

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814
**AMENDED REPORT 8/4/82

APPLICANT	Mr. Frederick J. Gans, 3250 Wishire Blvd., L.A. CA 90010		
OWNER	Capital Mall Venture, 2856 Arden Way, #20, Sacto, CA 95825		
PLANS BY			
FILING DATE	50 DAY	DRACTION DATE	REPORT BY: CS:dgh
NEGATIVE DEC.	N/A	EIR	N/A ASSESSOR'S PCL. NO. 006-142-34 & 36

LOCATION: 300 Capitol Mall

PROPOSAL: To construct a 19 story office and bank structure and 7 story parking structure recessed within office structure.

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District
1980 Central City Community Plan Designation:	Urban Office

Existing Zoning of Site:	C-3
Existing Land Use of Site:	Surface parking

Surrounding Land Use and Zoning:

North:	C-3 Commercial
South:	R-5 Multi-Family
East:	C-3 Commercial
West:	C-3 Open space

Parking Required:	438 spaces
Parking Provided:	974 spaces
Property Dimensions:	326' x 320'
Property Area:	94,000
Square Footage of Building:	395,000
Exterior Building Colors:	White, green
Exterior Building Materials:	Pre-cast concrete, glass and spandrel

BACKGROUND INFORMATION: A previous project for this site was reviewed and approved by the Design Review/Preservation Board in November, 1980. Since that time, the property has sold and a new architect has been selected to design a new structure.

The new design is herewith submitted to the Board for preliminary review and comments. Additional environmental and Planning Commission review may be required by the City before final project review. At this time the Board is requested to comment on the basic design concept only.

STAFF EVALUATION: Staff is generally supportive of the proposed design. The major design elements appear, at this stage of development, to be well balanced into an integrated whole.

Staff has several concerns which the applicant may wish to consider in the final design:

1. The south elevation is perhaps too monotonous. A more interesting facade could result if the bands took a different configuration, possibly in the form of Chevrons.

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MEETING DATE August 4, 1982

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2. Rather than pre-cast concrete on the tower, the applicant may wish to consider polished aluminum or burnished bronze as a sheathing material.

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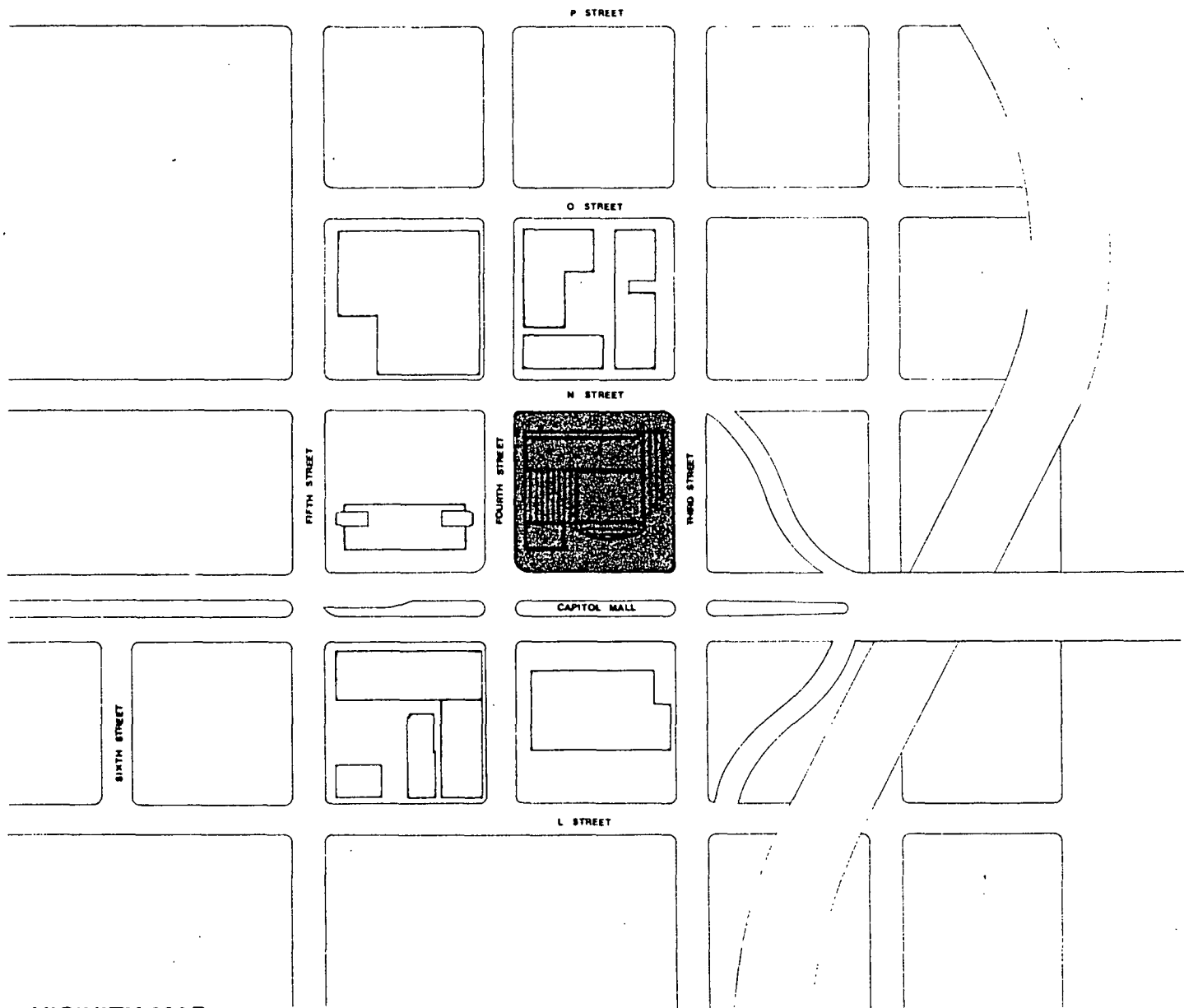
STAFF RECOMMENDATION: Staff recommends that the Board approve the project in concept and that the architect consider staff concerns.

