

# ARCHITECTURAL REVIEW BOARD

APPLICANT E.M. Kado Associates, AIA 1819 16th Street, Sacramento, CA  
OWNER Senator Building Co. 601 University Avenue, Sacramento, CA  
PLANS BY E.M. Kado Assoc., AIA, 1819 16th Street, Sacramento, CA  
FILING DATE 12-21-78 50 DAY ARB ACTION DATE \_\_\_\_\_ REPORT BY: WW:dd  
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. 006-102-08

PROPOSAL: To develop a 17-story office complex in the C-3 zone.

LOCATION: 921 "L" Street

## BACKGROUND INFORMATION:

On April 12, 1979 the Planning Commission approved a Special Permit (P-8475) to:

- a. Develop a 188 space parking garage in the C-3 zone in conjunction with an office complex.
- b. Develop an office building with 245,774 square feet (17-story) in the C-3 zone (major project).

This approval was subject to the following conditions:

1. The window fronts along "L" Street shall be recessed and a raised planter strip shall be designed along "L" Street.
2. Detailed landscaping and irrigation plans shall be submitted to staff for review and approval.
3. Street trees shall be planted on "L" Street frontage as per Recreation and Parks Department requirement.
4. The overall project shall be reviewed by the Architectural Review Board.
5. Subject to review and approval by the City Council as a "Major Project" in excess of 75,000 square feet.
6. Subject to approval of a revocable permit by the City Council.

The Commission also requested the applicant to investigate the feasibility of providing bicycle storage facilities within the project.

The Subject project is scheduled to be considered by the City Council on May 8, 1979.

## PROJECT INFORMATION:

Preliminary Central City Plan: Central Business District  
Existing zoning of site: C-3

APPLC. NO. 79-47

MEETING DATE May 2, 1979

CPC ITEM NO. 4

Existing land use of site: Vacant  
Surrounding land use and zoning:

North: Commercial; C-3  
South: State Office; C-3  
East: Office and Restaurant; C-3  
West: Commercial and Hotel; C-3

Parking Required:	Parking is not required in C-3 zone for offices.
Parking Provided:	188 spaces
Ratio Provided:	1 space per 1,307 square feet
Property Dimensions:	Irregular
Area:	20,800 square feet
Height of building:	17 stories (210.5 feet to roof)
Gross Floor Area of office space:	245,774
Net Lease Area of Office space:	207,926
Square footage of parking area:	82,430
Levels of parking:	Six floors
Exterior building material:	Cement plaster, solar bronze anodized aluminum window frames.

The applicant is proposing to develop a 17 story office complex with a six level parking garage (188 spaces). A portion of the ground floor (4,658 square feet) is proposed for a bank use; the remaining portion is designed for lobby-elevator space and driveway access and parking spaces. The major portion of parking spaces are located on the basement floor, and floors 1,2, and 3 (see building section A). The remaining 12 floors are designed for office space.

Vehicular ingress and egress would be from "L" Street and from the alley. In addition, the applicant has provided a six foot and ten foot building setback on the west property line to provide adequate light and air between the adjacent hotel and subject building. This setback has created a 12 to 20 foot strip between the buildings that would be designed as a landscaped court area.

STAFF EVALUATION:

The staff has no objection to the project in regards to design or use. The architect for the project has redesigned the structure several times because of cost factors. The original design consisted of a brick and glass facade on the ground floor, a verticle recessed brick element on the "L" Street elevation and a terraced brick element on the top seven floors. The latest design is similar except the terraced brick element has been eliminated and replaced with office space.

In addition, the original design restricted the parking garage access to the rear alley. The new plan provides for parking garage access on the alley and on "L" Street. The new access design would improve the traffic circulation onto the site and onto public streets.

The staff suggests the window front along "L" Street be recessed and de-

designed with a landscaping strip. This would soften the area between the concrete sidewalk and the structure. The staff also suggests the applicant design bicycle storage facilities within the project. The City Traffic Engineer has the following comments:

1. For the parking lot driveway on the alley, they should provide some sort of flare similar to the one at the United California Bank so as to allow for turning and for visibility for cars entering and leaving the parking lot.
2. The need for a large flare can be reduced to some extent by requiring no parking on the north side of the alley opposite driveway and 30 feet on each side, (I believe that this will conflict with an existing loading zone.) plus the installation of a mirror on the north side alley wall.
3. The driveway onto "L" Street will probably require a pedestrian warning system, depending on how the ramps are constructed. The driveway's design will require review and approval by our Division when we issue a driveway permit for this location. These comments do not address the details of driveway design for both the alley and "L" Street.

The staff concludes that the design treatment of the project is compatible with surrounding structures; and complies with the Old City Design Guidelines.

#### STAFF RECOMMENDATION

The staff recommends approval of the project subject to the following conditions:

1. The window fronts along "L" Street shall be recessed and a raised planter strip shall be designed along "L" Street.
2. Subject to complying with Special Permit conditions, P-8475.
3. Signs shall be compatible with the structure and be reviewed and approved by the staff.
4. Bicycle storage facilities shall be provided within the project.

