

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Capitol View Protection Study - Preliminary Findings (M90-024)

SUMMARY

In June, 1991 the City Council approved a Consultant contract with Roma Design Group to conduct a study and work with Planning Division staff to develop a Capitol View Protection Plan. The project Consultant has prepared preliminary study findings. These findings are presented to the City Planning Commission for review and comment.

BACKGROUND

At the request of Mayor Rudin and the City Council, the City Planning Division has been working to develop a long-term Plan for Capitol view protection.

In February, 1991, as a preliminary step, the City Council adopted an emergency ordinance that established temporary building height restrictions within a two block radius of Capitol Park. The ordinance will be in effect for up to one year while a study is conducted, and a long-term plan developed for Capitol view protection.

On June 7, 1991, the City Council approved a Consultant contract with Roma Design Group to conduct a study, and, under the direction of staff, prepare a Capitol View Protection Plan.

Capitol View Protection Study - Progress Report

Since mid-June, City planning staff and the Consultant team have been working together to gather pertinent technical and historical information on Capitol Park, the Capitol building and surrounding structures. Some of this information is presented in Figures 1, 2, 3 and 4. Roma staff has also prepared computer simulations of view corridors and other vantage points to and from Capitol Park in order to consider hypothetical scenarios for future high-rise development around Capitol Park. This information will later be used to determine the appropriate scale and height for future development. Based on the information gathered, preliminary study findings have been prepared. These general findings are summarized below:

- 1) The Capitol View Protection Plan should protect the Capitol Building and Capitol Park from visual intrusion.

- 2) The legal boundary for Capitol Park includes the State Library and Courts Building (OB1) and State Treasurer's Office Building (OB2).
- 3) The Capitol View Protection Plan should maintain and enhance views to the Capitol and views from the Capitol. These views can be protected through a combination of building height limitations, design guidelines and streetscape improvements.
- 4) The most significant corridors to the Capitol are the axial views from:
 - Capitol Mall, East of Capitol Park
 - Capitol Mall, West of Capitol Park
 - 11th Street, North of Capitol Park
 - 11th Street, South of Capitol Park

The specific, detailed simulations of various perspectives and views will be presented in a slide presentation during the August 15, 1991 City Planning Commission meeting.

Capitol View Protection Plan - Anticipated Work Program

Based on the comments and recommendations provided by the City Planning Commission and the City Council, and the base information gathered to date, Roma and City Planning Staff will develop a Draft Capitol View Protection Plan. The Draft Plan will be presented to the Design Review Board, the City Planning Commission and the Redevelopment Commission in October, 1991. Draft Plan presentations will also be scheduled with Community and Special Interest Groups who have participated in the project. The current project schedule indicates that the Final Capitol View Protection Plan will be presented to the City Council for project approval in December, 1991.

POLICY CONSIDERATIONS

The Capitol View Protection work completed to date is limited to a study of existing conditions. These conditions include a review of existing City policies that may be affected by future options for Capitol View Protection. Once a Plan is proposed, potential impacts to existing policies will be identified.

FINANCIAL DATA

The Consultant contract to conduct a study and prepare a Capitol View Protection Plan was approved by the City Council on June 18, 1991 (Resolution No.91-439).

The contract was financed from the 1990-1991 professional services operating budget of the Planning Division. No additional appropriation of City funds is required.

MBE/WBE CONSIDERATIONS

MBE/WBE status was considered when selecting a Consultant to conduct a study and prepare a Capitol View Protection Plan. No additional Consultant work is proposed.

RECOMMENDATION

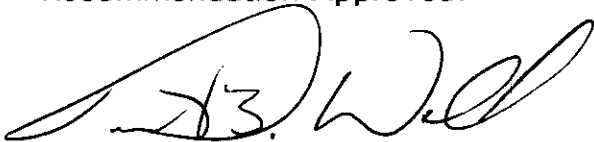
This Planning Commission item is for review and comment. No action is required.

