

*AMENDED STAFF REPORT
ARCHITECTURAL REVIEW BOARD

APPLICANT <u>Havlick & Hughes, 555 Capitol Mall, #835, Sacto, CA</u>	
OWNER <u>Marbor Corp., 2131 Capitol Mall, Sacto, CA</u>	
PLANS BY <u>Havlick & Hughes, 555 Capitol Mall, #835, Sacto, CA</u>	
FILING DATE <u>12-2-77</u> 50 DAY ARB ACTION DATE _____	REPORT BY: <u>WW:pb</u>
NEGATIVE DEC. <u>12-29-77 EIR</u> ASSESSOR'S PCL. NO. <u>002-144-01</u>	

PROPOSAL: To construct two, 17-story office towers and a 7-story parking garage.

LOCATION: City block bounded by F, G, 8th, and 9th Streets.

PROJECT INFORMATION:

General Plan Designation:	Residential
Old City Community Plan:	Heavy Density, Multiple Family
Alkali Flat Redevelopment Plan:	Office Uses
Preliminary Central City Comprehensive Plan:	Public Use
Existing Zoning of Site:	"OB"
Existing Land Use of Site:	Church and Convent

Surrounding Land Use and Zoning:

North:	Residential & R-4A zone
South:	County Courthouse and "OB"
East:	Offices and Residential and "OB"
West:	Office and "OB"

Property Dimensions:	320' x 340'
Square Footage of Building:	390,000 square feet
Height of Structure:	Parking - 7 stories Office - 17 stories
Parking Spaces Provided: 984	Parking Spaces Required: 975

The applicant proposes to build two office towers each 17 stories in height with a connecting plaza at the ground floor. In addition, a 7-story parking garage would be constructed on the northerly portion of the site and would be connected to the office building on several levels. Six floors of the garage would be above ground, while one floor would be underground.

The exterior materials consist of pre-cast panels and tinted glass. The colors would be light beige.

BACKGROUND:

On November 22, 1977, the Architectural Review Board reviewed the subject project on a preliminary level. The Board had the following comments:

1. Landscaping should be provided on the plaza roof.

2. Landscaping should be provided on the top parking lot.
3. The base of the structure should be raised to provide a transition between the sidewalk and structure. (landscape berm element).

The Board also indicated that the project should be reviewed by other appropriate agencies, City departments, and the Planning Commission prior to final review by the ARB.

STAFF EVALUATION: The subject project was reviewed by the following departments and agencies:

1. Sacramento Housing & Redevelopment Agency: On January 9, 1978, the Agency reviewed and approved the project in concept.
2. Alkali Flat Project Area Committee: On December 21, 1977, the Alkali Flat Project Area Committee reviewed and approved the subject project and suggested a sheltered bus stop and indented bus lane stops be provided on the site. (See attached letter).
3. City Traffic Engineer: The City Engineer reviewed the project and has the following recommendations: (See attached letter)
 - a. Widen and divide the 8th Street entrance from the street to the bottom of the ramp. This would eliminate the cross traffic and speed entry.
 - b. Construct an exit near the west end of the parking garage onto "F" Street to relieve pressure on 8th Street.
 - c. Narrow the 9th Street driveway on the north for use as exit only and construct an entrance only directed into the south aisle. This will tend to separate inbound and outbound traffic, provide more stacking room, and make all turns to the up-ramp right turns.
4. City Fire Marshal: The City Fire Marshal has reviewed and approved the project as submitted.
5. City Planning Commission: The City Planning Commission reviewed the development plans for the project on January 12, 1978. Staff will inform the Board of this action at the January 18, 1978 ARB meeting.

The setbacks, height, parking ratio, and landscaping conform to the requirements of the City Zoning Ordinance. Locating the seven-story parking garage on the northerly half of the block as indicated on the site plan provides an adequate transition from the 17-story towers to the lower scale structures across "F" Street. In addition, the City Traffic Engineer's comments recommending redesign of the parking structure would improve the traffic circulation and reduce noise and circulation to adjacent residential uses.

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no applicant has revised his plans by providing a landscape berm element around the base of the structure and landscaping on the plaza roof.

The building design is compatible with the character of the surrounding neighborhood. The overall design treatment of the structure and property attains the goals of the Old City Design Review District and complies with the design standards and criteria of the ARB Design Guidelines.

STAFF RECOMMENDATION: The staff recommends approval of the office complex subject to conditions and based on findings of fact:

Conditions

1. Subject to review and approval of a detailed landscape-irrigation plan by the staff.
2. The applicant shall comply with the City Traffic Engineer's recommendation in redesigning the access points and providing additional access points to the proposed parking garage.
3. An overall plan for signs and graphics shall be submitted to the ARB for review.
4. All exterior lighting shall be designed and located on the property or the building to reduce or prevent glare or reflection onto adjacent residential properties or public streets.

Findings of Fact

1. The setbacks, height, parking ratio, and landscaping conform to the requirements of the City Zoning Ordinance.
2. The overall design treatment of the structure and the site complies with the design standards and criteria of the Old City Design Review Guidelines in that:
 - a. The design of the structure is compatible in form, color and material with surrounding structures such as the County Court building and parking garage; and private office structures.
 - b. Additional access points into the parking garage as recommended by the City Traffic Engineer would reduce traffic congestion, reduce noise and circulation to adjacent residential uses.
 - c. Adequate landscaping is provided between the sidewalk and structures; existing elm trees surrounding the city block would be retained; a raised landscaped area is provided on the "G" Street setback area; and the plaza roof would be landscaped with plants and benches.

CONDITIONS
AMENDED STAFF REPORT

New Conditions:

ITEM #1

- ? 5. Landscaping (Planter tubs) shall be provided on the roof of the parking garage.
6. Additional evergreen trees shall be planted in the "G" Street setback area.
- o/v 7. The proposed alley-way shall be designed with concrete or other material, but shall exclude asphalt.
8. Outdoor seating facilities shall be provided around the main entrance area ("G" Street).

CITY OF SACRAMENTO

INTER-OFFICE ROUTING

Sent Bl...
D... 20 Sept
11:15 AM

To:

- Mayor
- City Manager
- Asst. City Manager
- Asst. City Manager
Community Development
- Public Information Service
- City Clerk
- Controller
- Collector
- Purchasing
- Stores "A"
- Data Processing
- Utility Billing & Payroll Section
- City Treasurer
- City Attorney
- Planning Department
- Personnel
- Retirement
- Police Department

To:

- Animal Control
- Fire Department
- Fire Prevention
- Weed Abatement
- City Engineer
- Asst. City Engr. Administration
- Asst. City Engineer Design
- Real Estate & Street Assessment
- Building Maintenance
- Street Maintenance
- Traffic - Parking
- Water Sewer
- Building Inspection
- Electrical Inspection
- Plumbing Inspection
- Community Improvement
- Waste Removal
- Equipment Maintenance
- Historic Landmarks

To:

- Recreation & Parks
- Emergency Planning
- Crocker Art Gallery
- Library
- Transit Authority
- _____

Note:

- For Your Information
- Return with Recommendations
- Please Comment
- Prepare Draft and Return
- Prepare Letter
- Take Necessary Action
- Investigate and Report
- Reply, Send Copy To:
- _____
- _____
- _____

To: Director of Building Inspection Tim Sullivan

Comments: Please withhold the issuing of any permits on the Marches Towers 801-G St + 800-F St.

Signature: Marty Van Dine Title or Dept: Principal Planner Date: 20 Sept 79