#### Findings of Fact:

The design treatment of the building and parking area complies with the Design Standards and Criteria of the Old City Design Guidelines in that:

- a. The design of the structure would be compatible in color and material with surrounding properties.
- b. The design of the parking spaces and maneuvering area conforms with the City Parking Regulations.
- ✓ c. Adequate landscaping would be provided between the sidewalk and structure; and between the adjacent structure to the west.

X  
The subject project conforms to the Old City Design Review District Goal: "To encourage architecture which is integrated and compatible with the existing development in the neighborhood."

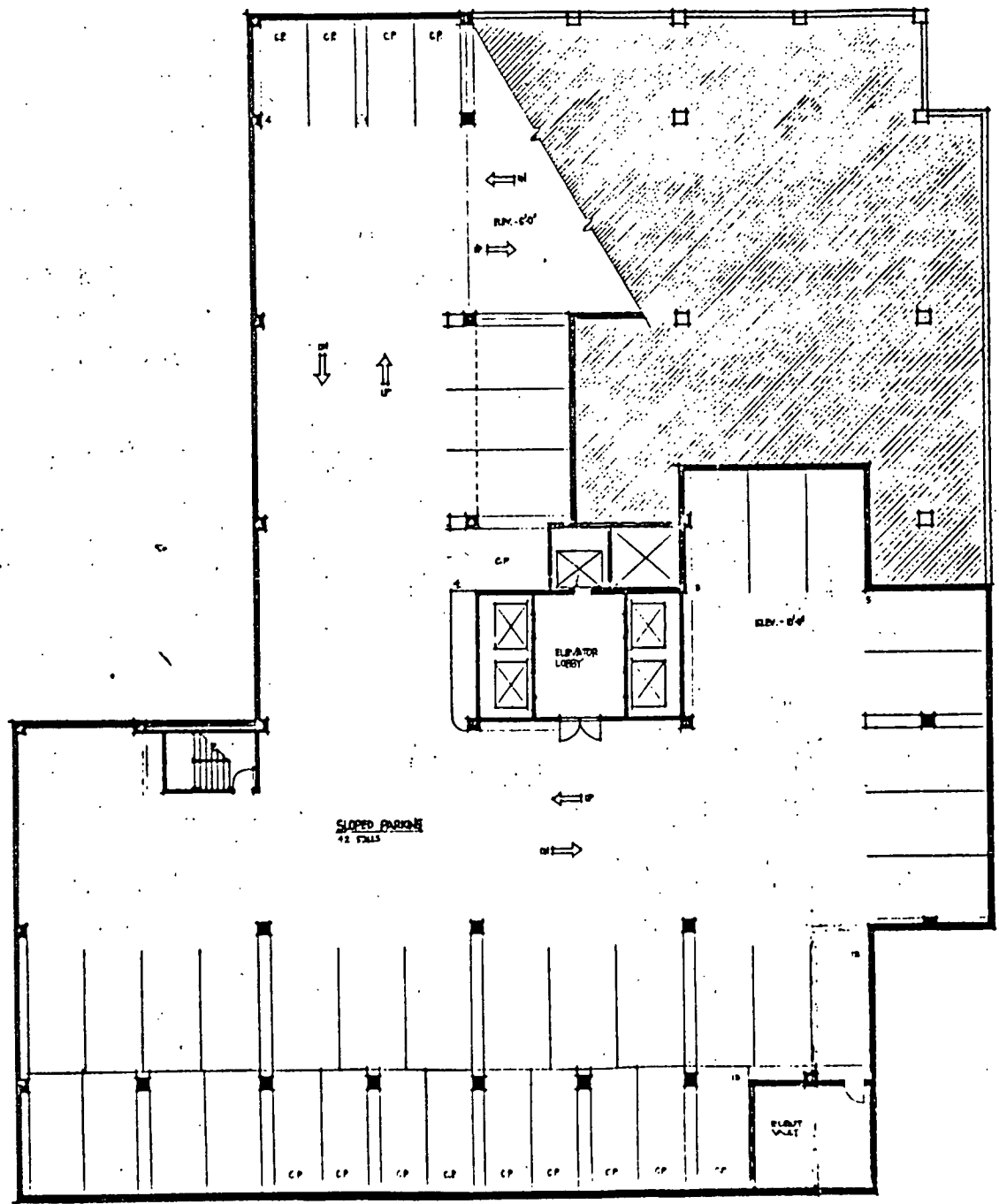


ITEM # 2

ARB 79-47

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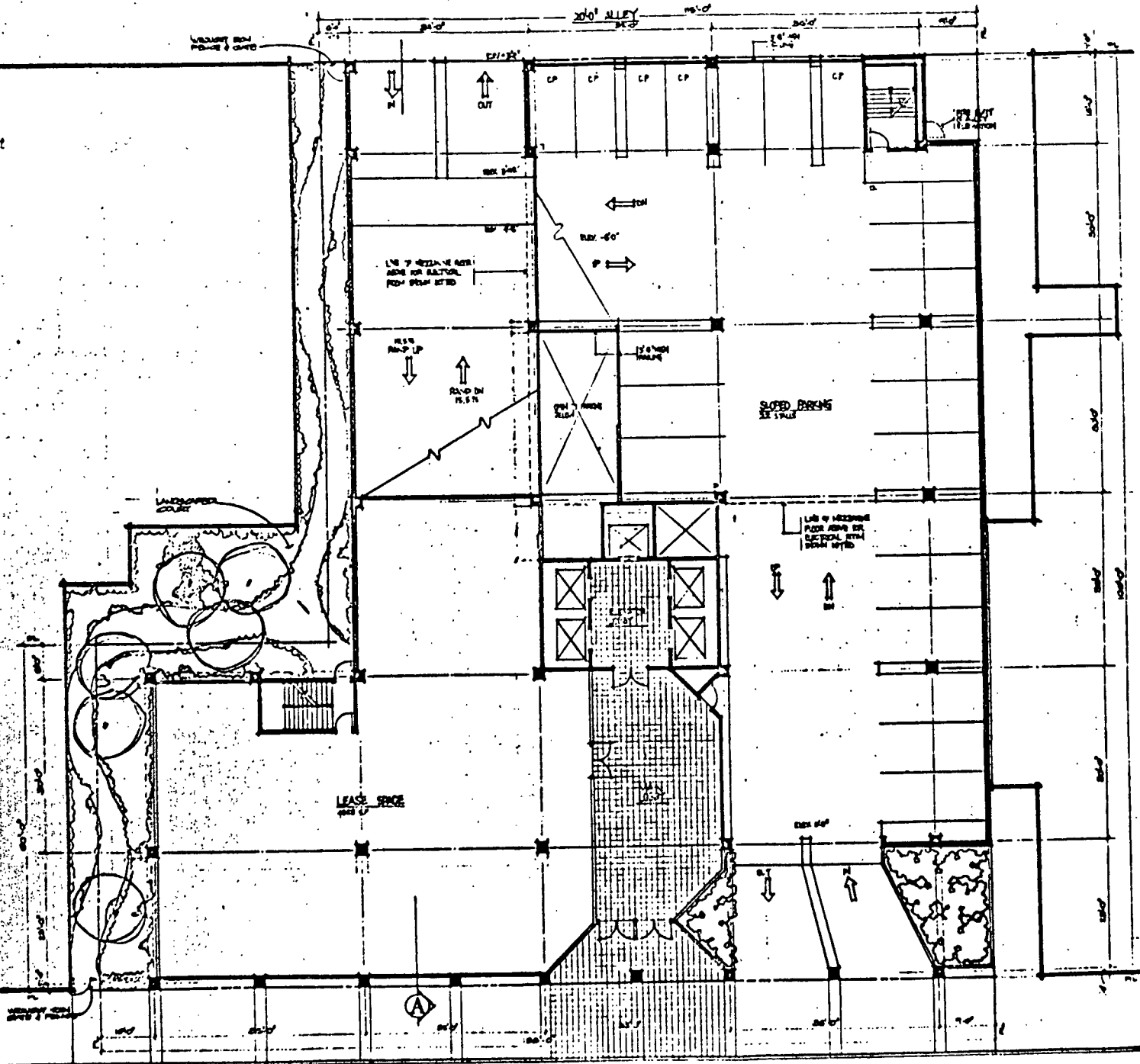
ITEM 4