Report Prepared By:



Barbara L. Wendt, Associate Planner

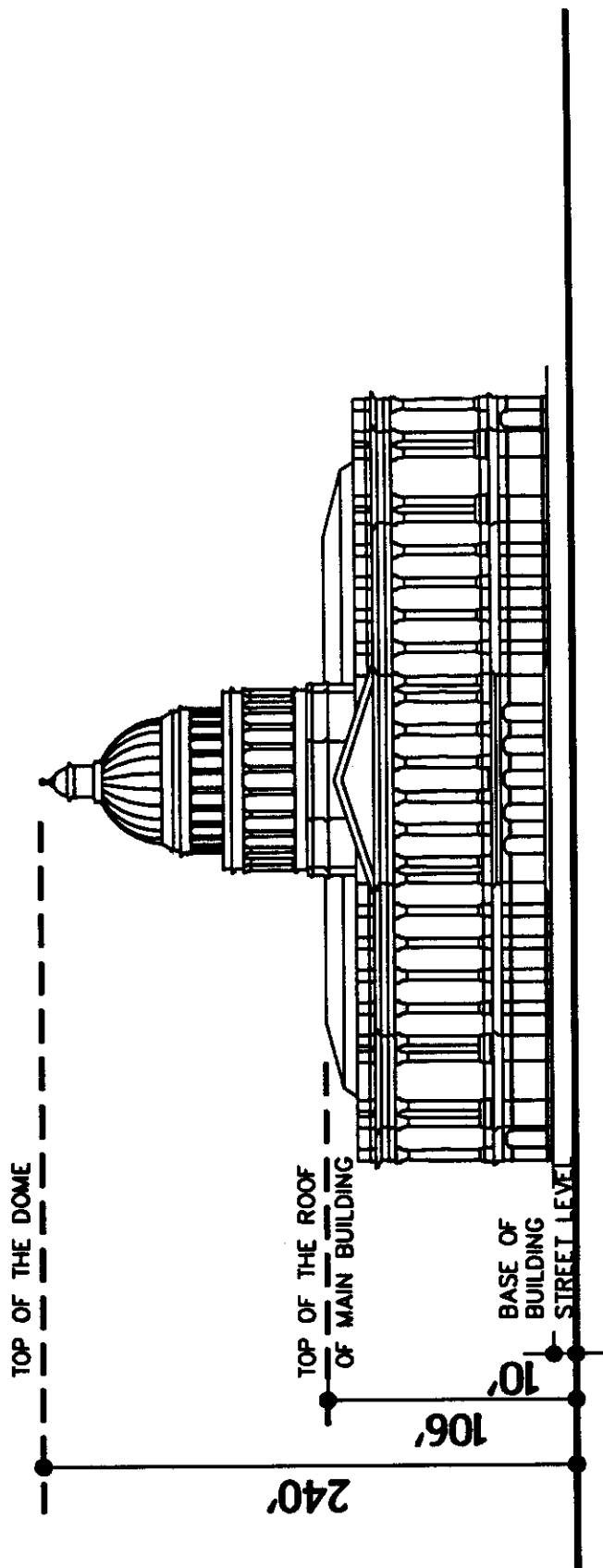
Recommendation Approved:



for Art Gee, Acting Planning Director

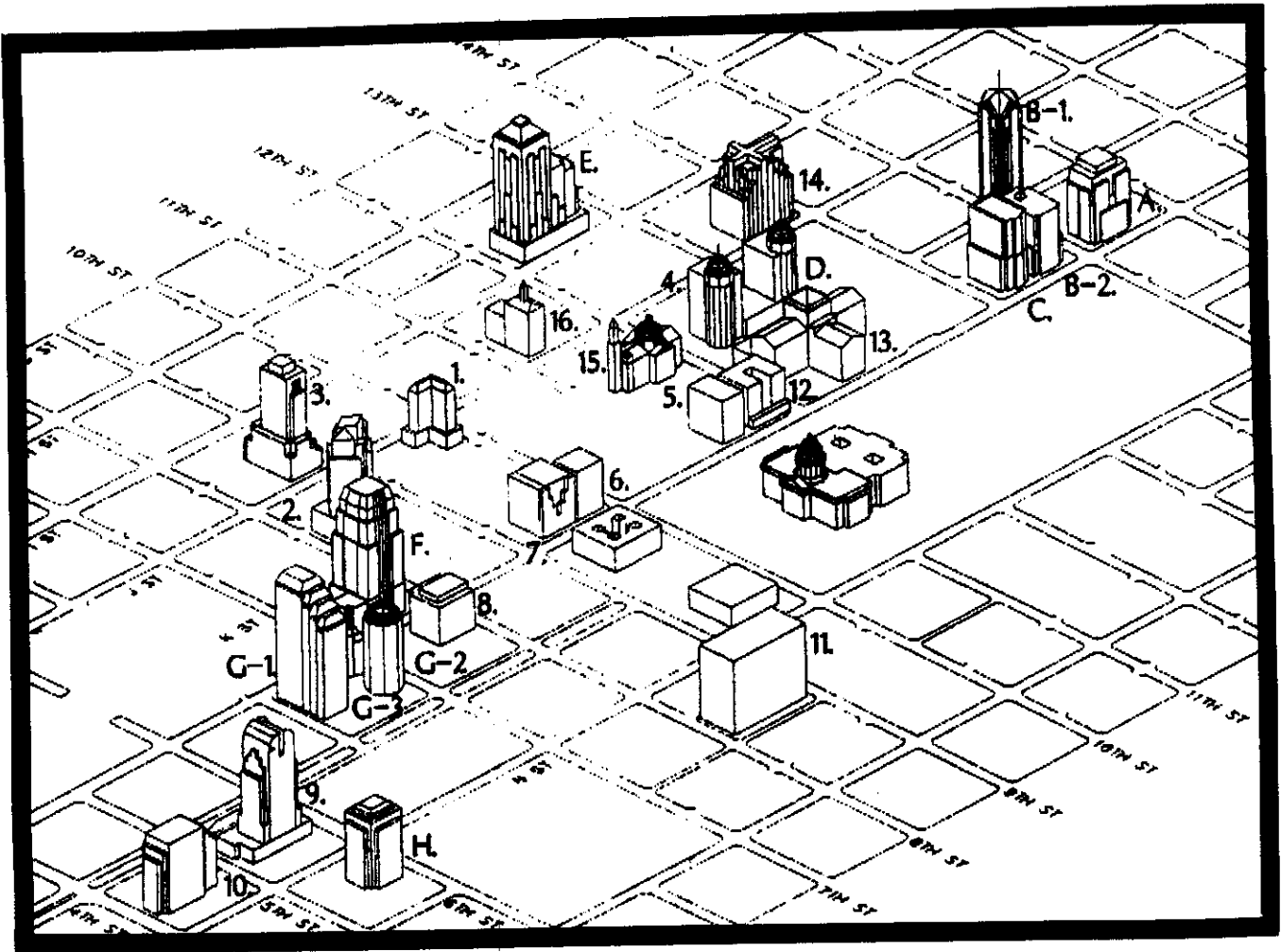
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FIGURE 1



