

Design Review/Preservation Board
Sacramento, California

Members in Session:

Subject: Proposed office building development incorporating Priority Structure at SW corner of 29th and J Streets (PB88-033; DR88-163) APN: 007-0111-007 thru 010

BACKGROUND INFORMATION: On November 16, 1988, the Board reviewed and commented on a proposed redevelopment of the subject site. The Board approved in concept the retention of the exterior street facades of the Priority Structure at 2730 J Street and their incorporation into the development of a four story medical office building.

On December 15, 1988, the Planning Commission, based on testimony and evidence provided in public hearing, indicated its intent to deny the various entitlements necessary for the proposed project. However, at the meeting of January 26, 1989, the Planning Commission reopened the hearing and after additional discussion of the evidence related to the project approved the necessary entitlements, which are as follows:

1. Special Permit for a medical office building with ground floor commercial, exceeding 40,000 sq. ft. gross floor area.
2. Special Permit for an 8 percent parking reduction for the medical office space.
3. Variance to permit additional parking reduction of up to an additional 23.4 percent for the medical office space.

The approvals were subject to the following conditions:

Conditions - Special Permit

1. The parking management plan shall include transit pass subsidies and the provision of lockers and showers as at least one other trip/parking reduction measure.
2. The applicant shall resolve to the satisfaction of Public Works any problems related to vehicular ingress and egress and the parking and circulation plan.
3. Revised floor plans and elevations shall be submitted for the review and approval of the Design Review/Preservation Board.
4. Signage shall be subject to review and approval by the Planning Director prior to fabrication and issuance of sign permits.
5. The applicant/owner shall participate in an appropriate funding or other mechanism to implement on a fair share basis the mitigation measures recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council.

6. A minimum of 5,100 sq. ft. of the ground floor area shall be maintained in retail or restaurant.
7. The applicant shall include in the TSM program an on-site transportation coordinator.

Conditions - Variance

For the reduction in parking in excess of the 8 percent reduction allowed through the Special Permit, the applicant shall provide 100 percent transit pass subsidies on a one pass for one space basis. Or, Public Works may allow substitutions with other reduction measures for a portion of the reduction.

The applicant is returning to the Board for final action on the design which is only slightly modified from what had been presented previously.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
 Existing Land Use of Site: Commercial space with apartments and offices above

Surrounding Land Use and Zoning:

North: Marshall Park, residential; C-2, R-3A
 South: Eastern Star Temple, offices, Sutter Hospital; C-2, H
 East : Restaurant, AM/PM; C-2
 West : Commercial, offices, residential; C-2

Parking Proposed: 125 spaces
 Property Dimensions: 120' x 160'
 Property Area: 0.44+ acres

Square Footage of Building: Medical Office: 27,430 sq. ft.
 Retail Space : 650 sq. ft. (optional mezzanine 215 square feet)
 Restaurant : 4,520 sq. ft. (100 seats)
 Parking : 52,720 sq. ft.

Height of Building: 4 stories/45 feet to top plate
 Significant Features of Site: Priority Structure
 Exterior Building Colors: Red, off-white
 Exterior Building Materials: Brick, cement plaster, tile standing-seam metal on sloped portions

PROJECT EVALUATION: Staff has the following comments regarding the project design as revised:

1. The form and massing of the building design has been modified somewhat. Also some architectural features on each of the street facades have been

redesigned. Staff finds those changes, in general, to be for the betterment of the project.

2. On the J Street retail storefront the two pedimented dormers over the storefront windows have been replaced with a larger single dormer over a revised entry to match the design of the entry to the restaurant's bar area. The design of the foyer entry for the bar and open air balcony above has been improved.
3. On the 28th Street facade, a significant change is the relocation of the garage access to the alley elevation. There is a visual benefit to this change that is, however, not fully optimized. Although the driveway opening is removed, the height of the open grillwork is further emphasized. These elements could be played down simply by lowering the head of the openings, possibly incorporating simple arches.

The office lobby entrance on 28th Street has been modified in its appearance with a simplified and more traditional front is piece overhead.

The the recessing of a portion of the fourth floor on the 28th street facade of the stepback treatment originally sought by staff for both street frontages is now more fully utilized on that east elevation and is more in balance between the two street frontages.

4. The alley elevation has also been made more interesting by the stepping back of the 3rd and 4th floors, beginning with the 2nd bay from 28th Street, and uncovering a portion of the 2nd floor parking to the open appearance of a concrete post and beam framework.
5. These recent stepback changes result in an exterior with a strong corner element that serves as a transition between the two adjacent elevations and corner office space with abundant natural lighting.
6. The details of the grill work for the parking areas is not defined. Staff is also somewhat concerned with the appearance of the doors or gates for the bicycle enclosure and trash storage given their visibility from the street. Even though solid doors are appropriate for screening the trash area, the vertical lines of the grill work should be carried across the face of the doors.
7. The trash storage doors swing into the alley right of way. This is especially a problem with all of the ingress and egress for the project shifted to the alley modifications will be necessary.
8. The west wall, still aesthetically the weak link due to its fire wall function, has undergone only subtle revisions. It benefits from the recessing of the office floors along the alley. Also, the cement plaster surface originally broken by screeds into vertical areas evolved first to a square grid and now to a horizontal pattern, possibly with the intent of de-emphasizing the height of the building.

9. No sign program has been submitted. However, the perspective rendering indicates tenant signage appropriately over the entry doors.
10. Public Works indicates a couple of concerns. Firstly, the gradient of the ramping between parking levels is excessive. Secondly, the ability to provide economically for the stabilization of the adjacent structure and to put in the basement parking right up to the property line is questioned. The applicant continues to work on these matters.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions:

1. The height of the grill work on the 28th Street side of the garage and on the first bay around the corner shall be lowered by incorporating arches into the design.
2. The access for the trash storage shall not include door swings into the alleyway.
3. The grill work detailing shall be submitted to staff for review and approval.
4. The grill pattern shall be incorporated into the design of the gates and doors for the bicycle enclosure and the trash storage facility.
5. The applicant shall submit any revisions to Design Review staff prior to submittal of plans to the Building Division.
6. A sign program shall be submitted for review and approval of staff.

Approval is based on the following findings of fact.

1. The proposed project, as conditioned, will blend into the surrounding area.
2. The proposed project, as conditioned, is in conformance with the Secretary of Interior Standards for Historic Preservation.

Respectfully submitted,

for 
 Richard B. Hastings,
 Design Review/Preservation Director

RBH:RL:vf

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Proposed office building development incorporating Priority Structure at southwest corner of 28th and J Streets (PB-88-033; DR88-163)

BACKGROUND INFORMATION: Originally, the applicant's proposed office development involved the demolition of two structures, including the Priority Structure at 2730 J Street. The project has evolved to include the retention of the street facades of the Priority Structure and their incorporation into a new design.

On December 1, 1988, the Planning Commission will consider the applicant's request for a Special Permit for the project and a variance for reduction in parking. A Special Permit is needed for any project in the C-2 zone that exceeds 40,000 sq. ft. of building, including the parking areas.