4  
 PARKING LEVEL 1  
 (Below grade)  
 PI  
 2/7/77

7/1/84

ITEM 3



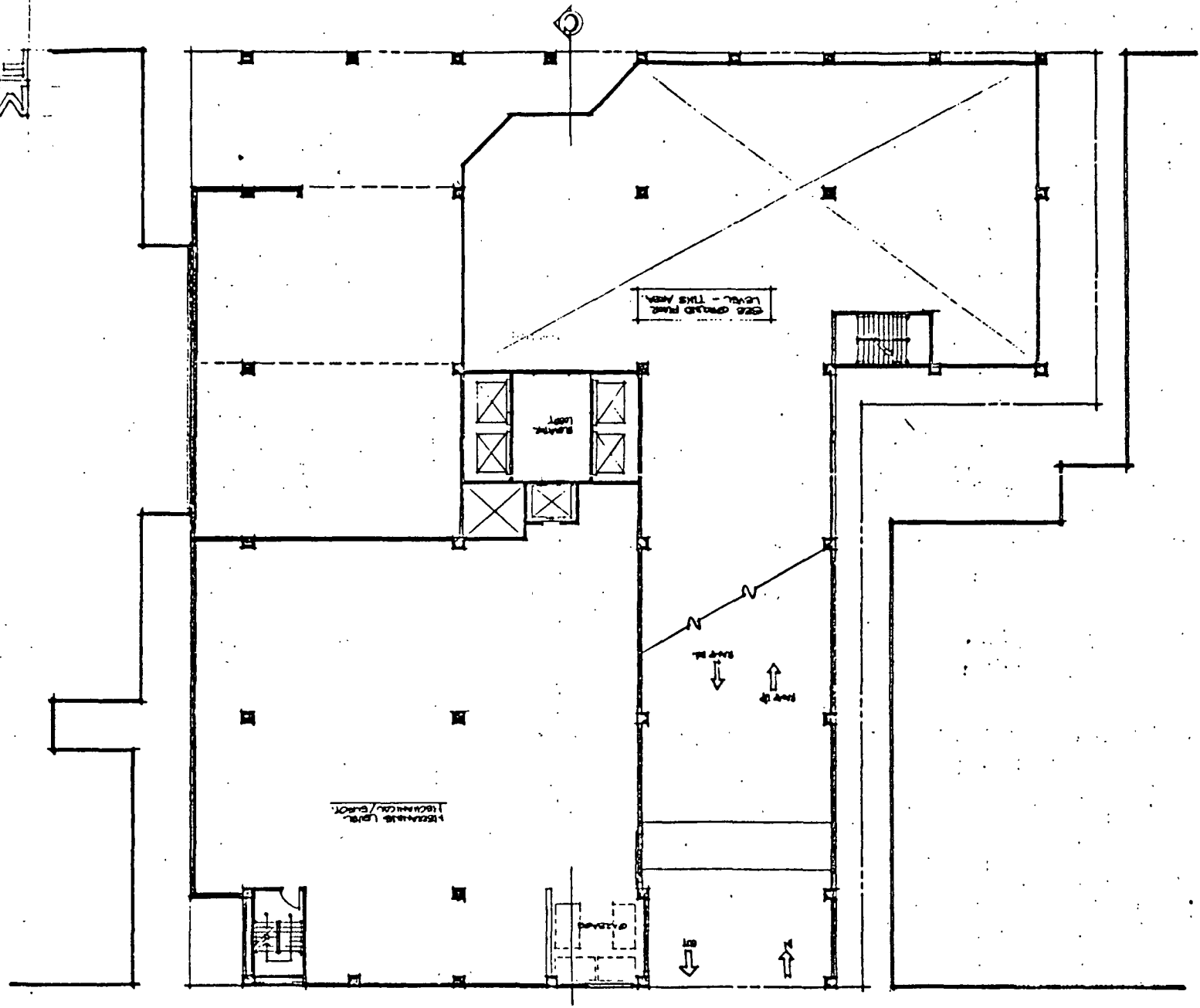
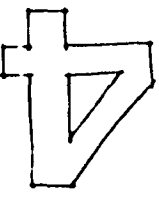
4