HEIGHT OF THE CAPITOL BUILDING

FIGURE 2



EXISTING AND PROPOSED BUILDINGS THAT EXCEEDED THE HEIGHT OF THE CAPITOL

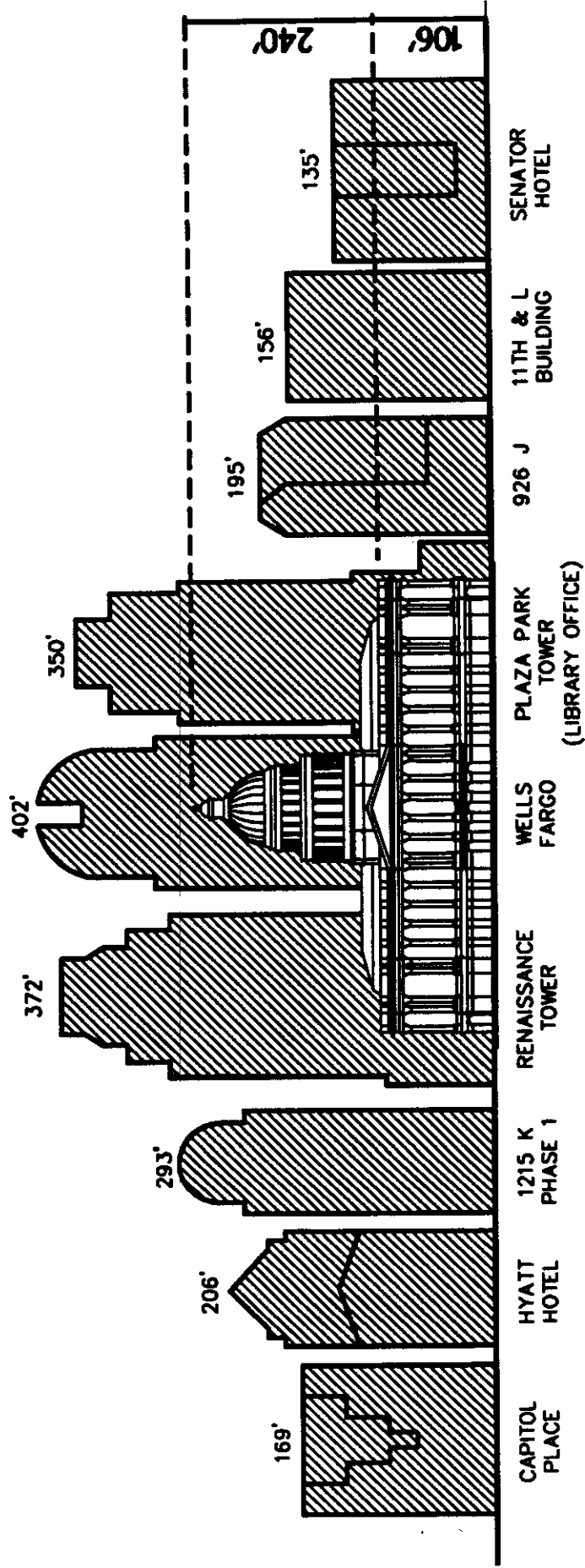
EXISTING BUILDINGS

NO.	BUILDING NAME	HEIGHT	FLOORS
1.	926 J STREET	199'	15
2.	RENAISSANCE TOWER	172'	28
3.	PARK PLAZA TOWER (LIBRARY OFFICE)	350'	24
4.	1215 K ST PHASE 1	293'	18
5.	TI & L BUILDING	156'	11
6.	PARK EXECUTIVE BUILDING	169'	13
7.	CAPITOL PLACE	169'	13
8.	ONE CITY CENTER	156'	12
9.	WELLS FARGO	402'	30
10.	CAPITOL BANK OF COMMERCE	225'	19
11.	RESOURCES BUILDING	258'	17
12.	SENATOR HOTEL	135'	10
13.	HYATT HOTEL	200'	16
14.	1325 J STREET	224'	19
15.	CATHEDRAL	200'	1
16.	ELKS BUILDING	165'	12

