

DESIGN REVIEW & PRESERVATION BOARD  
1231 T Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT James Seyman; 2731 P Street; Sacramento, CA 95816  
OWNER Blumenfield Enterprises; 1521 Sutter Street; San Francisco, CA 94109  
PLANS BY Applicant  
FILING DATE 4/18/89 REPORT BY: RBH:hp  
NEGATIVE DEC \_\_\_\_\_ EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 009-0262-1---7

Approved on 1/3/90 meeting. RBH:hp

LOCATION: 1518 Broadway

PROPOSAL: Rehab exterior of listed structure, awning, doors, tile on an Essential Structure.

PROJECT INFORMATION:

Existing Zoning of Site: C-2; R-1  
Existing Land Use of Site: Theater and retail

Surrounding Land Use and Zoning:

North: Cafe, commercial; C-2  
South: Parking, residential; R-1  
East: Commercial; C-2  
West: Parking, commercial; C-2, R-1

Significant Features of Site: Essential Structure  
Exterior Building Colors: White, maroon  
Exterior Building Materials: Stucco, tile

BACKGROUND: The vacant corner of the Tower Theater building facing Broadway and South Land Park Drive is being rehabilitated for cafe use. A new awning is proposed to be placed over the existing ground level window area. The awning will extend out to the edge of the northeast corner of the theater, approximately three to four feet past the cafe window wall. The neon Records sign will be moved up to the top of the cafe parapet. The neon sign is in the process of being rehabilitated. All of the original transom windows above the new awning will be reopened. New corner doors will be placed at the corner entry. The design of the doors has not yet been fixed. The awning canvass color will be a dark maroon to match the existing tile on the theater portion of the building. The applicant also proposes to add sliding glass doors to the east side of the cafe to allow for access to outside tables. At the time of the new sliding glass door addition, the marble mosaic tile which was added below the existing windows in the 1950's, will be replaced by a more appropriate tile or finish. Staff has been working with the applicant to come up with a design which will compliment the structure and meet the Department of Interior guidelines as well as adopted Board guidelines.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. The new awning will not extend past the face of the theater building.
2. Staff to review and approve all new doors.
3. Staff to review and approve a sign program for the cafe and the rest of the building as the case requires.
4. Staff to review and approve any new tile or other finish work to the exterior of the building.

5. As other projects are brought to the staff which will return the facade of the structure back to a design more like the original, staff may approve the project if an agreement between staff and the applicant is reached. Otherwise, the project will be brought to the Board for review and approval.

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.