PARKING 2/  
GROUND  
FLOOR LEVEL

SCALE 1/8" = 1'-0"  
P2

P2A

MEZZANINE  
FLOOR LEVEL

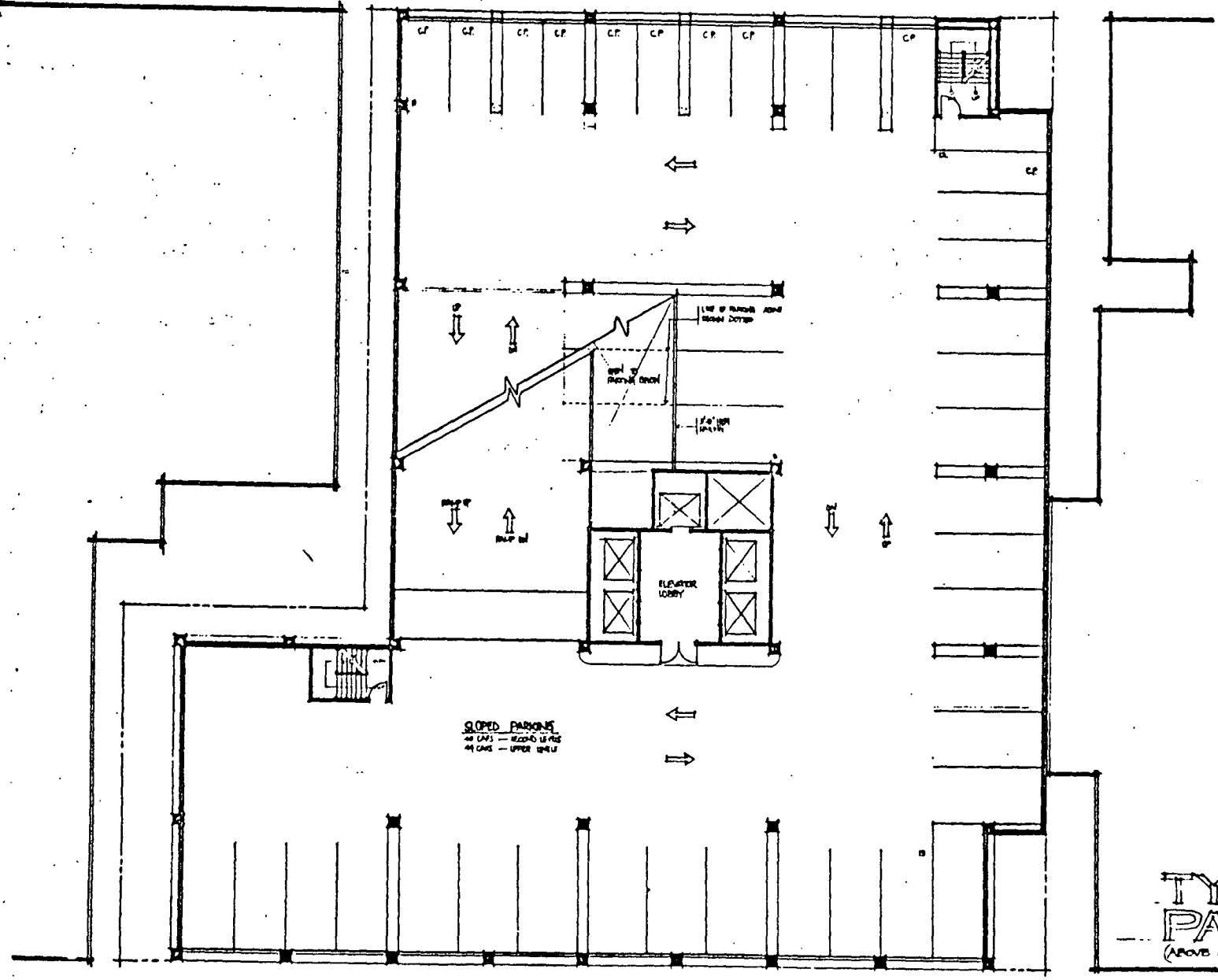


ITEM 4

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ARB 99-47

ITEM 3



SLOPED PARKING  
 40 CARS - 1200-1500  
 41 CARS - 1500-1800

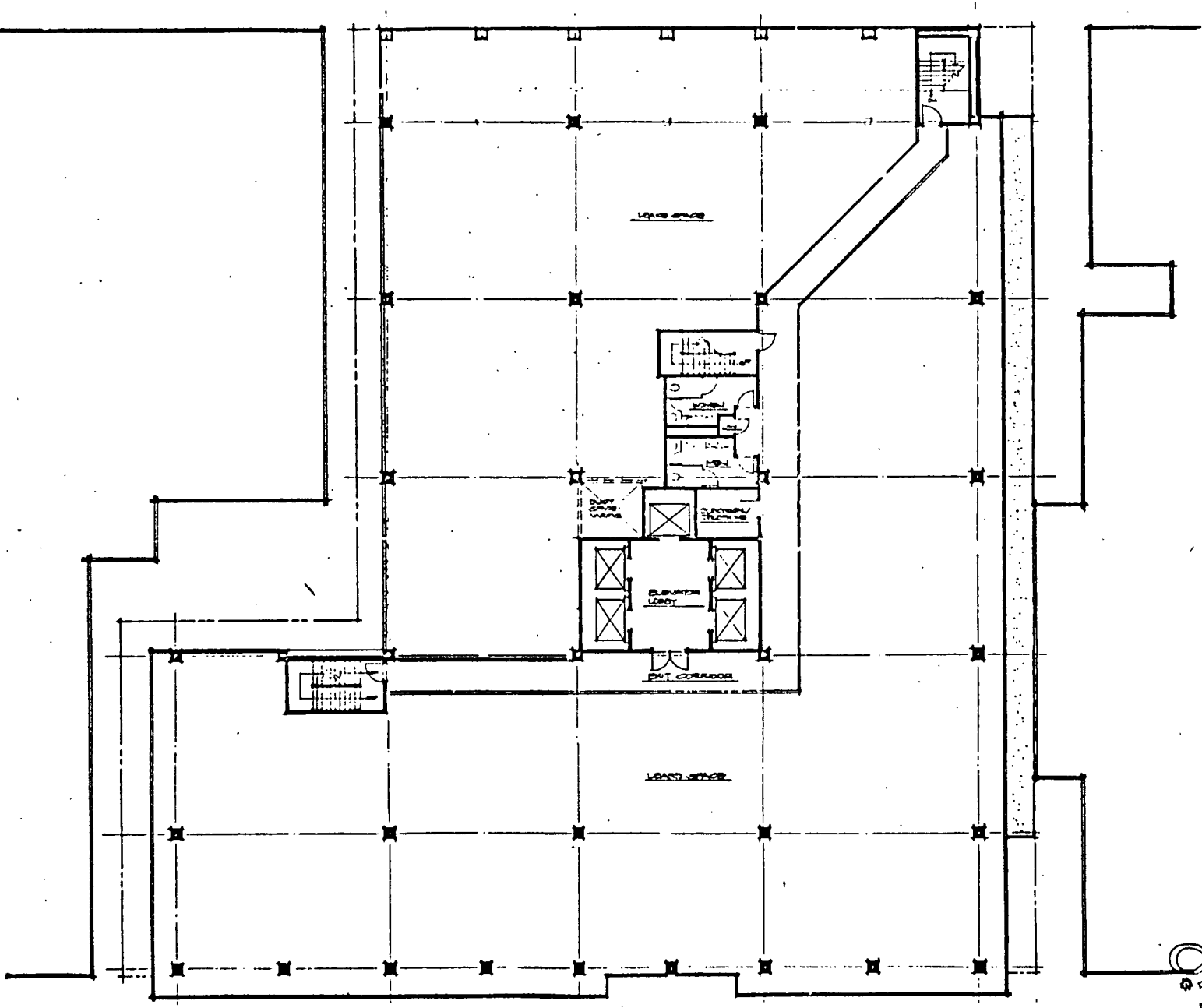
TYPICAL  
 PARKING LEVEL  
 (ABOVE GRADE) 3 LEVELS

