



**CITY OF SACRAMENTO DESIGN COMMISSION  
RECORD OF DECISION  
300 Richards Boulevard, 3<sup>rd</sup> Floor, Sacramento, CA 95811**

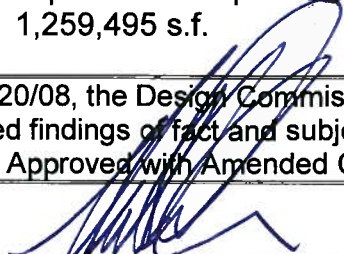
Project Name: Westfield Downtown Plaza  
Project Number: DR07-119  
Project Location: Between 4<sup>th</sup> and 7<sup>th</sup>, and J and L Streets  
Assessor's Parcel No.: 006-0091-020, -022, -031, -033, -035, -092; 006-0067-053, -057, -058; 006-0087-034, -035, -037, -036, -034, -043, -045; -052, -054, -060, -061  
Applicant: Douglas Snow, Westfield, LLC  
Action Status: Approved with amended Conditions Action Date: 08/20/08

**REQUESTED ENTITLEMENT(S):** A request to rehabilitate and expand the existing 1,198,229 square feet three-story retail and commercial buildings on 11.581 acres in the C-3/SPD (Central Business District) zone.

- A. Environmental Determination: Mitigated Negative Declaration
- B. Design Review request to rehabilitate the existing 1,198,229 square feet three-story retail and commercial buildings and expand those spaces by +/- 61,266 net new s.f to a total of 1,259,495 s.f.

**ACTIONS TAKEN:** On 08/20/08, the Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:  
Action: Approved with Amended Conditions.

**Action certified by:**

  
William Crouch, FRAIA, AIA, NCARB, Urban Design Manager

Sent to Applicant: 8/29/08

By: 

Staff Signature

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**DESIGN REVIEW:** The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Commission upon written request of the applicant.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

**APPEALS**

Appeals of the Design Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 09/02/08. If the 10<sup>th</sup> day falls on a Saturday, Sunday or holiday, the appeal may be filed on the following business day.

**Findings Of Fact**

- A. Environmental Determination:** The Design Commission considered the Planning Commission’s certification of the Mitigated Negative Declaration for the Westfield Downtown Plaza (herein MND) has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures.
  
- B. Design Review** to rehabilitate the existing 1,198,229 square feet three-story retail and commercial buildings and expand those spaces by +/- 61,266 s.f., subject to the following Findings of Fact and Conditions of Approval:
  - 1. The project is based upon sound principles of land use, in that the proposed use is allowed in the Central Business District Special Planning District (C 3-SPD) zone.
  
  - 2. The proposed use will be consistent with the objectives of the City of

Sacramento General Plan.

3. The project, as conditioned, will complement structures in the vicinity, and conforms to the Design Commission's criteria for projects within the Central Business Design Review District.

**Conditions Of Approval**

**The Design Review request to rehabilitate the existing 1,198,229 square feet three-story retail and commercial buildings and expand those spaces by +/- 61,266 s.f. is hereby approved subject to the following conditions:**

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the building permit submittal:**
  1. The buildings shall be sited rehabilitated as indicated in the report and exhibits.
  2. The project shall have building entries as indicated in the exhibits. Further development of all project entry elements, including building sign standards and lighting cut sheets, shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
  3. Auto access, loading access, and site layout shall be as indicated in the report and exhibits.
  4. The project shall have building setbacks as indicated in the exhibits, and meet all Planning Commission Conditions of Approval.
  5. The project shall include landscaping elements as indicated in the report and exhibits, and final landscape plans shall be reviewed and approved by Design Review staff prior to Building Permit submittal. ***Applicant shall provide additional landscaping cross sections at public edges to further define edges of landscape as well as detailing of planter areas and landscaping enhancements.*** Applicant shall provide Design Review staff final landscape and exterior furniture plans and details for review and approval prior to submitting for Building Permit. Final tree species shall be coordinated with Urban Forest staff. Automatic irrigation shall be provided for all planting and landscaping. **Street planters and sidewalk shall be provided per Development Engineering standards and reviewed by Development Engineering, Urban Forest, and Design Review staff prior to Building Permit submittal.**
  6. Applicant shall work with Urban Forest and Design Review staff on removal of existing trees at 4<sup>th</sup> and J Streets. Existing trees shall not be removed from the site until all fees and authorization from Urban Forest has been granted.