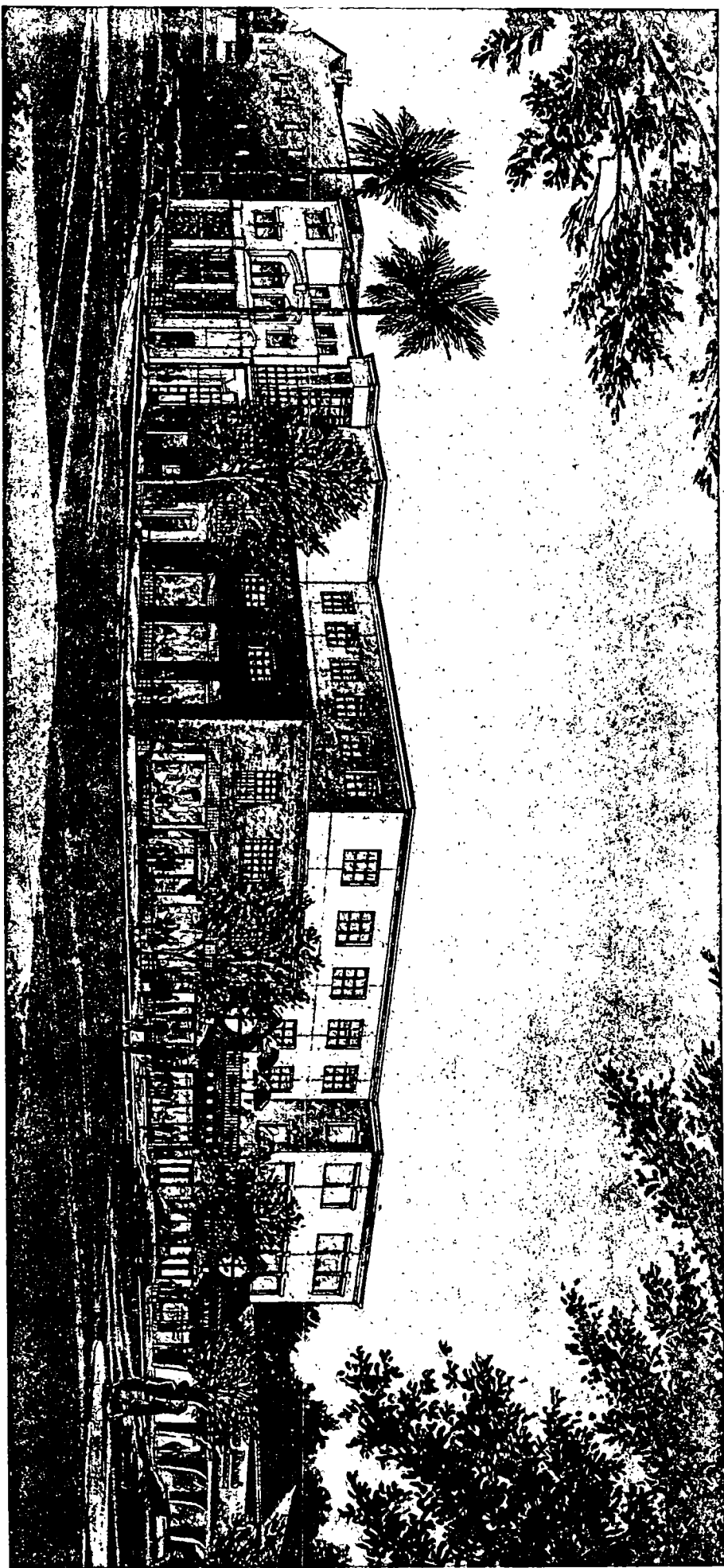
PROJECT EVALUATION: Staff is supportive of this of method preserving the Priority Structure. The overall design of the project is much improved in that a step-back of the third and fourth floor will serve to retain somewhat the low scale character of the existing blockface.

Representatives of SOCA and the Alhambra Corridor Citizens Advisory Committee are pleased with the direction that the project has taken. The ACCAC representative is still concerned however with the intensity of development proposed on the site and the cumulative impact of the project on traffic in the area west of 28th Street. Both SOCA and the ACCAC see that the detail treatment, yet to be fully defined, will be significant to the overall success of the building design.

STAFF RECOMMENDATION: Staff recommends that the Board indicates that retaining the street facades of the Priority Structure and their incorporation into the proposed office development as an acceptable method of historic preservation and that the Board review and comment on the overall project design for the proposed office development.


Richard B. Hastings
Design Review/Preservation Board

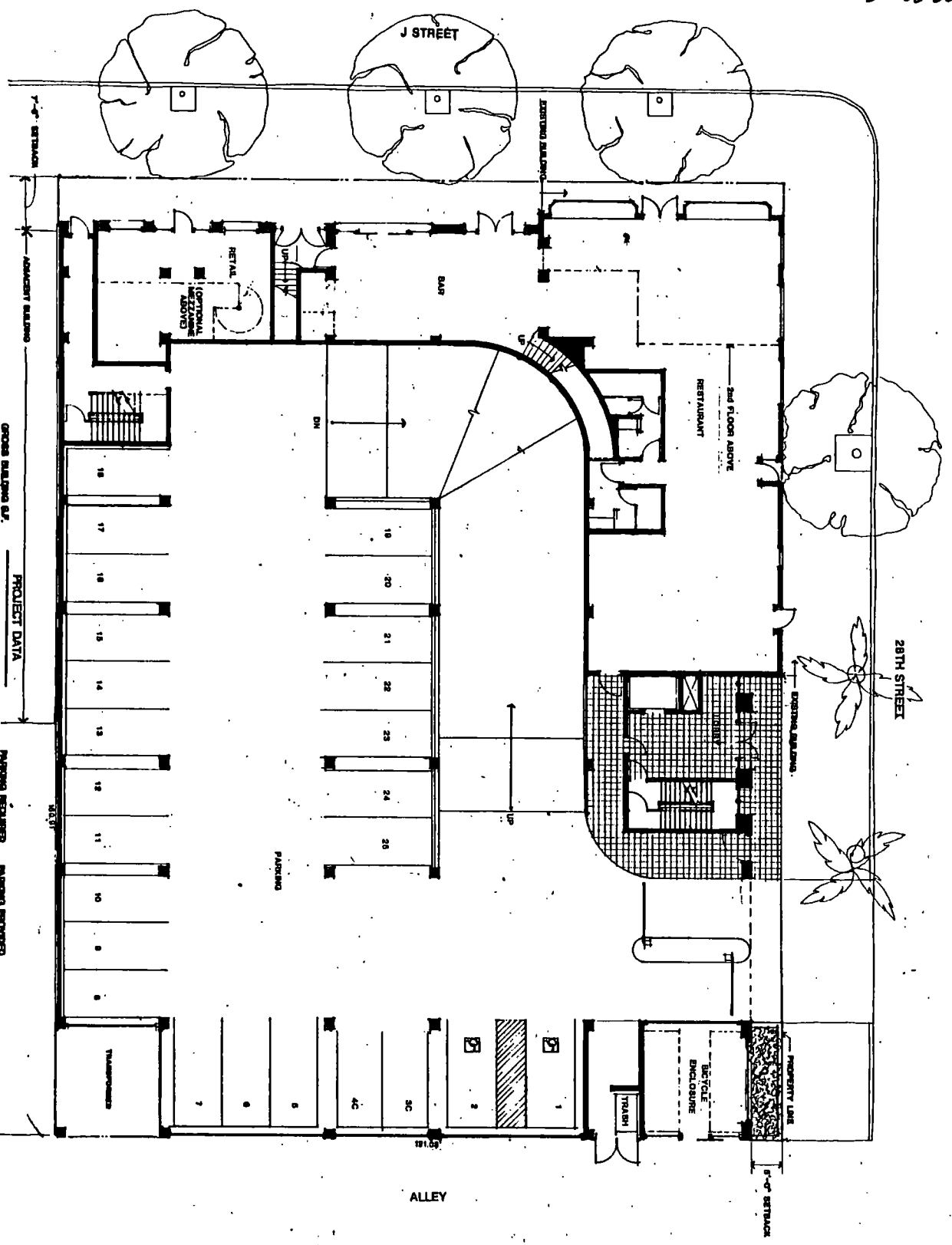
RBH:RL:pe



NEWS 3/11
 0

11-16-88/3-1-89

88-88-083
 88-88-163

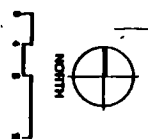


PROJECT DATA

NETAL OFFICE	660 S.F. (includes mechanical - 218 S.F.)
RESTAURANT	4,050 S.F. (200 seats)
RETAIL OFFICE	3,000 S.F.
TOTAL	8,110 S.F.
PARKING STRUCTURES	84,700 S.F.
GROUND BUILDING S.F.	147,200 S.F.

PARKING REQUIRED	PARKING PROVIDED
2,3 (per code)	8 (MANUFACTURED)
24.5	8 (CONCRETE)
24.5	88 (STANDARD)
TOTAL TOTAL	57 TOTAL

GROUND SITE S.F. 19,432



Vitek & Associates, Inc.
 Architects
 1011 L Street
 Sacramento, CA 95811
 Telephone: (916) 441-8888