4

P3

ARC 79-47

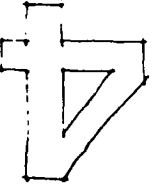
ITEM 4



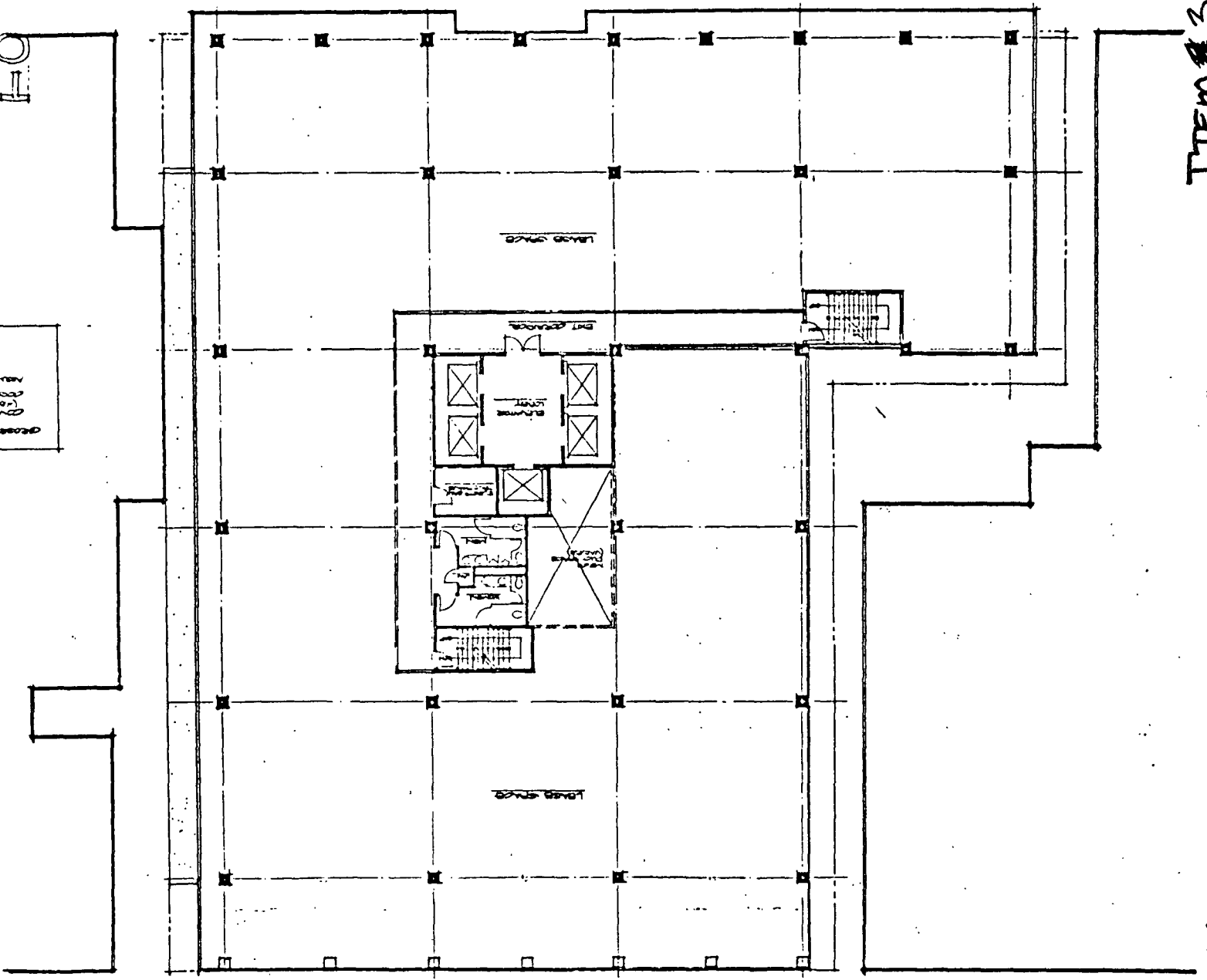
4  
 OFFICE LEVEL  
 #1  
 P4

PS

TYPICAL OFFICE LEVEL



1478 SF	1250 SF	412 SF	1478 SF
OFFICE AREA (40 FT)	CONV. SPACE (NO USE ON THIS FLOOR)	MELO WITH OFF SPACE	LOADS SPACE TYPICAL FLOOR
1478 SF	1250 SF	412 SF	1478 SF