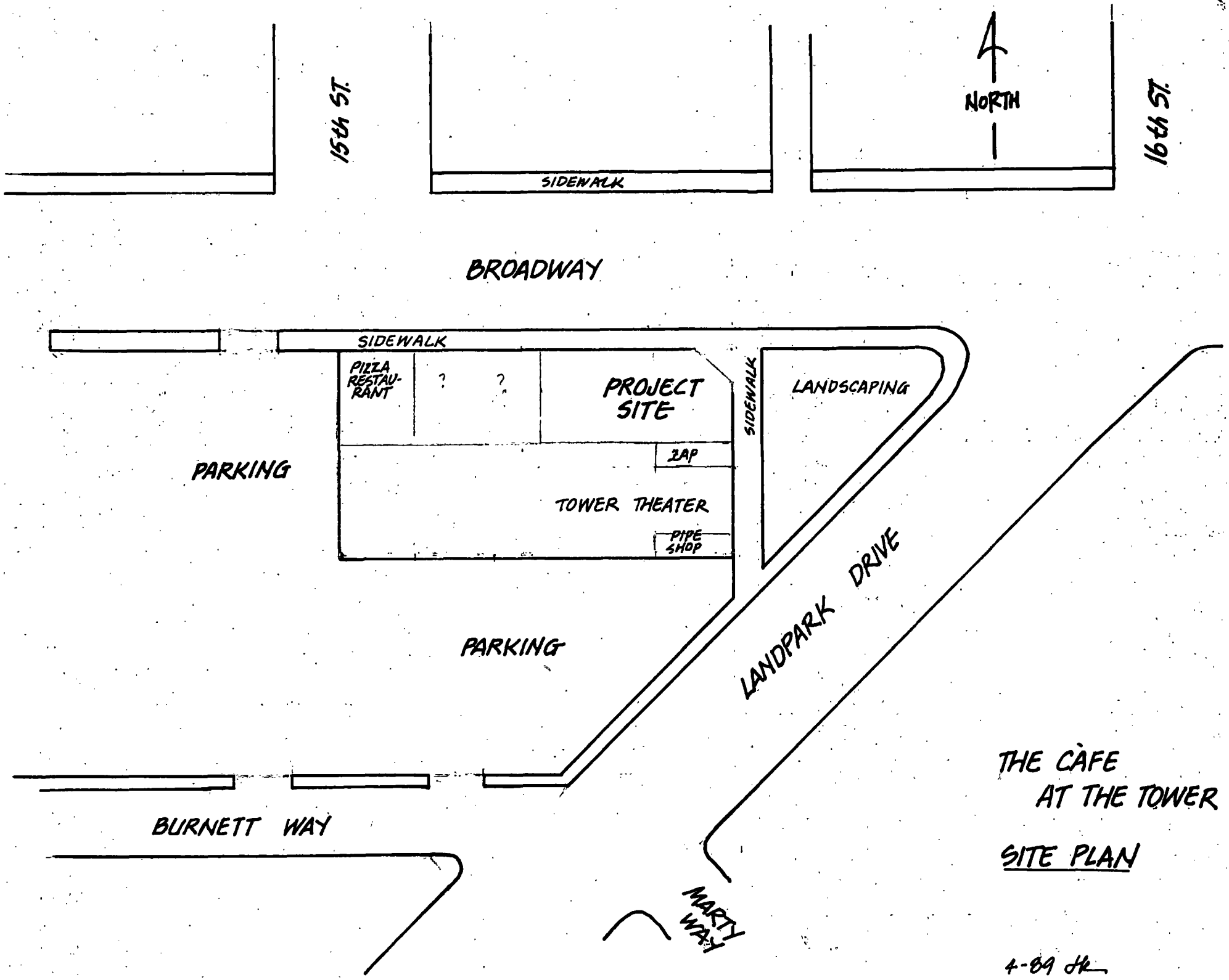
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION 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.

PB89-013

1-3-1990

#9



15th St

16th St

BROADWAY

SIDEWALK

SIDEWALK

NORTH

PIZZA RESTAURANT

?

?