**ST. FRANCIS
 SUTTER
 BUILDING**
 2730 J STREET
 SACRAMENTO, CA

**GROUND FLOOR/
 SITE PLAN**

NOVEMBER 7, 1988	88014.S1
NOVEMBER 7, 1988	88014.S1

1

PB 88-033
DR 88-163

11-16-88
/ 31-89

ITEMS 3-4



Vitiello + Associates, Inc.
Architects

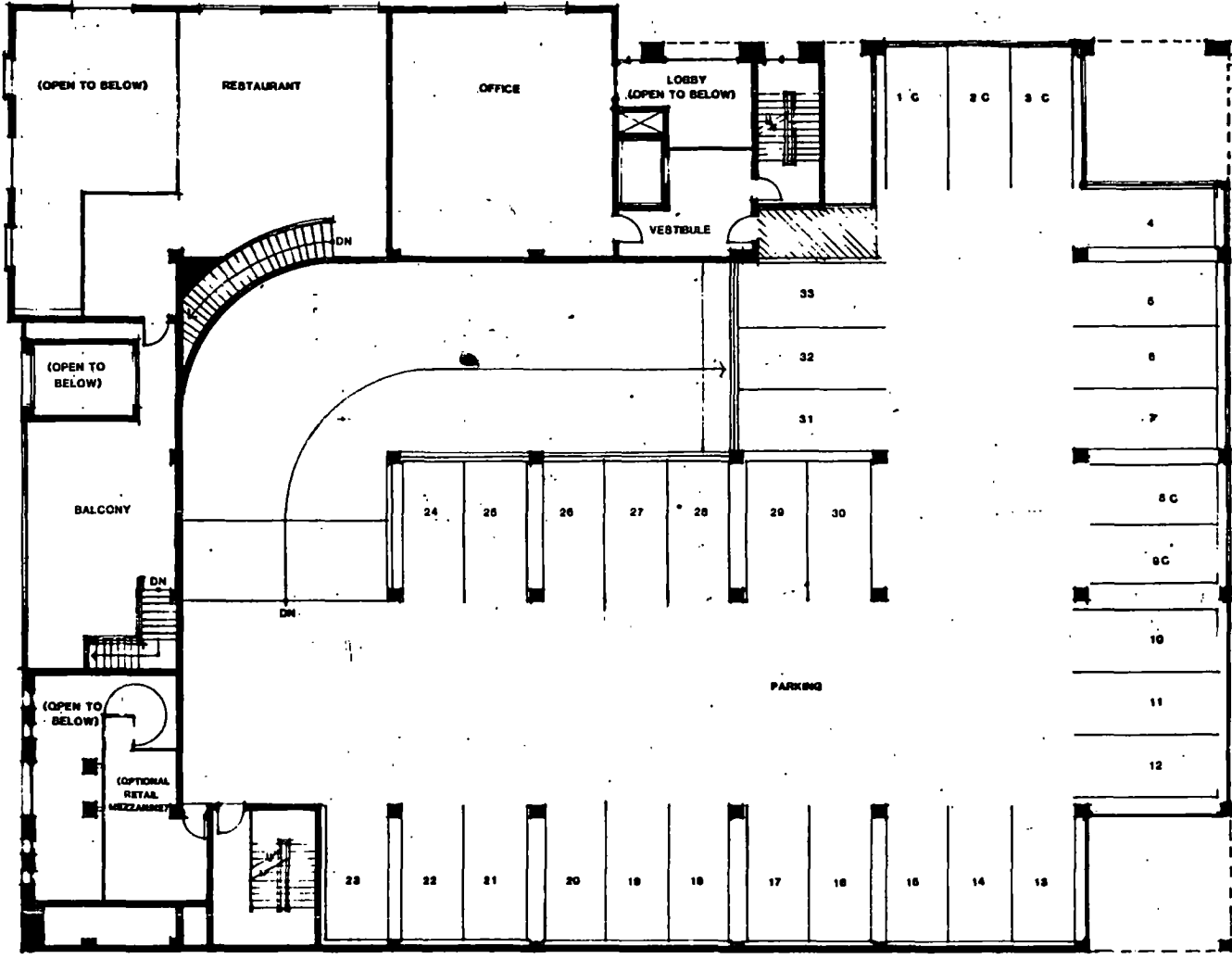
3231 H Street
Sacramento, California 95814
(916) 448-0200

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The contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified in writing of any variance from the drawings and conditions shown by field drawings.

This drawing is not valid in so far as construction until signed by the architect and owner.

Approved _____
Date _____



Project Title

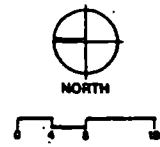
ST. FRANCIS
SUTTER
BUILDING

2730 J STREET
SACRAMENTO, CA.

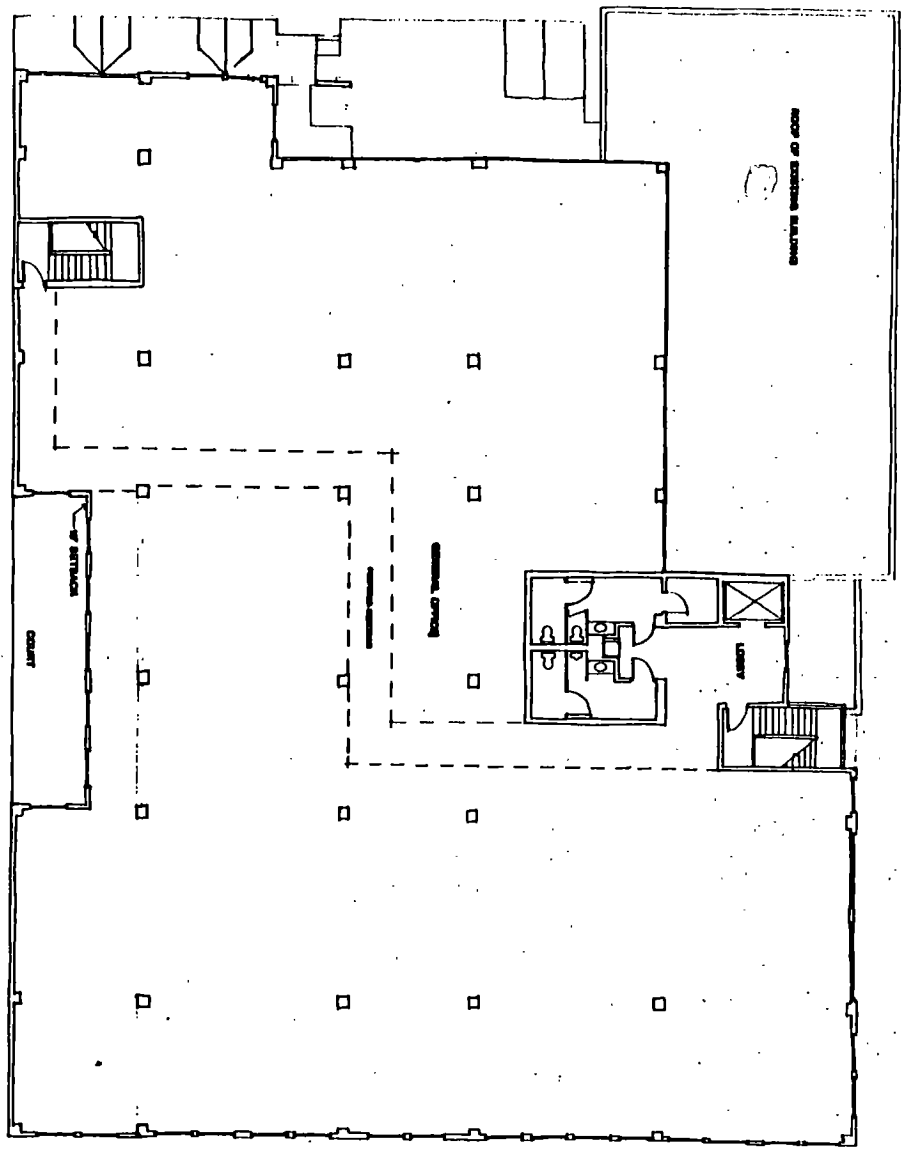
SECOND FLOOR
PLAN

No.	Date	By	App.

Job No. 88014.01
Date NOVEMBER 7, 1988
Sheet No.



3



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Architects
1000 J Street, Suite 100
Sacramento, CA 95811
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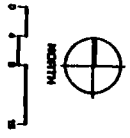
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**ST. FRANCIS
SUTTER
BUILDING**
2730 J STREET
SACRAMENTO, CA

**THIRD & FOURTH
FLOOR PLANS**

NO.	DATE	REVISIONS

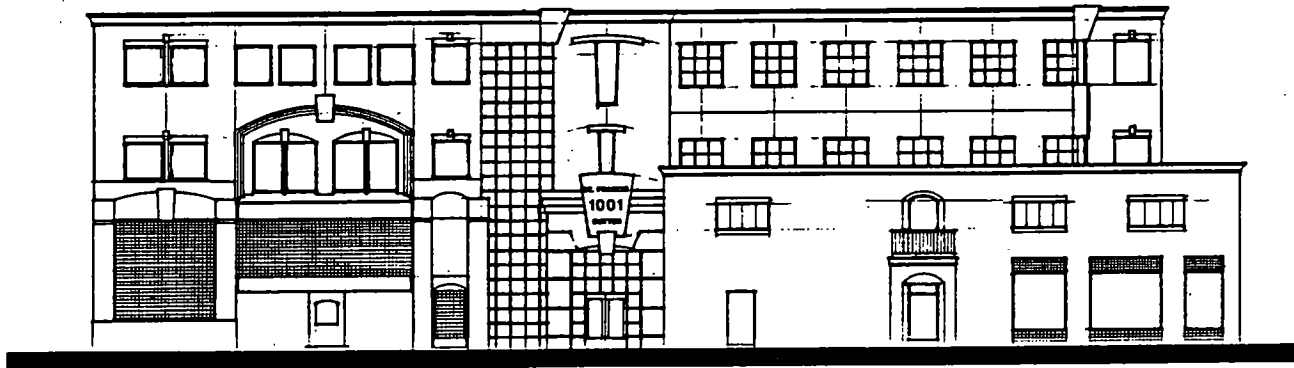
REVISED 7, 1988



PB 88-035
DR 88-163



J STREET ELEVATION



28th STREET ELEVATION



Vitello + Associates, Inc.

