corner of the structure. It is then carried through a round hole already drilled in the concrete/brick veneered wall. Staff suggests that the pipe from the roof to the cut in the wall be fabricated from square tubing rather than round pipe so that the shape will match the tubing of the framework. A round pipe could then be attached to the tube at the base level so that it may extend through the already cut circular hole in the concrete wall.
3. All painted surfaces of the metal framework should match the dark bronze anodized light poles already in place.
4. An existing fluorescent light on the concrete side wall to the south of and above the escalator should be removed.

STAFF RECOMMENDATION

Staff recommends approval of the project with the following conditions:

1. All welds to be filed and ground smooth.
2. The rain water drop pipe to be square when exposed on the interior of the structure.

3. The dark bronze paint to match existing light standards.
4. Fluorescent wall light to be removed from side wall above escalator.

Findings of Fact

1. The design treatment of the building complies with the standards and criteria of the Old City Design Guidelines in that the design of the structure is compatible in color and material with surrounding properties.
2. The subject project conforms to the Old City Review District Goals:
"To encourage architecture which is integrated and compatible with the existing development in the Neighborhood."

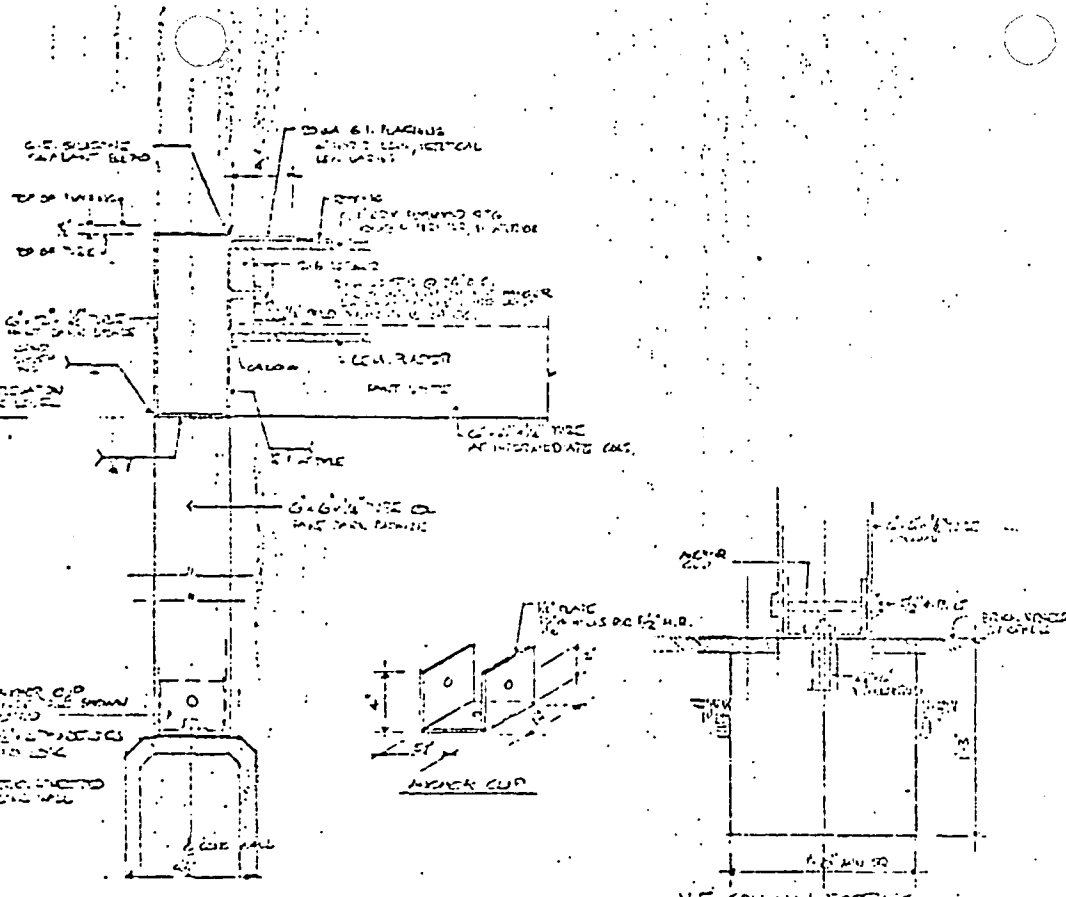
AMENDMENTS TO STAFF REPORT - FEBRUARY 4, 1981