Approval is based on the following Findings of Fact:

1. The building exhibits strong design elements that will contribute to the quality of the built environment.
2. The project is consistent with the 1974 General Plan and 1980 Central City Plan.
- **3. *Landscape plans to be reviewed and approved by the Board.*
4. *The existing bank should be demolished or integrated into the design of the proposed building.*

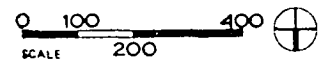
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VICINITY MAP

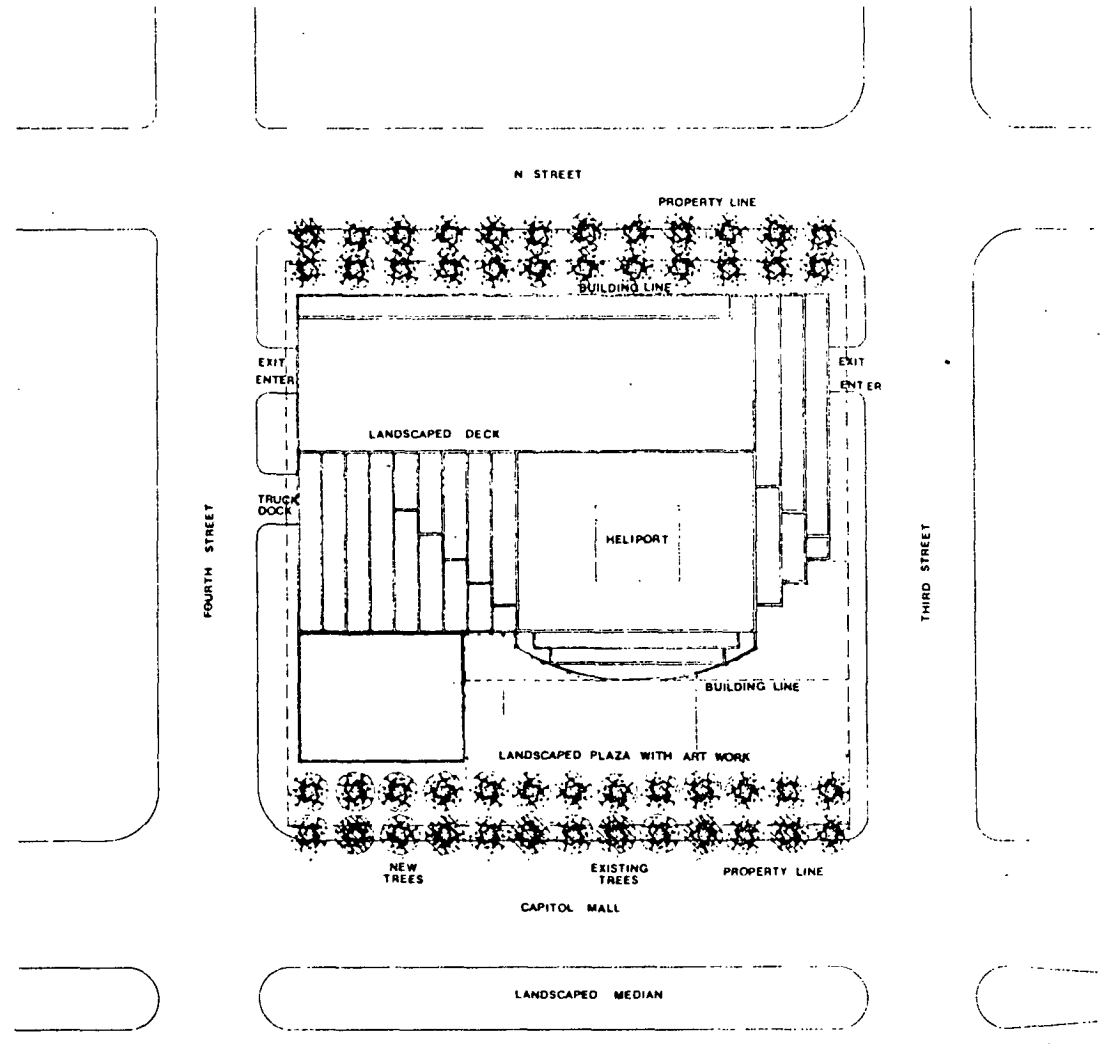
CAPITOL BANK BUILDING, SACRAMENTO, CA



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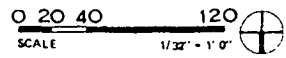
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SITE PLAN

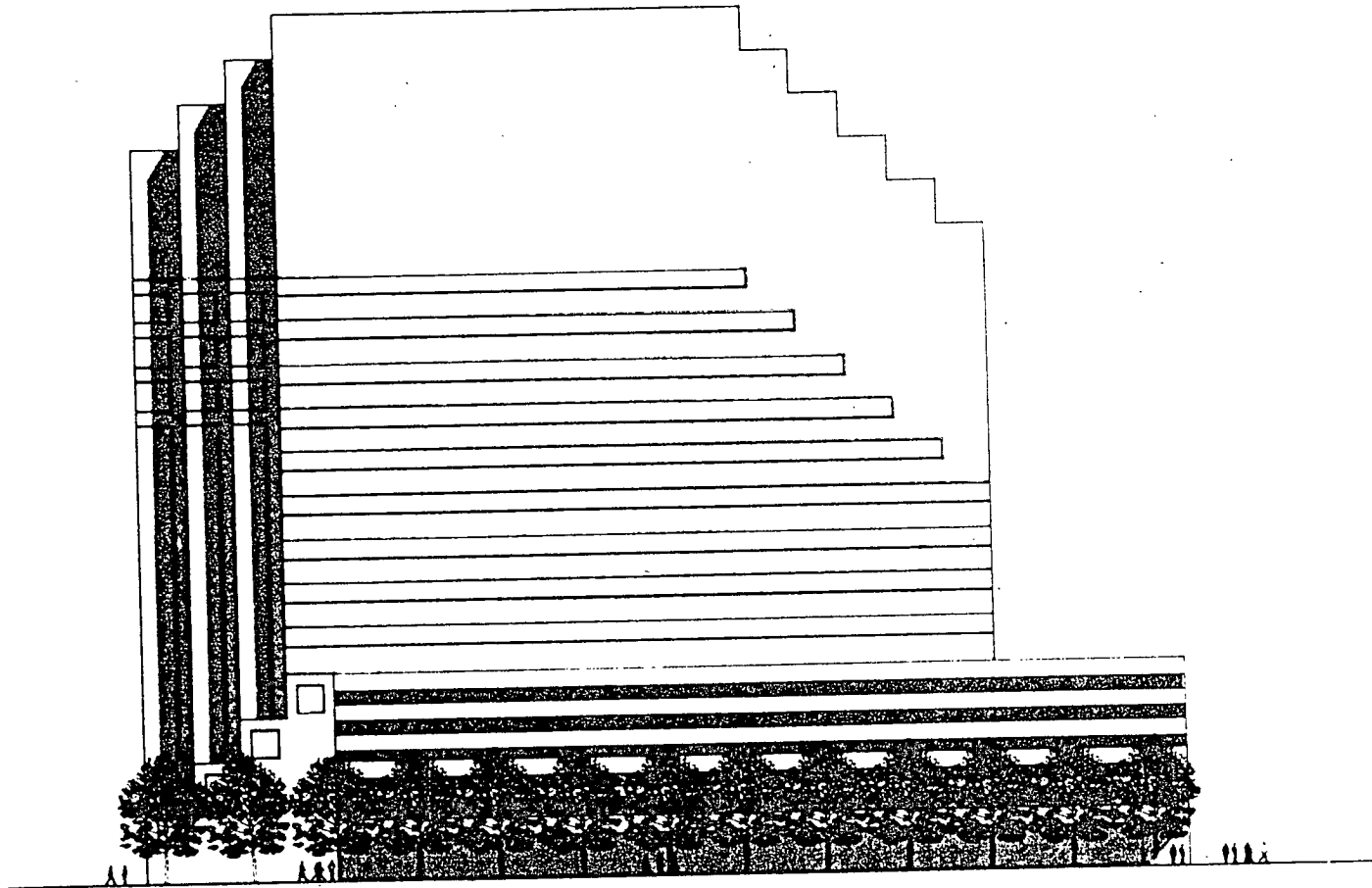
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SOUTH ELEVATION