PROJECTS PROPOSED AND UNDER DISCUSSION

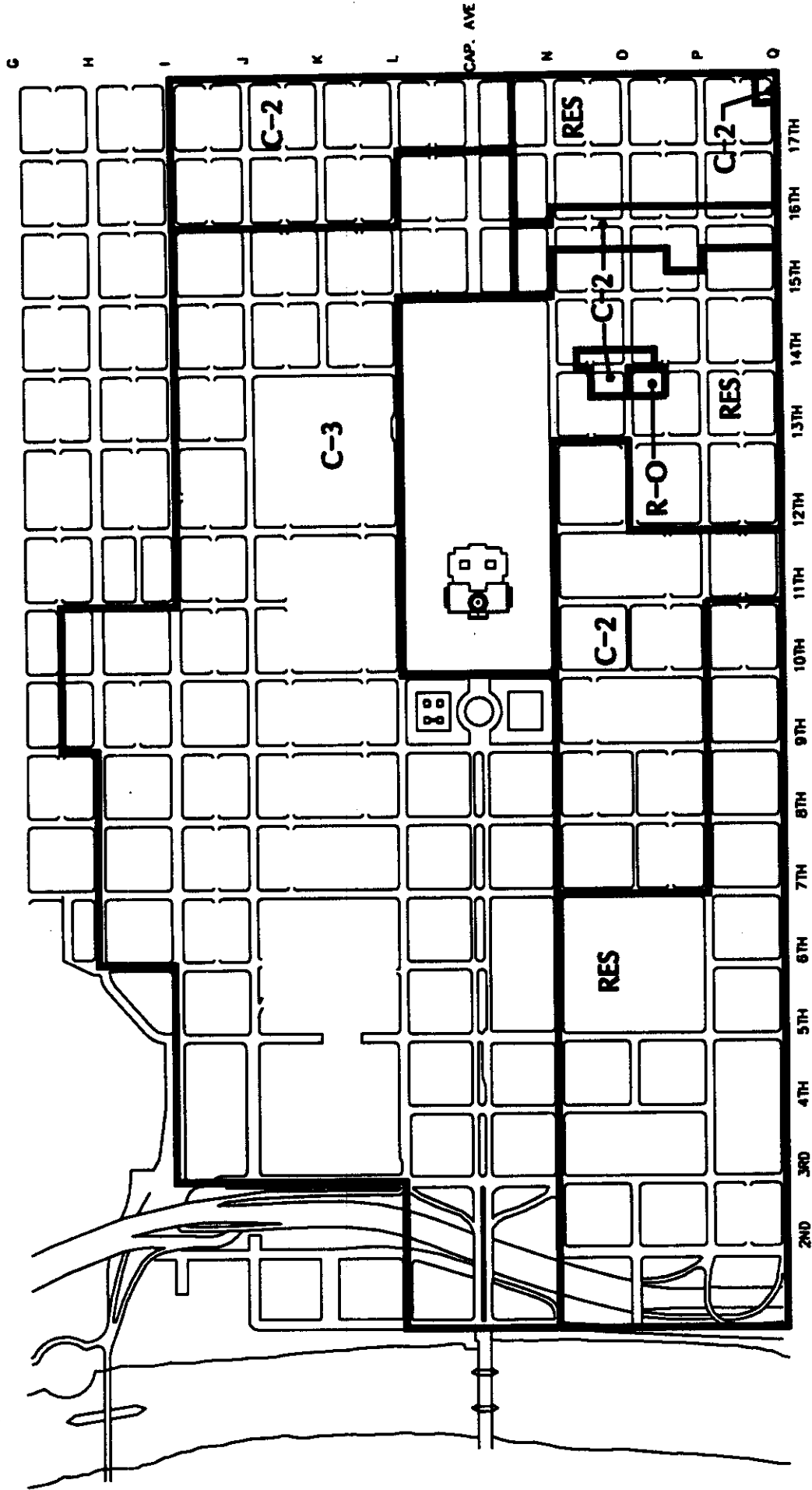
NO.	BUILDING NAME	HEIGHT	FLOORS
A.	CAPITOL PLAZA	240'	19
B-1.	HALLMARK TOWER K ST.	500'	32
B-2.	HALLMARK TOWER I ST.	200'	17
C.	CAPITOL PARK TOWER	236'	19
D.	1215 K ST PHASE 2	286'	22
E.	RIVER TOWER	460'	34
F.	GREYHOUND SITE	450'	33
G-1.	LOT A	475'	34
G-2.	LOT A	300'	20
G-3.	LOT A	240'	15
H.	PER'S OFFICE BUILDING	390'	25

FIGURE 3



RELATIONSHIP OF EXISTING BUILDINGS TO THE CAPITOL

FIGURE 4



EXISTING ZONING IN THE VICINITY OF CAPITOL PARK

- C-3 CENTRAL BUSINESS DISTRICT- NO HEIGHT LIMIT
- C-2 GENERAL COMMERCIAL- 35'-45' HEIGHT LIMIT
- R-O RESIDENTIAL OFFICE- 35' HEIGHT LIMIT
- RES RESIDENTIAL- 35' HEIGHT LIMIT