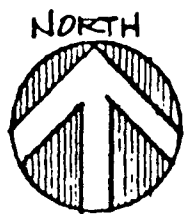
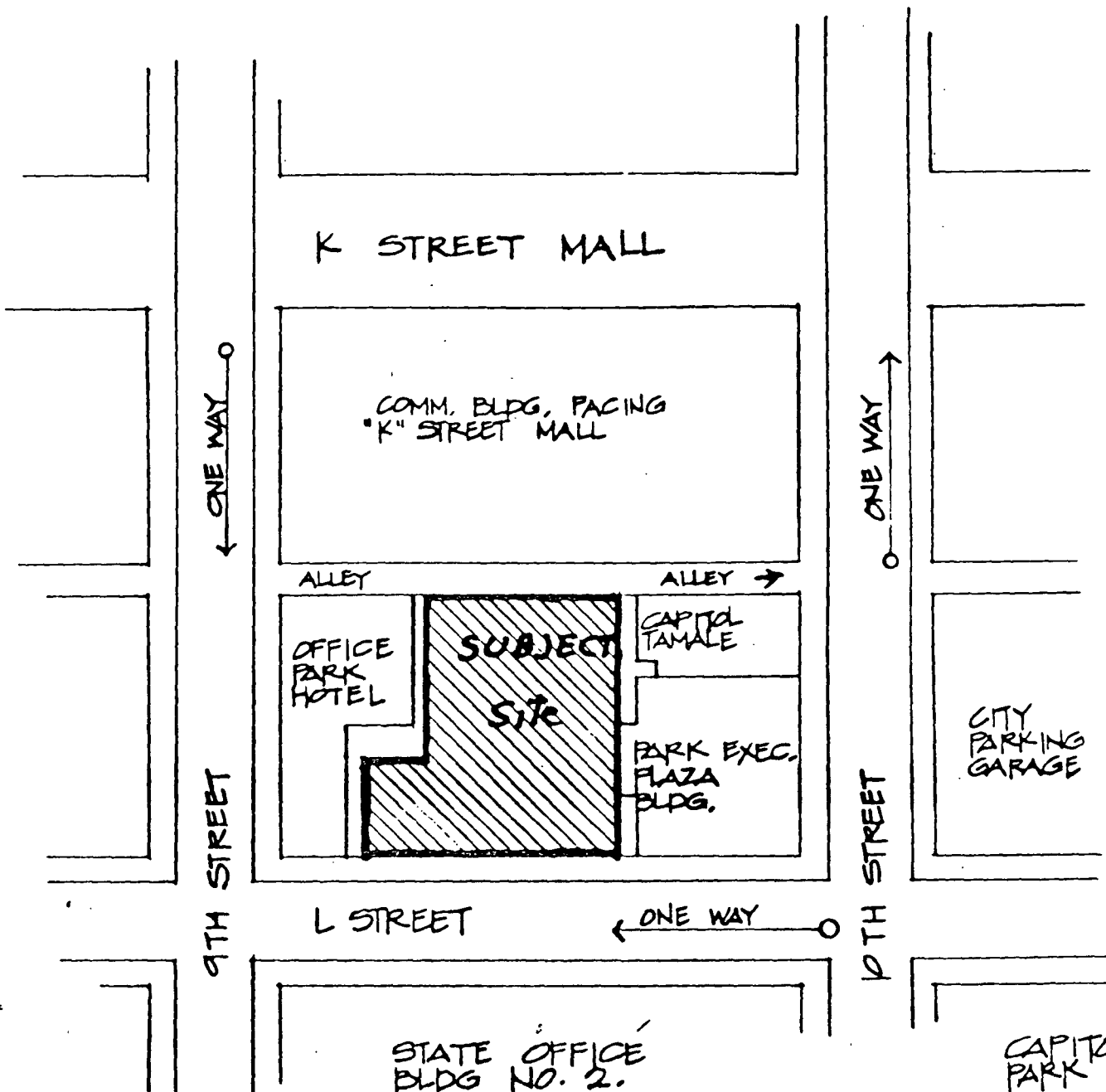
ITEM # 3