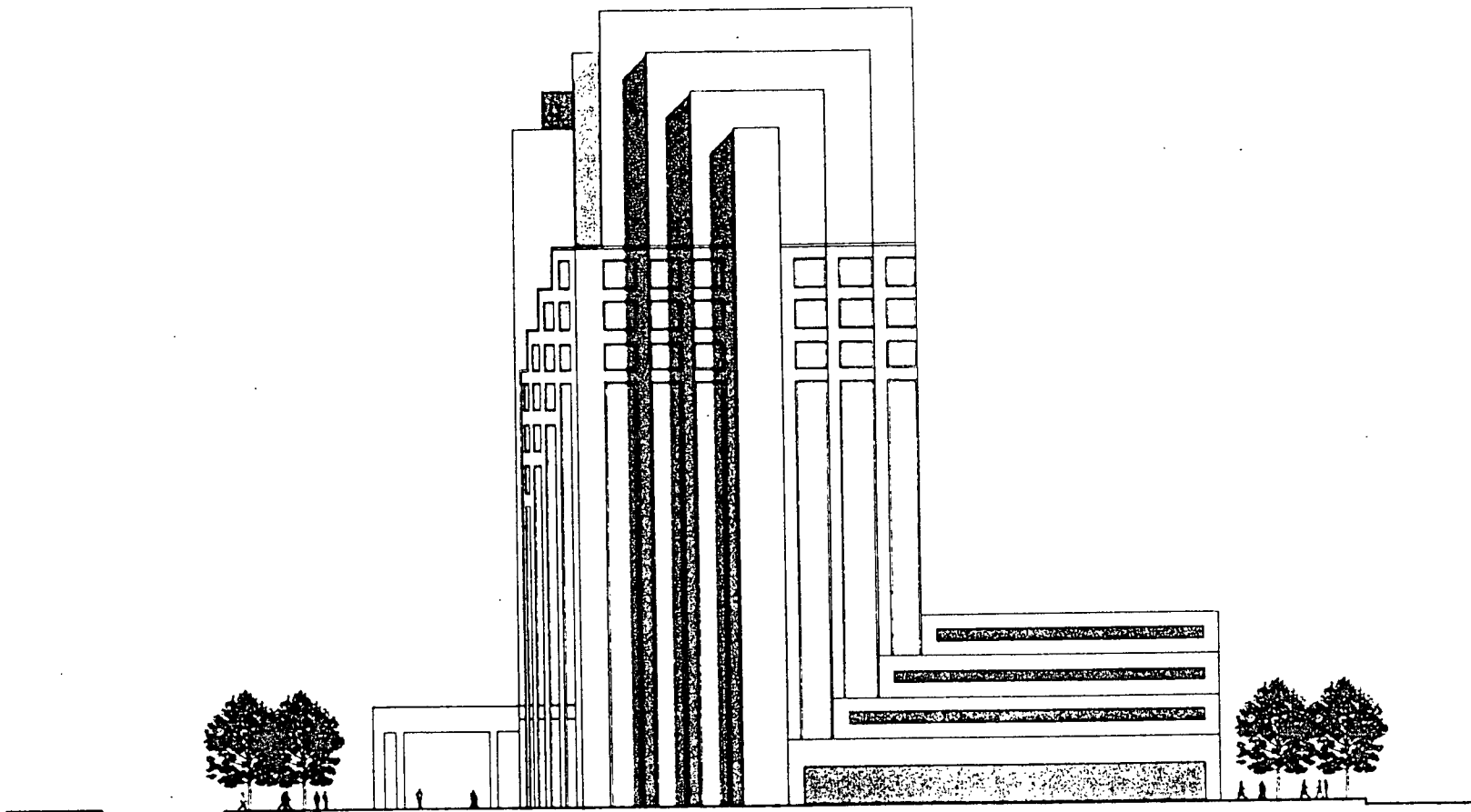
CAPITOL BANK BUILDING, SACRAMENTO, CA

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SCALE 1/16" = 1'-0"