Architects
1011 N Street
Sacramento, California 95811
916/442-0221

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Author:
Date:

ST. FRANCIS
SUTTER
BUILDING

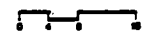
2730 J STREET
SACRAMENTO, CA

ELEVATIONS

No.	Date	By	App.

Job No.
88014.01
Date
NOVEMBER 7, 1988
Sheet No.

5



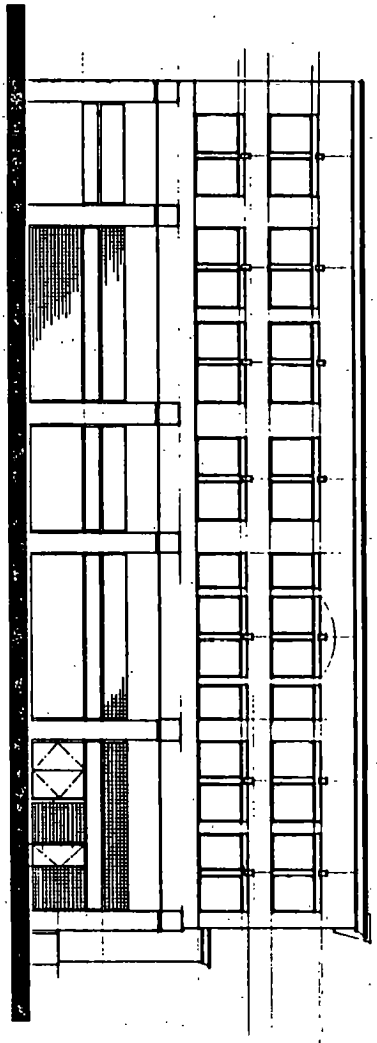
11-16-88
3-1-89

MEKS 3/4
2

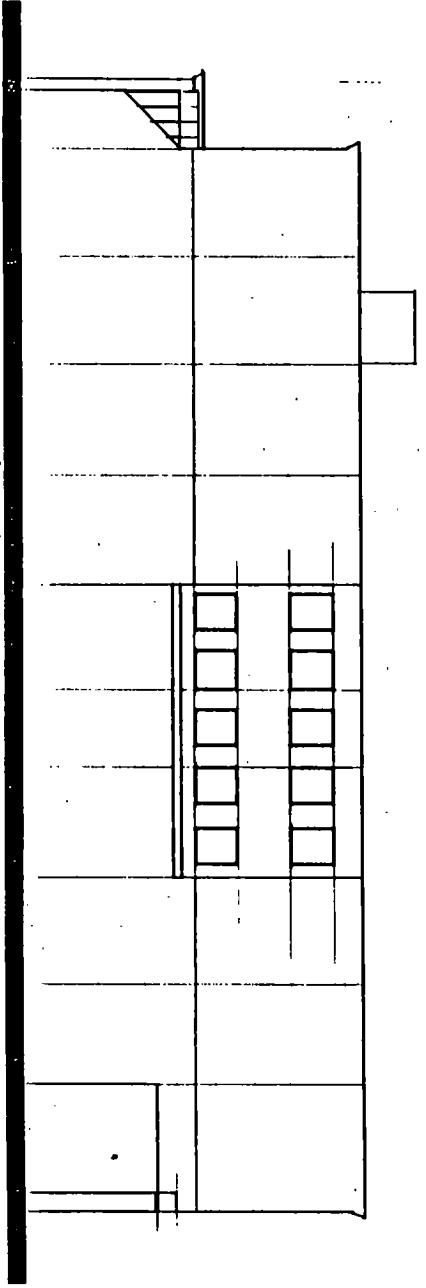
DR 88-033
DR 88-163

11-16-88 / 3-1-89

MEAS 3'11" 2



SOUTH ELEVATION



WEST ELEVATION



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Fax: (916) 441-1112

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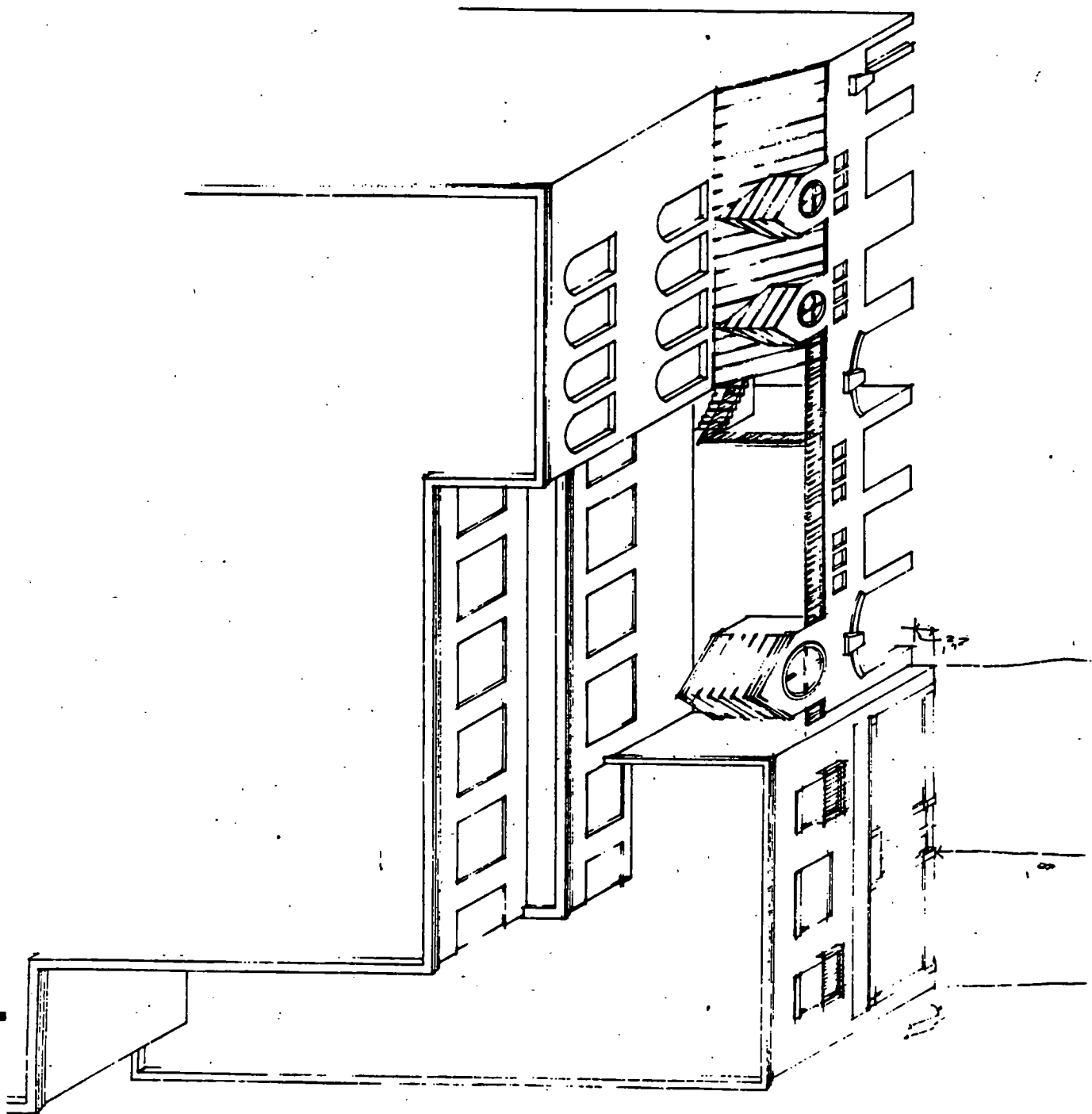
**ST. FRANCIS
SUTTER
BUILDING**
2730 J STREET
SACRAMENTO, CA

ELEVATIONS

NO.	DATE	DESCRIPTION
1	08/14/81	REVISED
2	01/16/82	REVISED
3	01/16/82	REVISED
4	01/16/82	REVISED
5	01/16/82	REVISED
6	01/16/82	REVISED
7	01/16/82	REVISED
8	01/16/82	REVISED
9	01/16/82	REVISED
10	01/16/82	REVISED



WHEELS + AS
REWORKED +
SERIALIZED



PB 88-033
DR 88-163

11-2-88 / 3-1-89

2
ITEMS: A

The landscape architectural plan was prepared for the purpose of showing the location and design of the landscape elements and is not intended to be a construction document. The contractor shall be responsible for the proper installation and maintenance of the landscape elements. The drawing is not to be used for any other purpose without the written consent of Vitiello + Associates, Inc.