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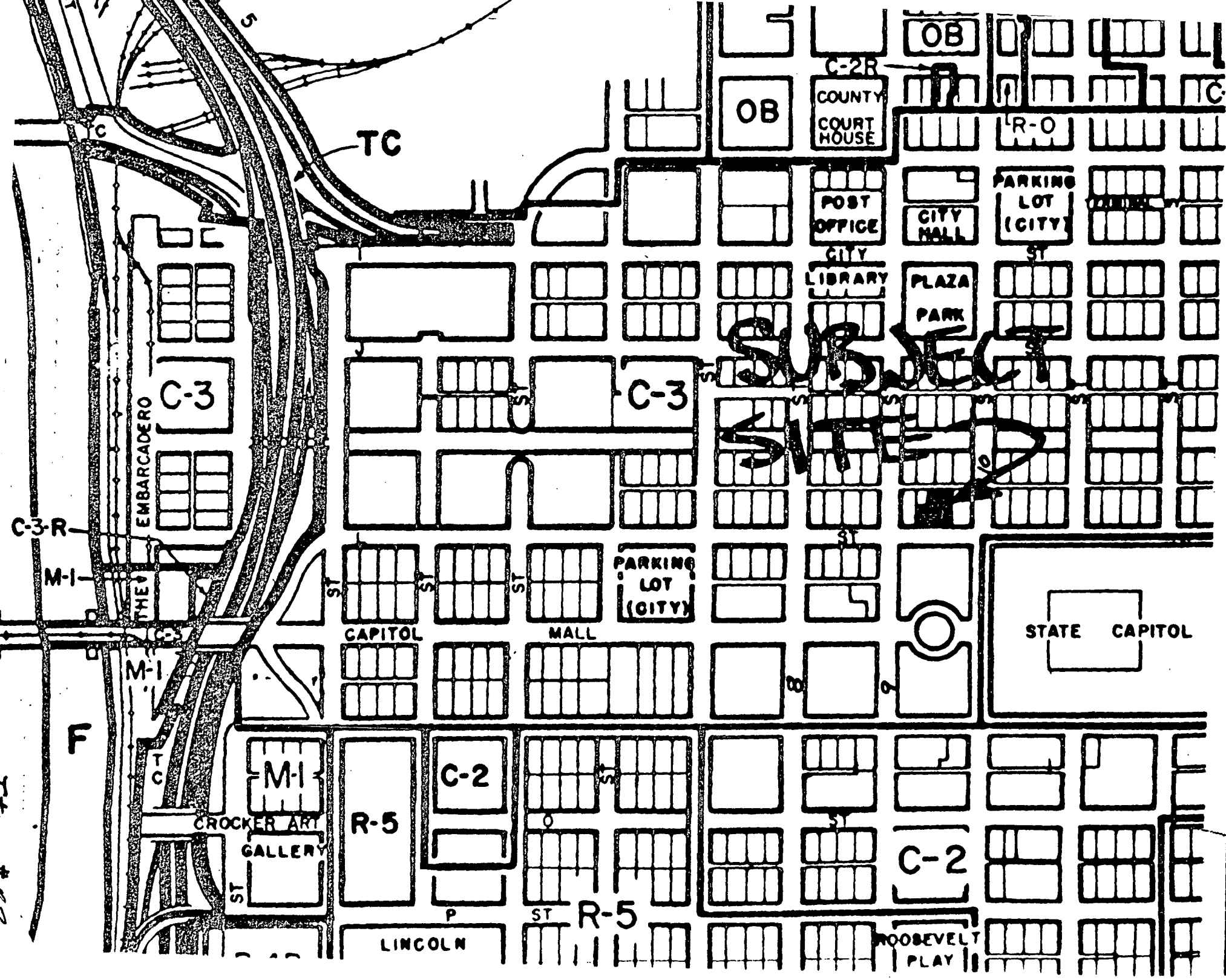


L STREET BETWEEN 9TH & 10TH STS,  
SACRAMENTO,  
CALIFORNIA

revised



LOCATION MAP  
SCALE 1" = 100'



EMBARCADERO  
THE EMBARCADERO  
C-3

TC

OB

C-2R  
COUNTY  
COURT  
HOUSE

OB

R-0

POST  
OFFICE

CITY  
HALL

PARKING  
LOT  
(CITY)

CITY  
LIBRARY

PLAZA  
PARK

C-3

**SUBJECT**

C-3-R

M-1

PARKING  
LOT  
(CITY)

CAPITOL

MALL

STATE CAPITOL

M-1

M-1

CROCKER ART  
GALLERY

R-5

C-2

C-2

R-5

LINCOLN

ROOSEVELT  
PLAY

# ARCHITECTURAL REVIEW BOARD

APPLICANT E.M. Kado Associates, AIA 1819-16th Street, Sacramento, CA

OWNER Senator Building Co., 601 University Avenue, Sacramento, CA

PLANS BY Applicant

FILING DATE --- 50 DAY ARB ACTION DATE ---- REPORT BY: RBH

NEGATIVE DEC. NA EIR -- ASSESSOR'S PCL. NO. 006-102-08

LOCATION: 921 "L" Street

APPLICATION: 17 story office complex extension of May 2, 1979 Approval

STAFF RECOMMENDATIONS: Staff recommends an extension of the approval for 12 months based on the original findings of fact.

ACTION TAKEN: APPROVED AS SUBMITTED

APPLC. NO. 79-47

MEETING DATE July 1, 1981

CPC ITEM NO. 3