PROJECT SITE

LANDSCAPING

PARKING

ZAP

TOWER THEATER

PIPE SHOP

PARKING

LANDPARK DRIVE

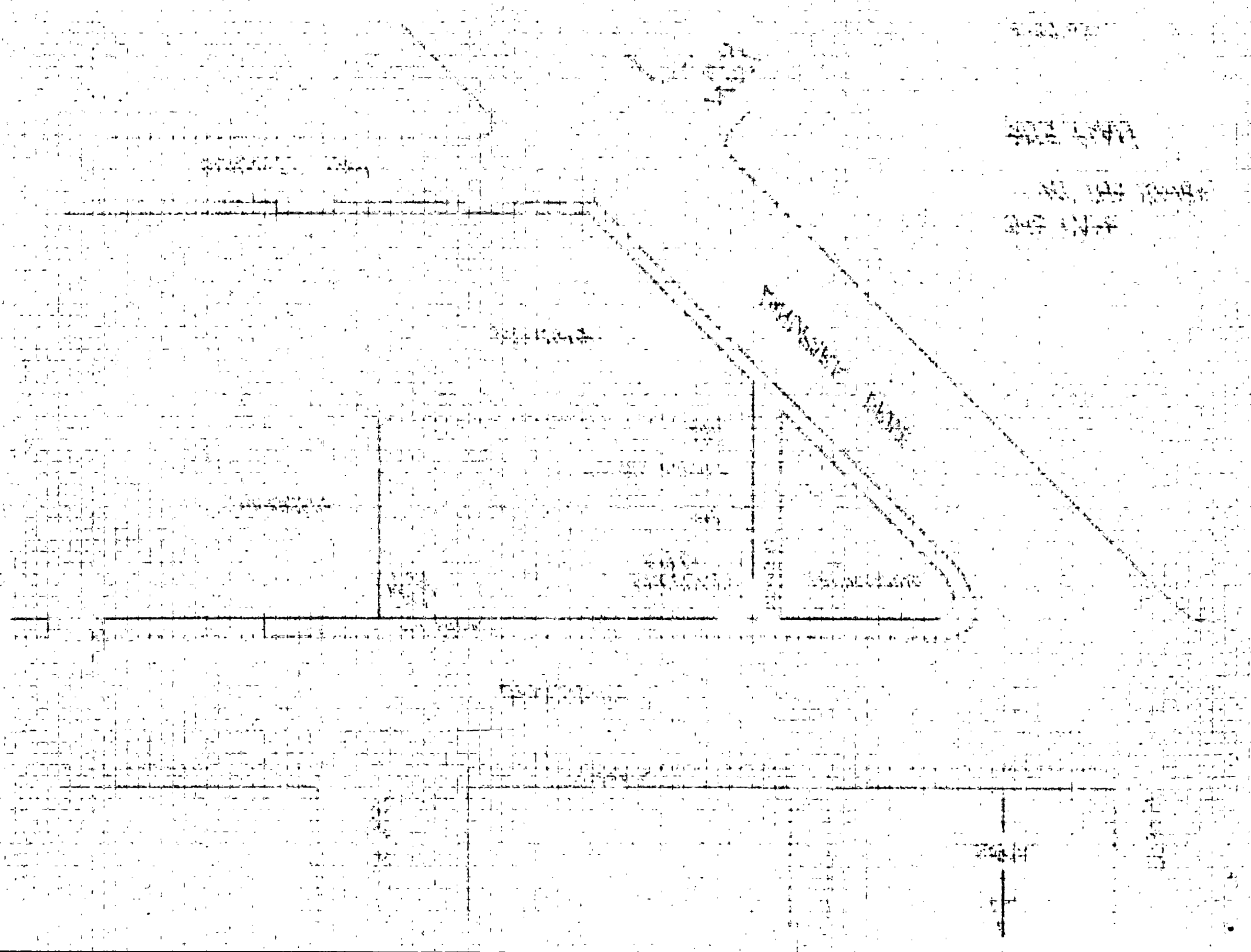
BURNETT WAY

MARTY WAY

THE CAFE AT THE TOWER

SITE PLAN

4-89 JK