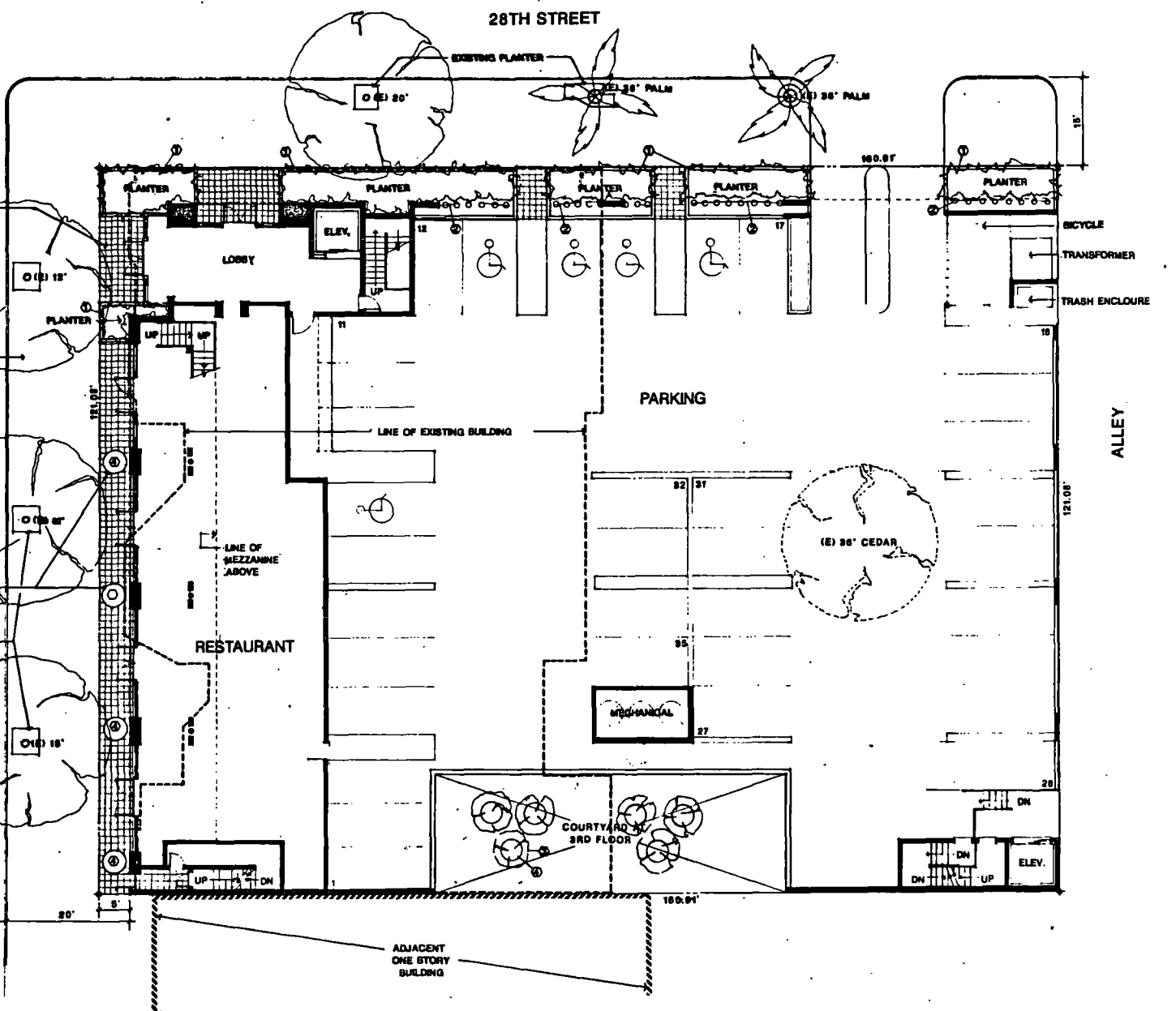
Date: _____
 Drawn by: _____

ST. FRANCIS SUTTER BUILDING
 2730 J STREET
 SACRAMENTO, CALIFORNIA

No.	Date	By	Appr.

Job No. **88014**
 Date **JUNE 20, 1988**
 Sheet No. _____

L1



LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

DR 88-1153

SUPERCEDED

APRIL 21 1988
 3-1-88

- PLANT LEGEND**
- ① ASPARAGUS SPREGERI
 - ② FICUS PUMILA
 - ③ JAPANESE FLOWERING CHERRY
 - ④ ANNUAL COLOR BY SEASON

ITEM 2

DR 88-163

SUPERCEDED
ORIGINAL SUBMITTAL - 6/88

3-1-89

MEM 2

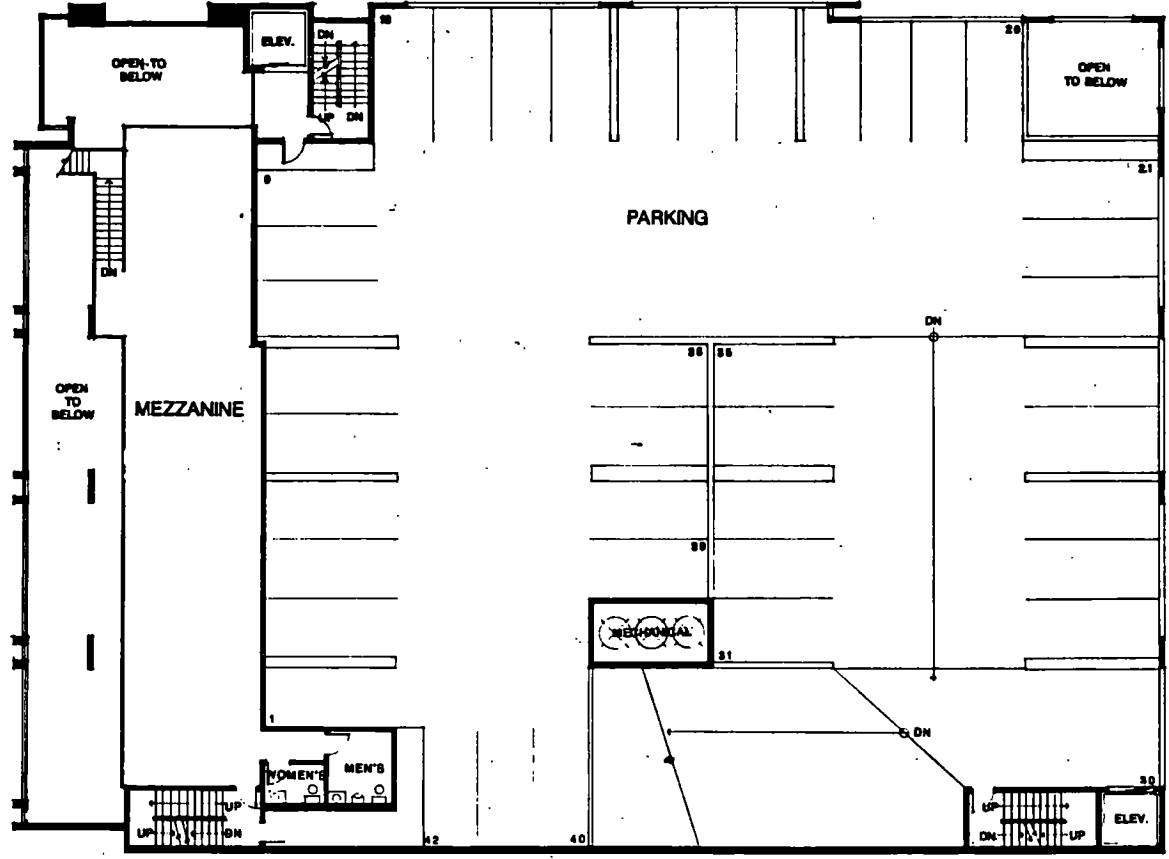


Vitiello + Associates, Inc.

1211 N. STREET
SACRAMENTO, CALIFORNIA 95811
(916) 442-1211

The undersigned architect shall be responsible for the design and construction of the building as shown on the drawings and specifications. The architect shall be responsible for the design and construction of the building as shown on the drawings and specifications. The architect shall be responsible for the design and construction of the building as shown on the drawings and specifications.

The architect shall be responsible for the design and construction of the building as shown on the drawings and specifications. The architect shall be responsible for the design and construction of the building as shown on the drawings and specifications. The architect shall be responsible for the design and construction of the building as shown on the drawings and specifications.