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WEST ELEVATION

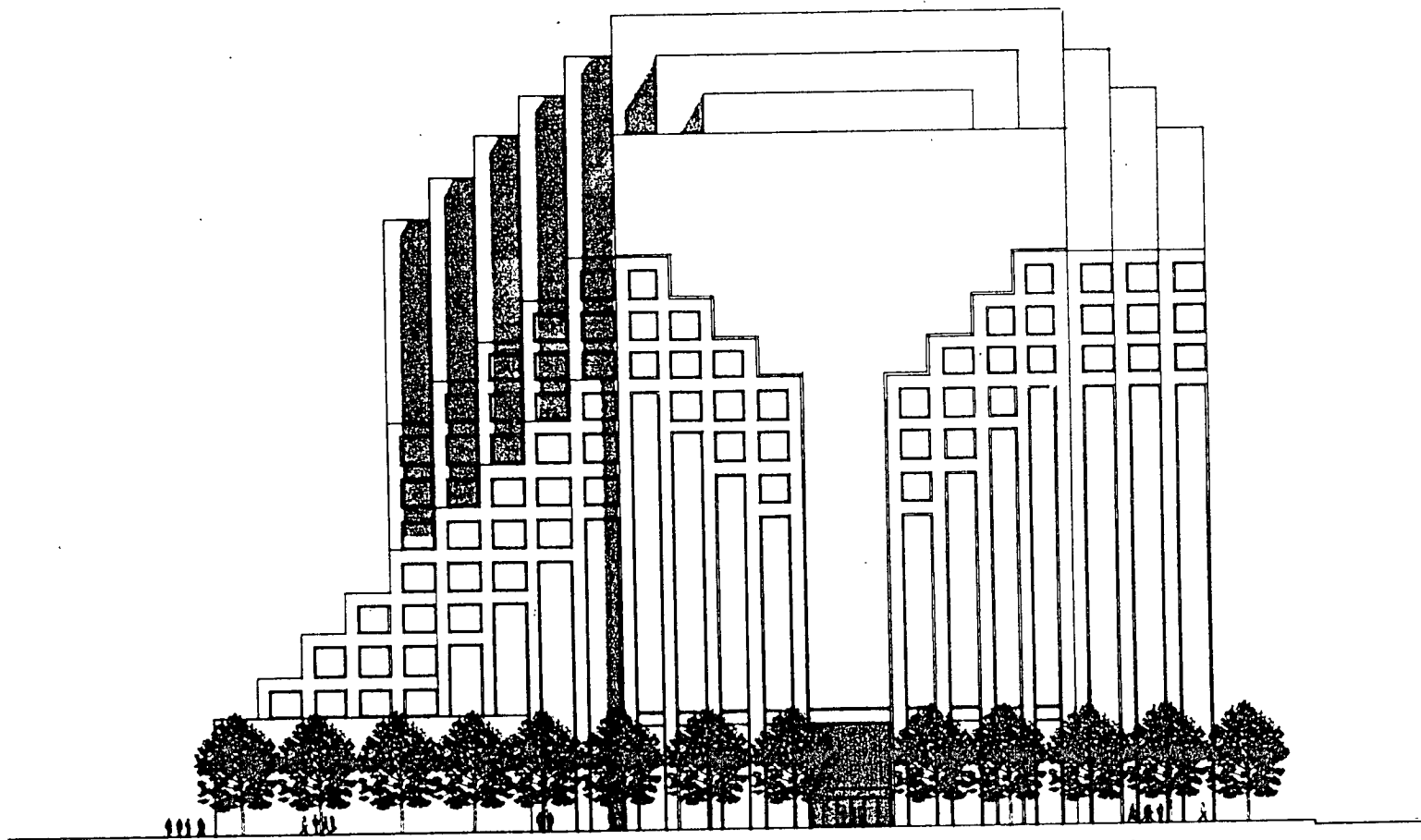
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0 10 20 60
 SCALE 1/16" = 1'-0"