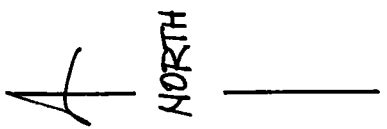


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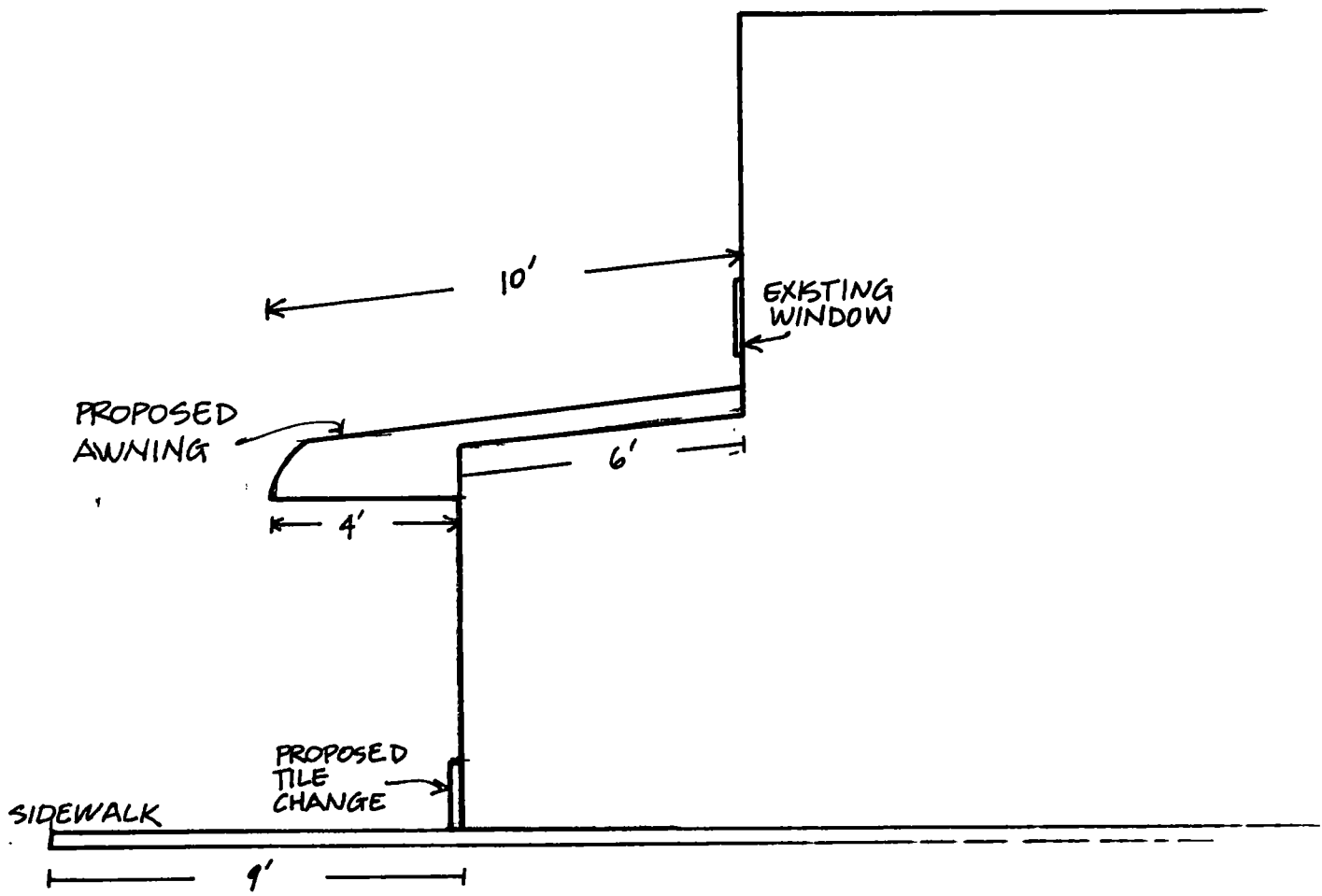
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# 9