DENIED

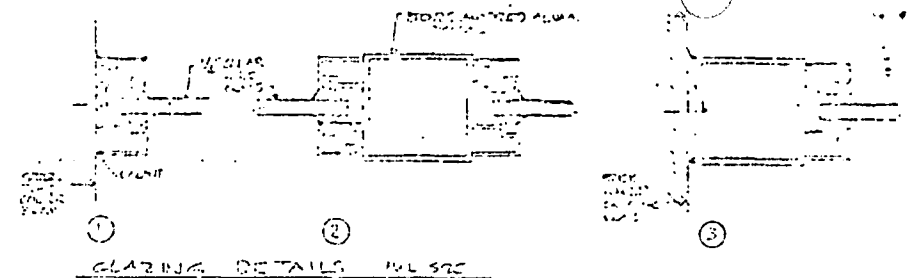
81-08
P-9319

February 4, 1981
February 26, 1981
March 12, 1981

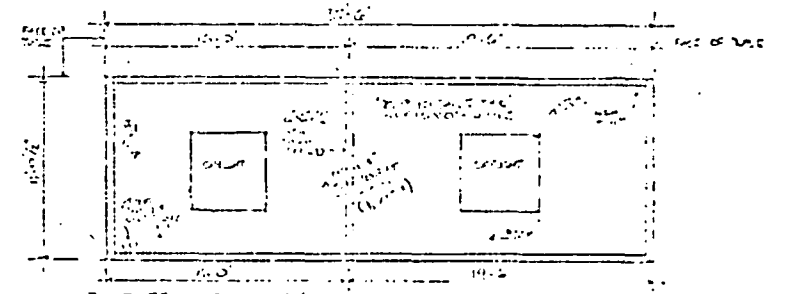
Item No. 3
Item No. 26
Item No. 15



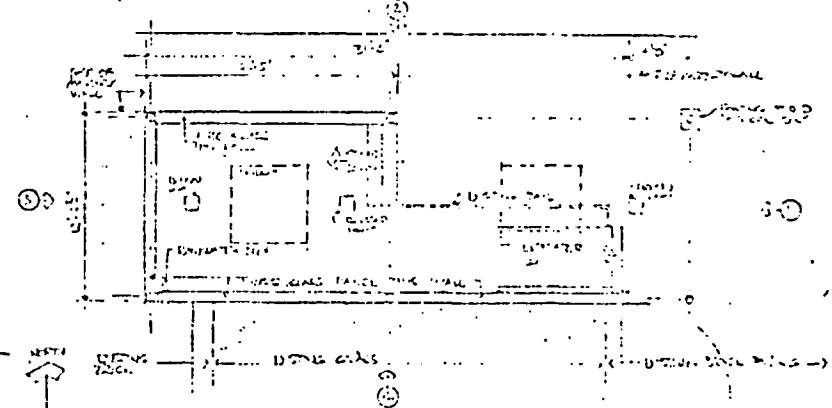
SECTION SCALE 3/16"



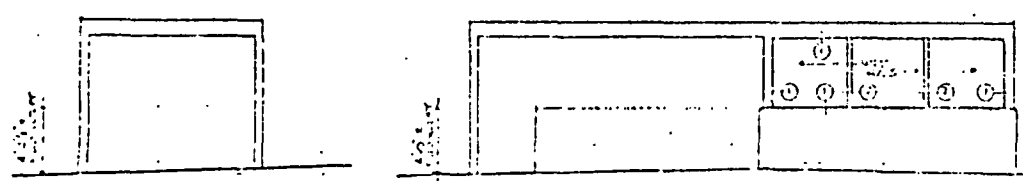
GLAZING DETAILS INL SEC



PLAN SCALE 1/16"

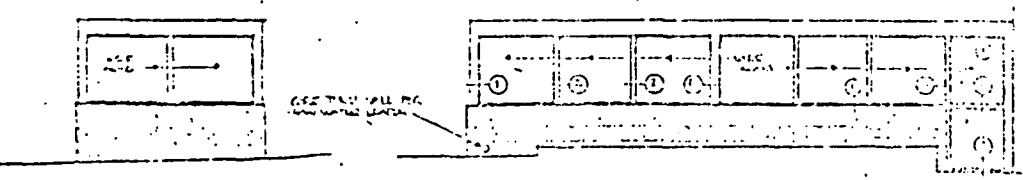


PLAN SCALE 1/16"



ELEVATION 1

ELEVATION 2



ELEVATION 3

ELEVATION 4 SCALE 1/16"

ONE COPIES FOR ARCHITECTS
 DANIEL MANNING CO. OF ARCHITECTS
 1212 15th St.
 St. Louis, Mo.

Handwritten initials: DM

Item No. 26

Public Garage

Holiday Inn

4th

Macy's

Future Stores

Food

5th

Bank of America

6th

DOWNTOWN Plaza
K Street Mall
Escalator

Leisure

Diamond Arts

Albin

H. Dalton

The Storey

Golden

Market

Imported

Golden

Dept. of Labor

Office

Office

Books

Quality Shack

Arked Touch

Foxy Lady

Charles Book

Cosmo Center

College III

Food

Weinstock's

Liberty House

Office - Household

L St

J St