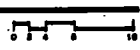


GROSS SQUARE FOOTAGE	
MEZZANINE	1,708
RESTROOMS	198
CIRCULATION	706
TOTAL	2,612

ST. FRANCIS SUTTER BUILDING
2730 J STREET
SACRAMENTO, CALIFORNIA

SECOND FLOOR PLAN

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



NO.	DATE	DESCRIPTION

88014

JUNE 20, 1988

A4

DR 88-163

SUPERSEDED

ORIGINAL SUBMITTAL - 6/88

3-1-89

HEM 2

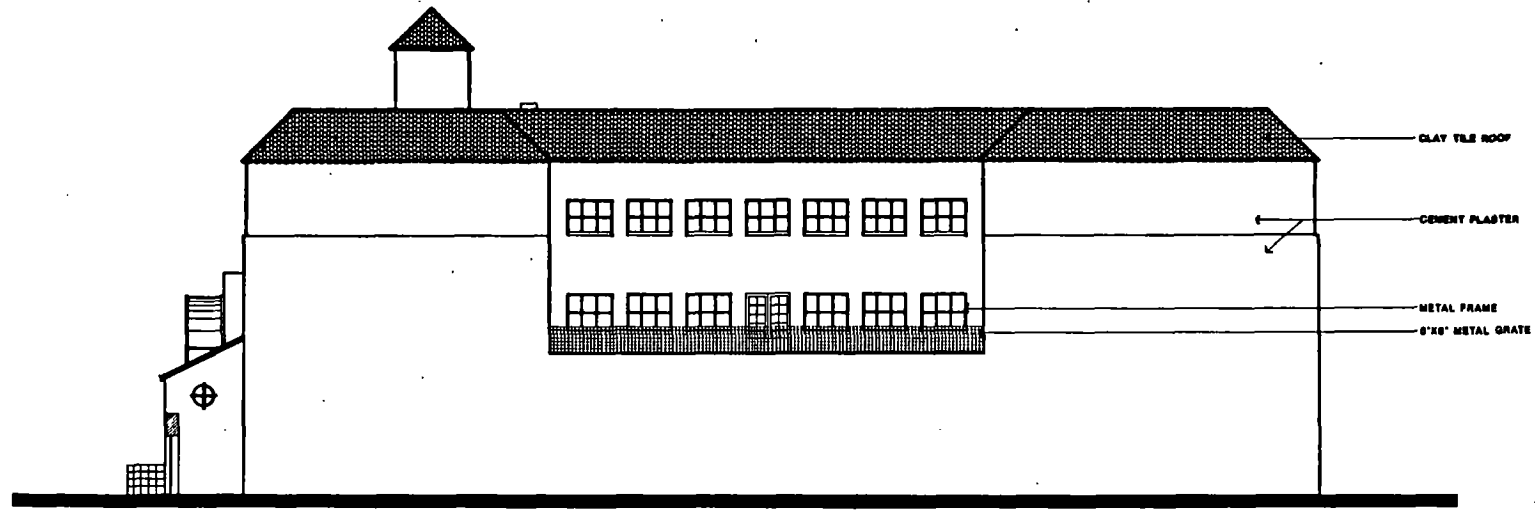


Vitiello + Associates, Inc.
Architects
1015 - 10th Street
Sacramento, California 95811

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DATE: 11/88

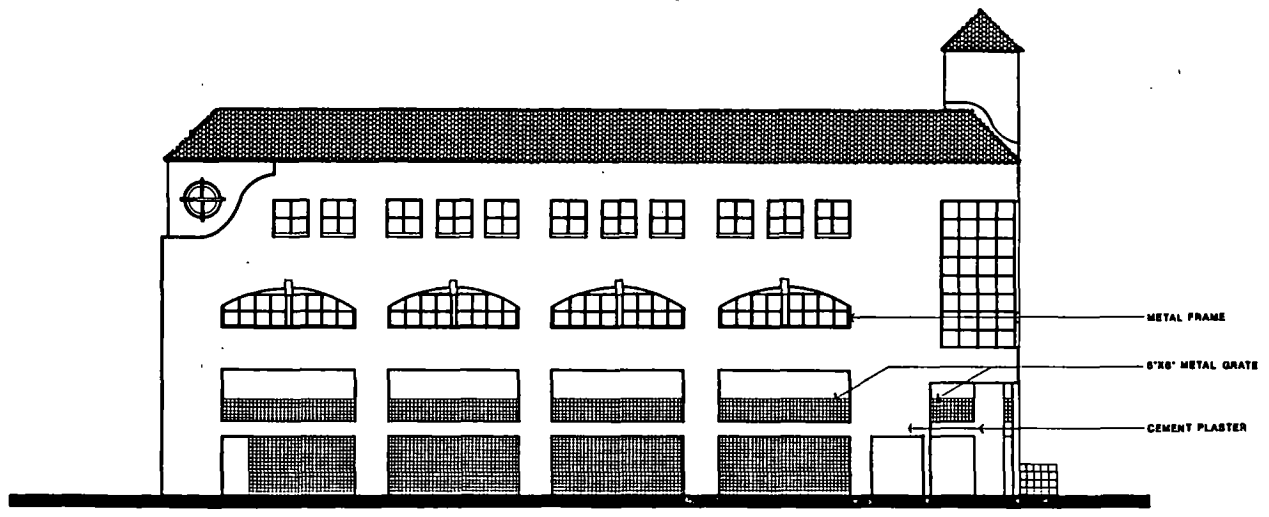


PROPERTY LINE ELEVATION

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



ST. FRANCIS SUTTER BUILDING
2730 J STREET
SACRAMENTO,
CALIFORNIA



ALLEY ELEVATION

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



Job No.
88014
Date
JUNE 20, 1988

A2

DR 88-163

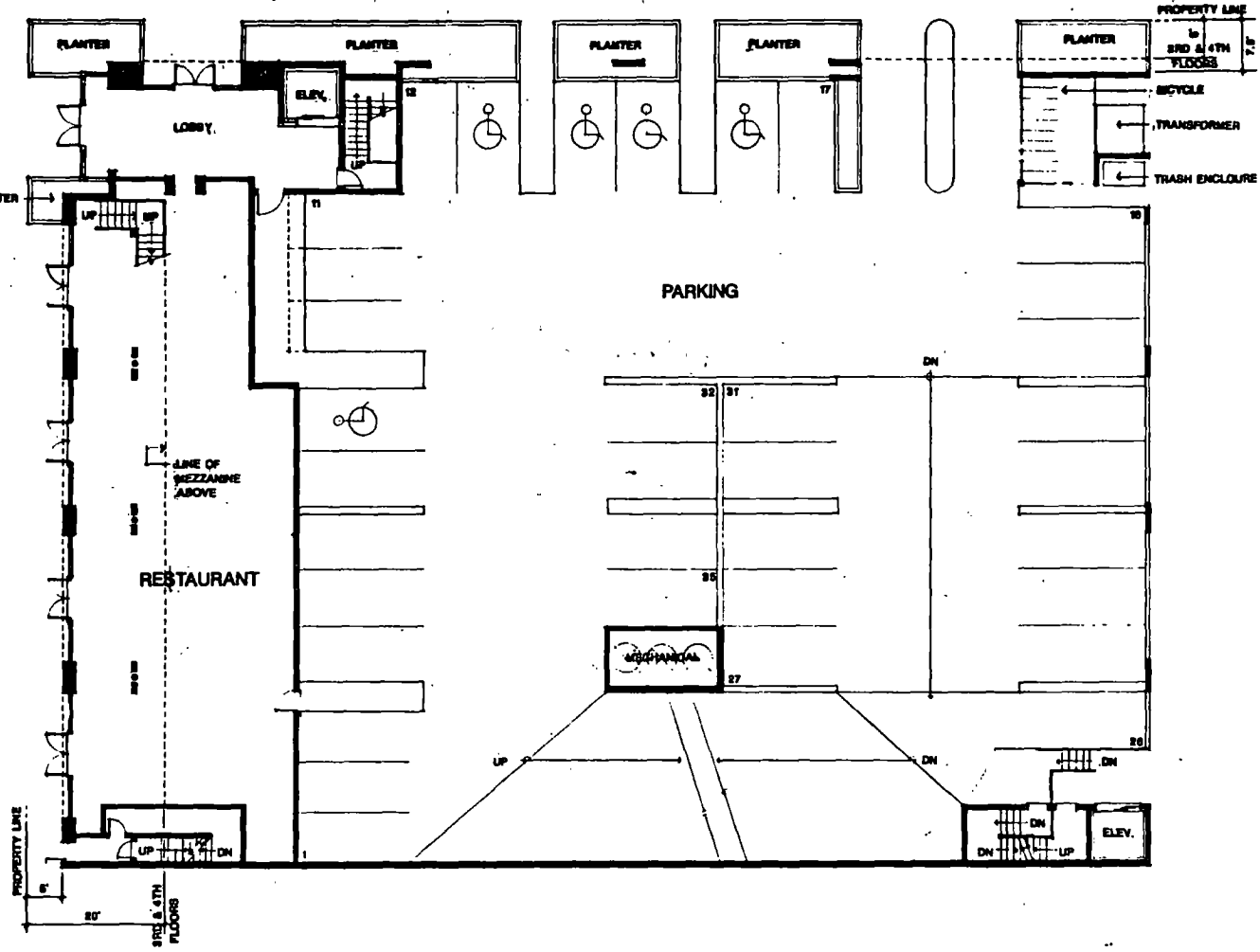
2-1-89

DIAPHRAGM ORIGINAL SUBMITAL 6/88

MEM 2

2730 J STREET
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-0000

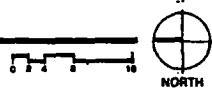
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GROSS SQUARE FOOTAGE	
RESTAURANT	2,707
LOBBY	636
CIRCULATION	600
TOTAL	3,943