THE CAFE  
AT THE TOWER  
ELEVATIONS

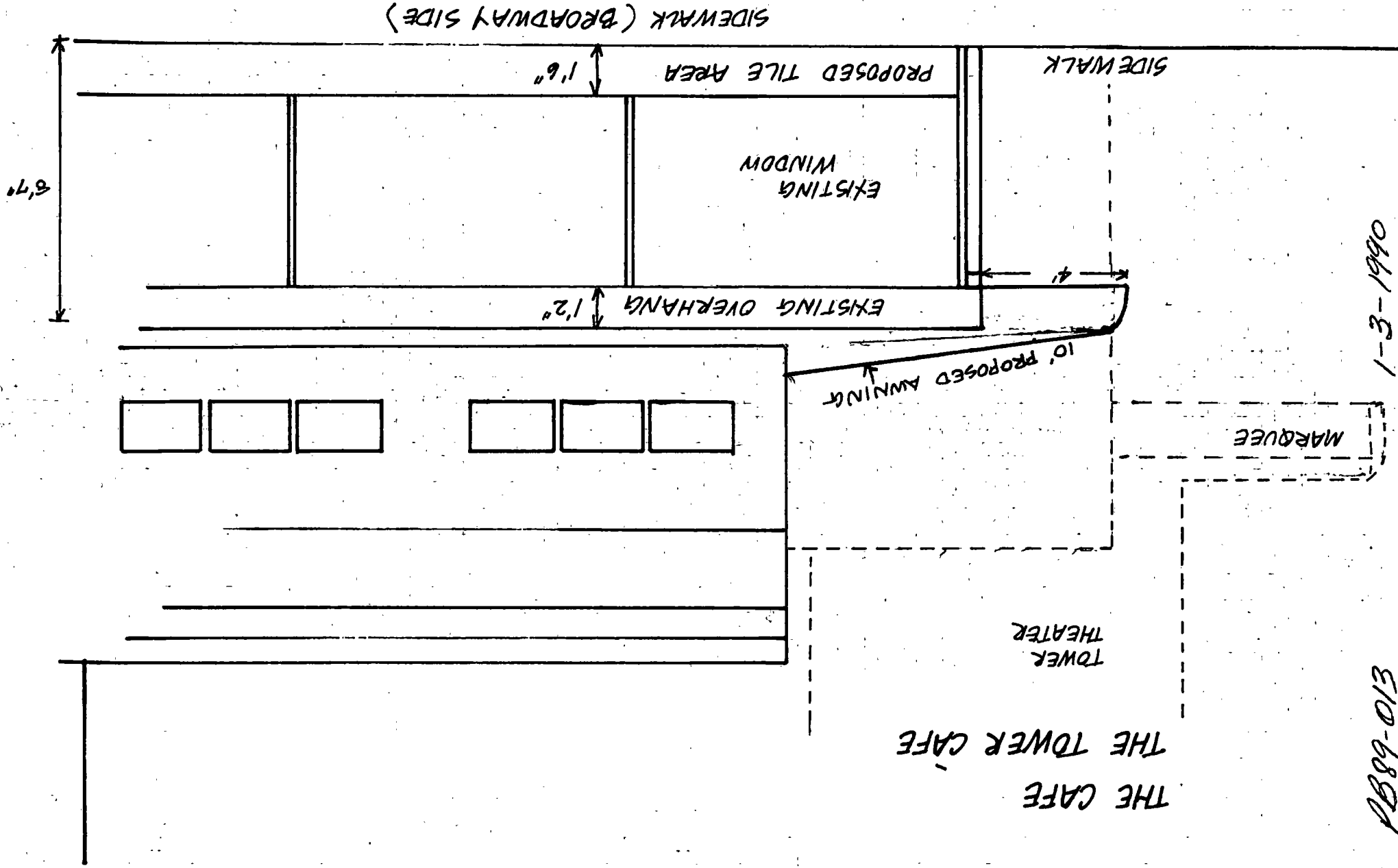


BROADWAY



SCALE  
1" = 4'  
4-89 dk

SCALE  
1" = 4'  
4-89 dr



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1-3-1990

P889-013