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NORTH ELEVATION

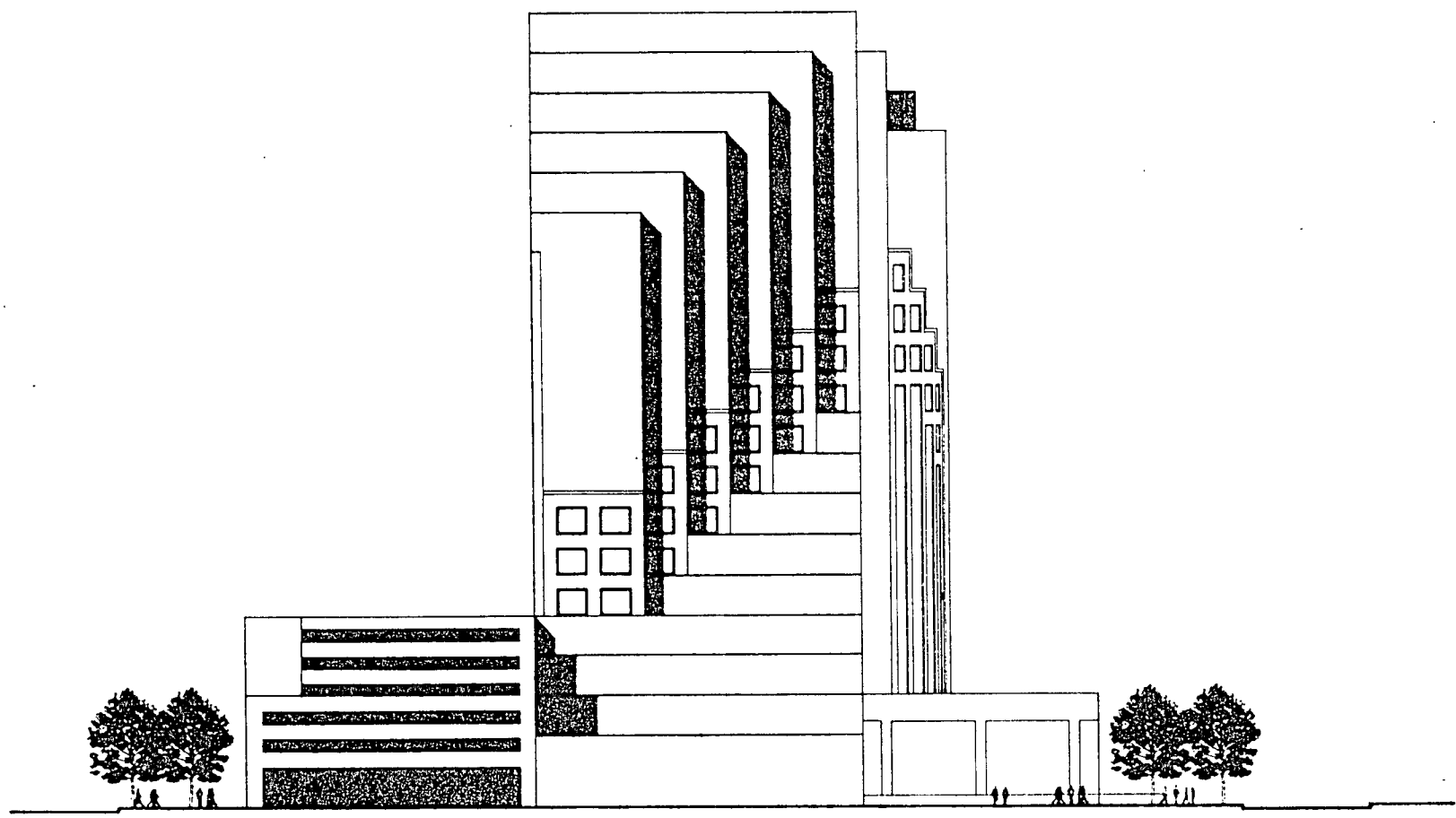
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0 10 20 60
SCALE 1/16" = 1'-0"

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EAST ELEVATION

CAPITOL BANK BUILDING, SACRAMENTO, CA

0 10 20 60
SCALE 1/16" = 1' 0"

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