GROUND FLOOR PLAN

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



ST. FRANCIS SUTTER BUILDING
 2730 J STREET
 SACRAMENTO, CALIFORNIA

88014

JUNE 20, 1988

A3



Vitiello + Associates, Inc.
Architects

200 N. Street
San Francisco, California 94104
415-398-2000

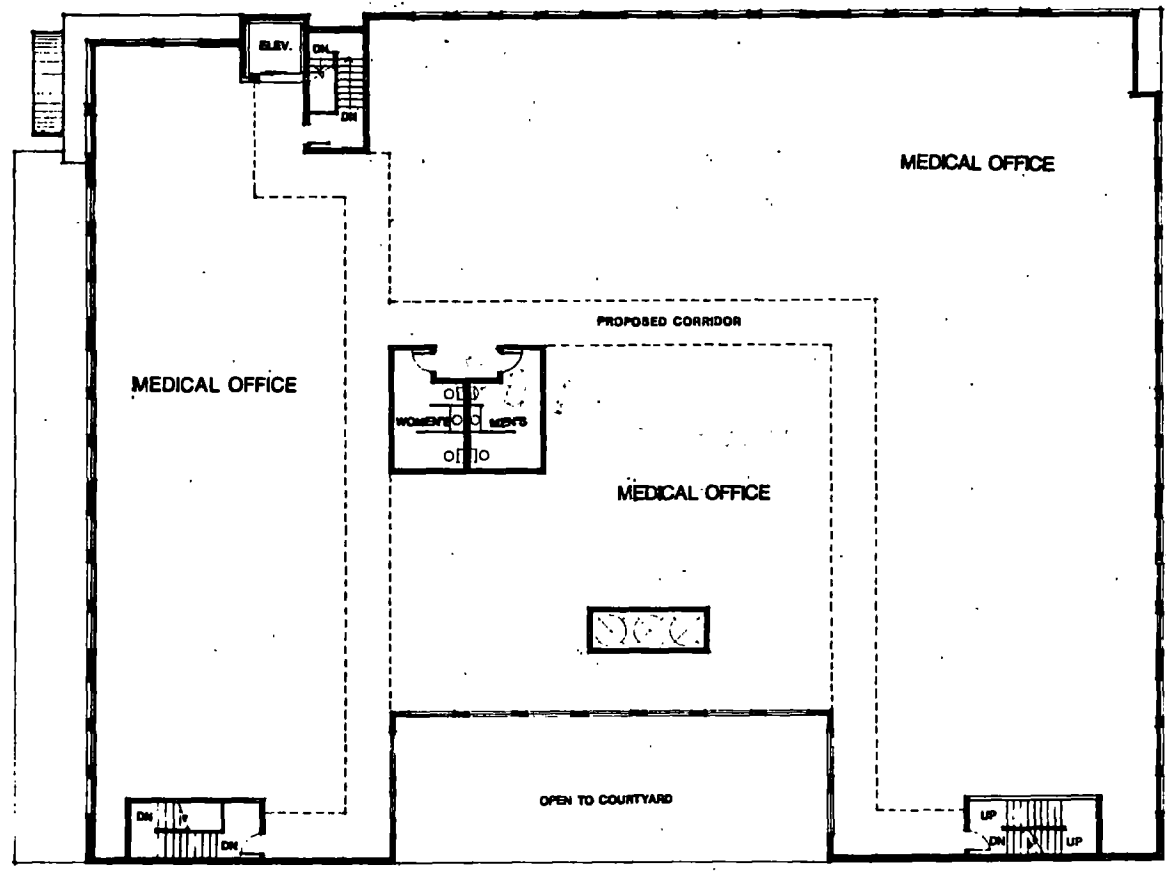
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DR 88-163

SUPERSEDED
ORIGINAL SUBMITTAL - 6/88

3-1-89



GROSS SQUARE FOOTAGE	
MEDICAL OFFICE	14,400
RESTROOMS	88
CIRCULATION*	652
TOTAL	15,400

*DOES NOT INCLUDE PROPOSED CORRIDOR

ST. FRANCIS
SUTTER BUILDING
2730 J STREET
SACRAMENTO,
CALIFORNIA

FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"



88014

JUNE 20, 1988

A6

REV 2

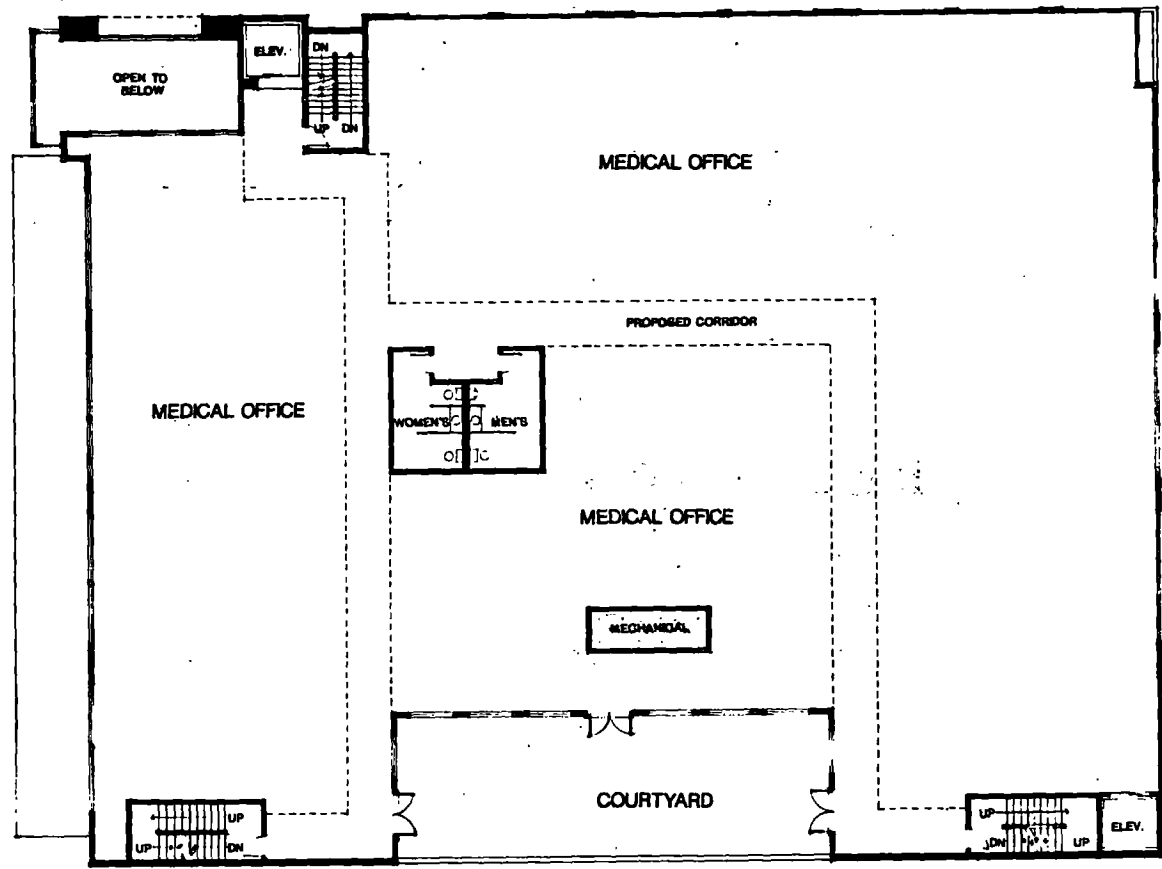
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DR 88-163