THE BOARD OF  
SUPERVISORS

1910

REVENUE

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

OFFICE OF THE  
ASSASSIN

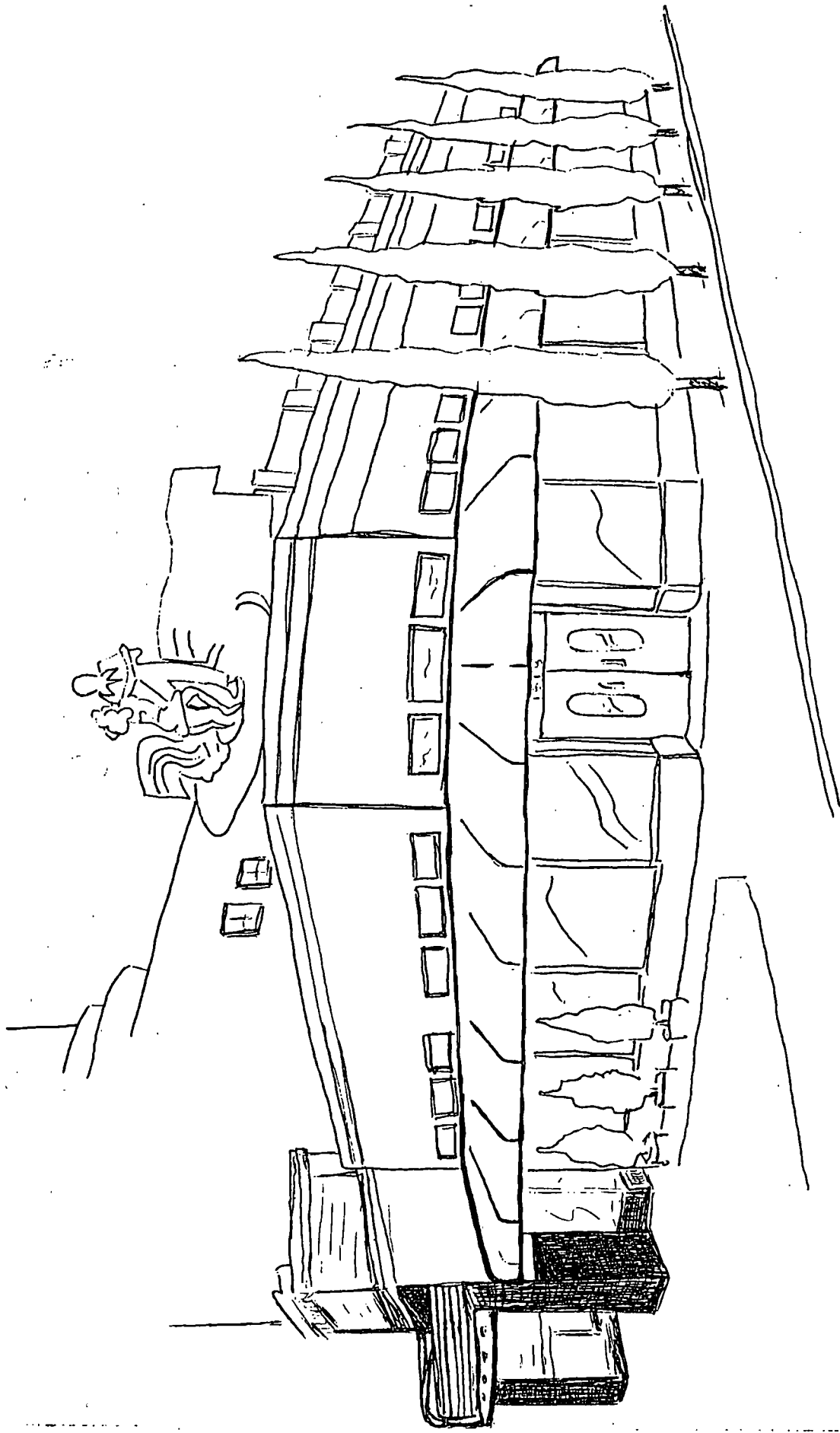
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TOWER CAFE

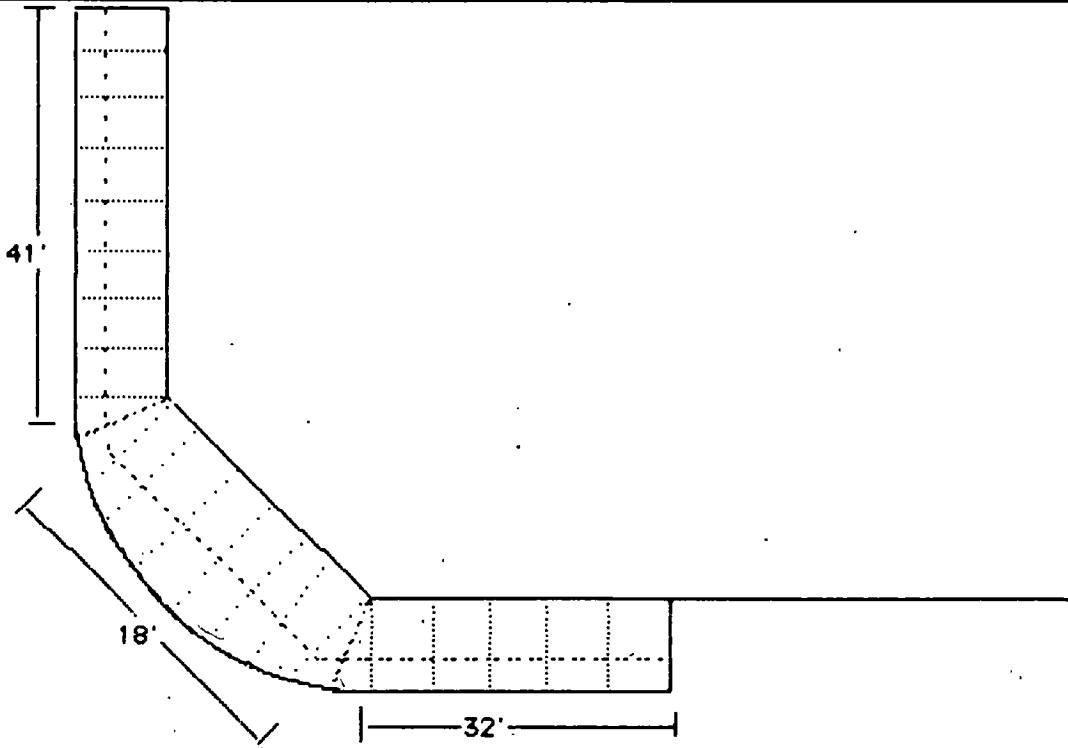
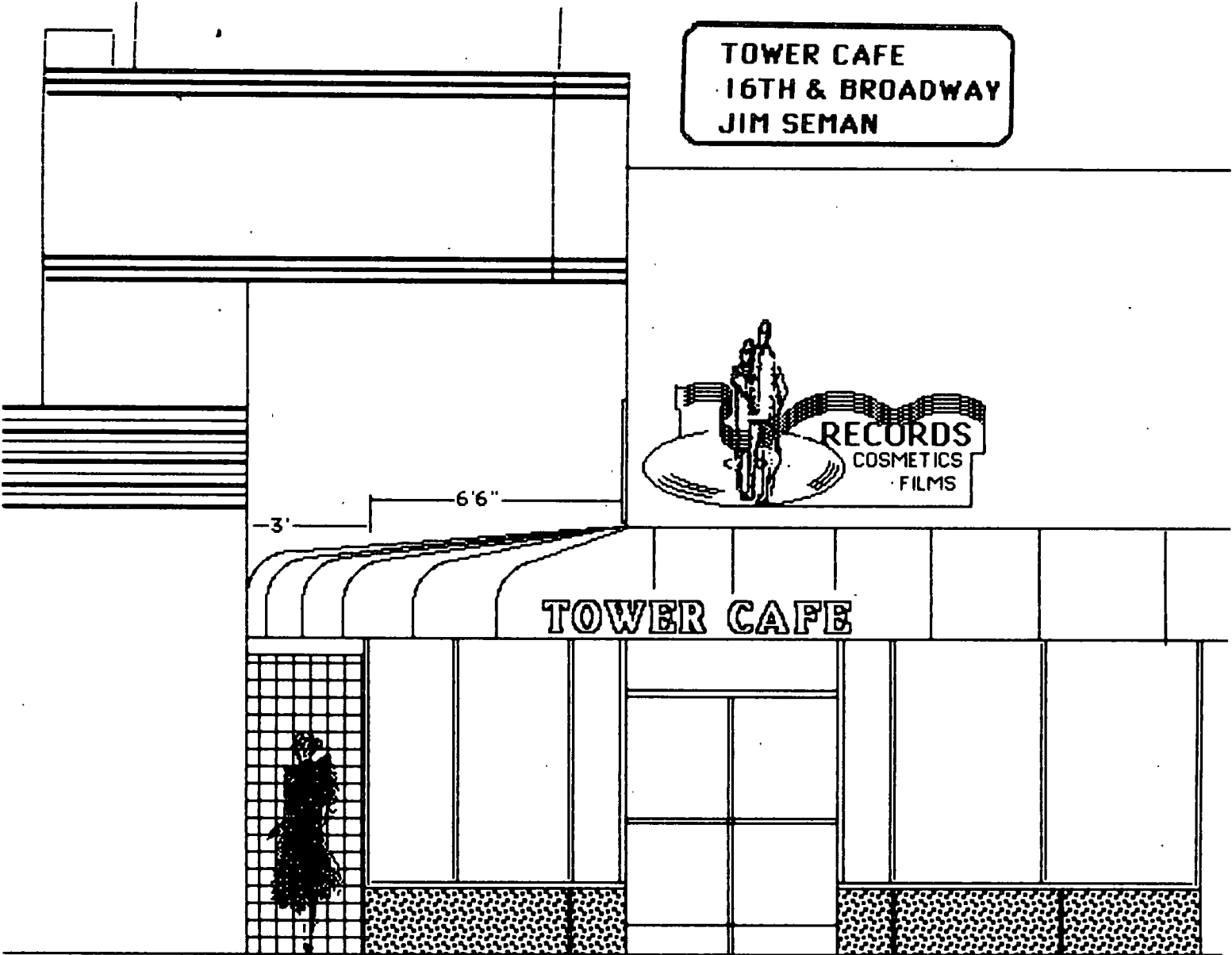


PB 89-013

1-3-1990

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TOWER CAFE  
16TH & BROADWAY  
JIM SEMAN



PB 89-013

1-3-1990

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1-3-1990

PP 89-013