SUPERCEDED ORIGINAL SUBMITTAL 6/88

3-1-89



GROSS SQUARE FOOTAGE	
MEDICAL OFFICE	14,782
RESTROOMS	337
CIRCULATION*	878
TOTAL	16,000

*DOES NOT INCLUDE PROPOSED CORRIDOR

THIRD FLOOR PLAN

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



**ST. FRANCIS
SUTTER BUILDING**
2730 J STREET
SACRAMENTO,
CALIFORNIA

88014

JUNE 20, 1988

A5

READ B

DR 88-163

SUPERSEDED

ORIGINAL SUBMITTAL - 6/88

3-1-89

HEM 2



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Architects

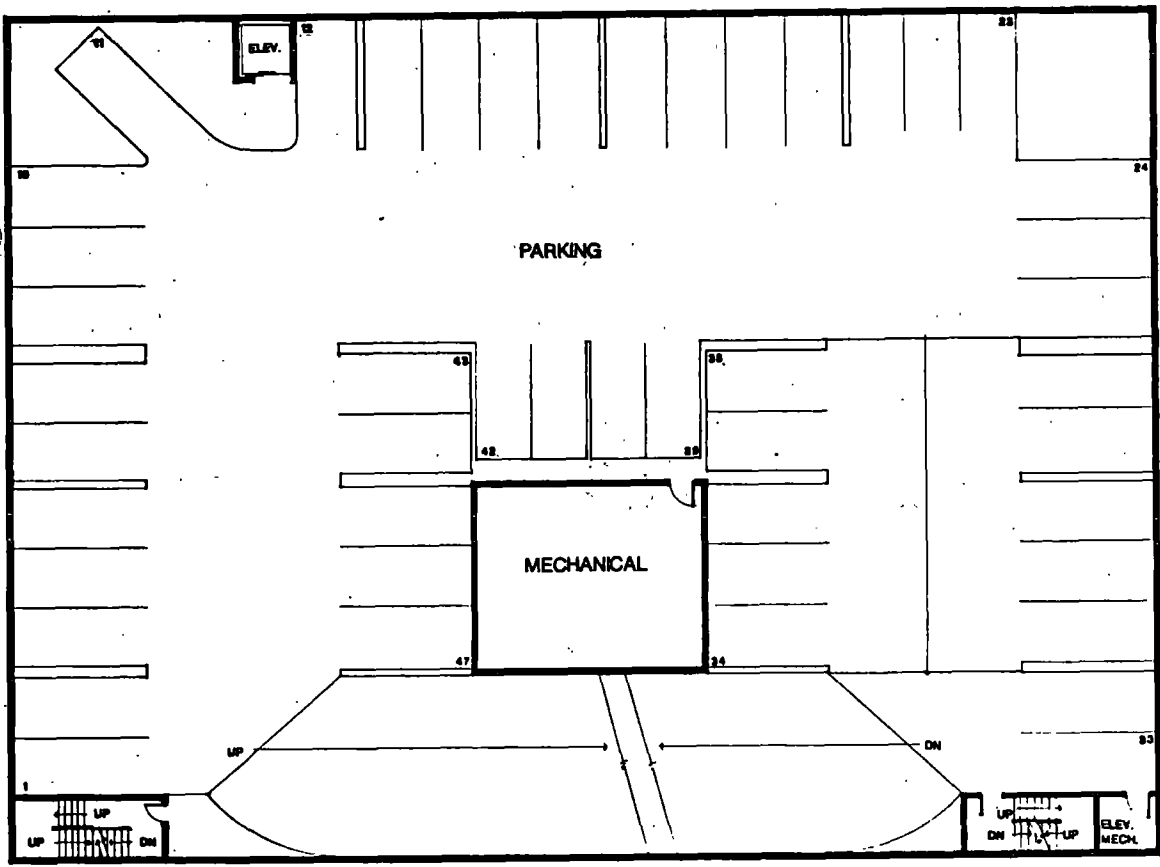
Our office is located at 2730 J Street, Sacramento, California 95811.
The undersigned architect does not warrant that these plans or the design shown in connection therewith are correct, complete or not containing any errors. The user of these plans and the user of any information derived therefrom shall assume all responsibility for their use and shall indemnify and hold the undersigned harmless in any and all ways.

The contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall not be liable for any errors or omissions made by the contractor.

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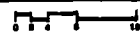
DATE: _____
DRAWN BY: _____

ST. FRANCIS SUTTER BUILDING
2730 J STREET
SACRAMENTO, CALIFORNIA



-1 PARKING PLAN

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



No.	Desc.	Sh.	Rev.

PROJECT NO. 88014
DATE: JUNE 20, 1988

A7

DR88-163

SUPERCEDED

ORIGINAL SUBMITTAL - 6/88

3-1-89

175M 2



Vitiello + Associates, Inc.

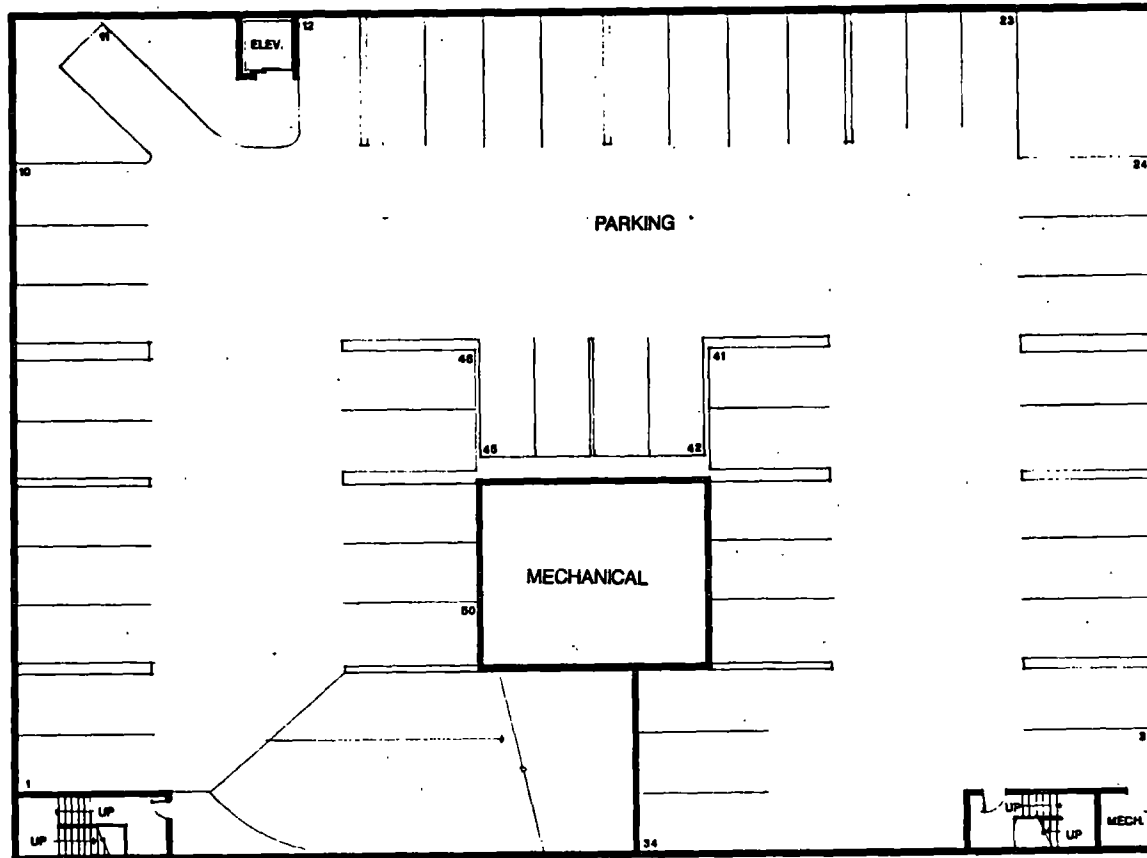
Architects
1000 N Street
Sacramento, California 95811
(916) 442-8200

The undersigned architect certifies that the information furnished herein is true and correct to the best of his knowledge and belief and that he is not aware of any information which would render the same inaccurate or misleading. The architect shall accept responsibility for these drawings and specifications if they are used in whole or in part by any other firm.

The contract to which these plans are prepared is for the construction of the project described in the title block. The architect is not responsible for the construction of the project or for the performance of the project by third parties.

DATE: 6/88

DR: [unclear]



-2 PARKING PLAN

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



ST. FRANCIS SUTTER BUILDING
2730 J STREET
SACRAMENTO,
CALIFORNIA

Job No.
88014
Date
JUNE 20, 1988
Sheet No.

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