7. The project shall include the 4<sup>th</sup> and K Street drop off vehicle loop during Phase 3 of the project. A large planter shall be provided at the center of the vehicle loop, with additional planters and removable bollards to protect pedestrian access along K Street while still allowing emergency vehicle access. Brick pavers shall be provided on 4<sup>th</sup> Street starting at the Fruit Exchange building loading zone, and wrapping the entire vehicle loop.
  8. Applicant shall relocate the Historic Marker located on the corner of 4<sup>th</sup> and J Streets per approved plans and satisfaction of the Urban Design Manager.
  9. Applicant shall provide final landscape plans for 5<sup>th</sup> Street plantings along the pedestrian access to the interior of mall to Design Review staff for final review and approval prior to Building Permit submittal.
  10. Applicant shall provide a site lighting plan for review and approval by Design Review staff prior to submitting for Building Permit. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Appropriate lighting should light up wall surfaces or landscape areas. **The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.**
  11. Site mechanical equipment and utility vaults shall be incorporated into the project site. Backflow prevention devices, SMUD boxes, etc., shall be placed in vaults where not visible from street views, and screened from any pedestrian view. **The applicant shall submit final mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.**
  12. Trash enclosure details and construction shall be included as indicated on the plans. **Final trash enclosure details and location shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
- B. The design of the rehabilitated and new buildings (see plans attached) is hereby approved subject to the following conditions:**

**Phase 1 – 7<sup>th</sup> & K Street**

13. The design of the building shall be as indicated in the report and exhibits. The building elevations shall have a consistency of detail and quality as indicated on the plans.
14. Final heights and massing shall be as indicated on the plans.

15. The materials shall be provided as follows, stone veneer shall be provided at the tower element; glass curtain wall system shall be provided at the second level of the tower element, clear anodized aluminum storefront system with clear glazing shall be provided at the second level retail flanking the tower element; prefinished metal panels and louvered screens shall be provided; polished granite to complement tower element shall be provided at ground level retail; stone veneer shall be provided at the east side of the 7<sup>th</sup> Street elevation to complement adjacent building materials; a complementary building material shall be provided in place of the tile material proposed at building parapet, and shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. ***The applicant shall provide a consistent cornice or parapet design by utilizing a complementary material that will flank the corner tower element to Design Review Staff for review and approval prior to Building Permit submittal.*** Final detail of ground level metal awnings shall be provided to Design Review staff prior to Building Permit submittal. Final colors, materials and details shall be as indicated on the plans and the color/material board as determined by the Design Commission. **Final color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. Any major modifications to the approved materials will require review and approval by the Design Commission.**
16. Reveals, offsets, and insets shall be introduced at the glazing systems per approved plans.
17. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans, night renderings, and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
18. Any roof top mechanical systems shall be integrated into the mechanical penthouse this includes but is not limited to HVAC, satellite dishes, etc. **Applicant shall provide to Design Review staff final details and elevations of final mechanical and building parapet prior to Building Permit submittal. Final roof plan with mechanical equipment locations shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

### **Phase 2 – 515 L Street**

19. The design of the building shall be as indicated in the report and exhibits. The building elevations shall have a consistency of detail and quality as indicated on the plans.

20. Final heights and massing shall be as indicated on the plans. ***Applicant shall work with Design Review Staff to further refine the angle wall design element, glazing elements, and light trespass issues of the L Street elevation. Final revisions shall be provided to Design Review Staff prior to Building Permit submittal.***
21. The applicant shall work with staff to include additional planar changes, articulation and finer grain detailing of the L Street massing, and create further interest through the introduction of more energetic accents in the building design and how it relates to adjacent buildings. ***Applicant shall work with Design Review Staff to further refine the 5<sup>th</sup> Street elevation as it terminates into the K Street pedestrian access. Final revisions shall be provided to Design Review Staff prior to Building Permit submittal.***
22. The materials shall be provided as follows, stone veneer shall be provided at the ground level columns and column bases; clear glazing with integrated louver system shall be provided at the 5<sup>th</sup> and L Street corner in order to show level of activity and depth of space; prefinished metal canopy shall be provided at the second level of the 5<sup>th</sup> and L Street corner; clear anodized aluminum storefront system with clear glazing shall be provided at the ground level retail; prefinished metal panels shall be provided; polished granite or polished cast stone shall be provided at brick element for a more noble presence; a precast concrete cornice shall be provided above the polished granite; the same polished granite and precast cornice shall be provided at 5<sup>th</sup> Street ground level entry; prefinished metal panels and ribs (with integrated reveals and joints) shall be provided at 5<sup>th</sup> and L Street elevations; prefinished metal awnings shall be provided above vertical glazing elements along L Street; all glazing shall be clear; glass roll-up door with mullion pattern to match adjacent storefront system shall be provided at the loading zone access point shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. Final detail of ground level awnings shall be provided to Design Review staff prior to Building Permit submittal. Final colors, materials and details shall be as indicated on the plans and the color/material board as determined by the Design Commission. ***Final details of metal panel joints and finish shall be provided to staff prior to Building Permit submittal. Final color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. Any major modifications to the approved materials will require review and approval by the Design Commission.***
23. Applicant shall work with staff to further refine the brick building element through the use of visually stronger columns along L Street in order to ground or terminate the visual mass of brick element above.
24. Reveals, offsets, and insets shall be introduced at the glazing and louver systems per approved plans.

25. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans, night renderings, and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
26. Any roof top mechanical systems shall be integrated into the mechanical penthouse this includes but is not limited to HVAC, satellite dishes, etc. **Applicant shall provide to Design Review staff final details and elevations of final mechanical and building parapet prior to Building Permit submittal. Final roof plan with mechanical equipment locations shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
27. Pedestrian refuge islands shall be provided at 5<sup>th</sup> Street intersections at both J and L Streets. The applicant shall work with Design Review, DOT, and Planning staff on final detailing, landscaping, hardscaping and phasing of these pedestrian refuge islands.

### **Phase 3 – 4<sup>th</sup> and J Streets**

28. The design of the building shall be as indicated in the report and exhibits. The building elevations shall have a consistency of detail and quality as indicated on the plans.
29. Final heights and massing shall be as indicated on the plans.
30. A recessed corner and tower element shall be provided at the corner of 4<sup>th</sup> and J Streets. Applicant shall work with **Design Review Staff** on final detailing of the tower element prior to Building permit submittal. **Applicant shall work with Design Review Staff to further refine the cornice and glazing elements on the 4<sup>th</sup> and J Street elevations.**
31. The materials shall be provided as follows; clear anodized aluminum storefront system with clear vision glazing shall be provided at the tower element with some depth (i.e. a wall 1-3 feet behind glazing) **applicant shall work with Design Review Staff to further refine the glazing tower element**, and backlighting to provide a sense of space and activity at this important corner ; stone veneer shall be provided at the ground level retail columns and column bases; clear anodized aluminum storefront systems with clear glazing shall be provided at the street wall base along 4<sup>th</sup> and J Streets; prefinished metal canopy shall be provided at the ground level of the 4<sup>th</sup> and J Street elevations; Glass Fiber Reinforced Concrete panels (GFRC) shall be provided along 4<sup>th</sup> and J Street elevations; a precast concrete cornice and midline cornice shall be provided above the GFRC panels and shall be submitted to Design Review

staff for final review and approval prior to Building Permit submittal. Final detail of ground level awnings shall be provided to Design Review staff prior to Building Permit submittal. Final colors, materials and details shall be as indicated on the plans and the color/material board as determined by the Design Commission. **Final details of GFRC panel joints and finish shall be provided to staff prior to Building Permit submittal. Final color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. Any major modifications to the approved materials will require review and approval by the Design Commission.**

32. The applicant shall work with staff to further develop the urban character of the 4<sup>th</sup> and J Street structure with details and quality materials that respects the historic and cultural elements adjacent to project. The applicant shall work with staff to further refine the vertical panels to reflect a more traditional feel without disrupting the contemporary design concept. Glazing elements between the cornice and high midline trim shall be removed and replaced with GFRC panels. Vertical glazing shall be modified to reflect similar fenestration detailing as adjacent landmark structures.
33. The applicant shall work with staff to relocate the Stan Bitters ceramic murals located on the existing 515 L Street building into the parking structure area beneath the proposed new construction at 515 L street.
34. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans, night renderings, and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
35. Any roof top mechanical systems shall be integrated into the mechanical penthouse this includes but is not limited to HVAC, satellite dishes, etc. **Applicant shall provide to Design Review staff final details and elevations of final mechanical and building parapet prior to Building Permit submittal. Final roof plan with mechanical equipment locations shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

**C. The design of the signage is hereby approved subject to the following conditions:**

36. The Hard Rock guitar shall remain as an iconic element ***at its current location, and not to be relocated onto the building. at the main point of pedestrian access along K Street. The guitar may be mounted to the structure as long as the icon is present at this location. Staff recommends the possible relocation of the guitar to an area within the plaza area that***

~~allows a stronger visual link to K Street or stronger view corridor as an alternate to mounting the guitar on the building while still retaining the iconic nature of the artwork.~~ Final location of the guitar shall be submitted to staff prior to sign permit issuance.

37. ***Applicant shall work with Design Review Staff to further enhance the signage proposed. Signage shall be well integrated and complementary to the structures design, and shall not have the appearance of being planted on the surface of the building. J Street blade sign shall be refined to be more in context and integrated with building design.***
38. High quality signage with a design and materials that complements the architecture is required and shall meet the sign ordinance. **Signage criteria for the project shall be submitted to Design Review staff and the City Sign Coordinator for review and approval prior to building permit submittal. Signage criteria requirements are locations of signage (elevations) including general size, potential illumination, and materials. Final sign designs shall be reviewed at time of tenant improvement Building Permit submittal.**

#### **D. General Conditions**

39. ***Applicant shall provide a Design Development (DD) level of detail for all phases to Design Review Staff for final review and approval prior to Building Permit Submittal.***
40. ***The Design Commission has appointed an Ad Hoc subcommittee to review final revisions for all phases of the project with Design Review Staff to ensure revisions meet the intent of the Design Commissions conditions of approval.***
41. All final details affecting the exterior building design that are not determined at the time of the Design Commission's final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
42. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
43. Any major revisions to the final approved design are subject to review and approval by the Design Commission.
44. Any exterior revisions to future tenant spaces facing public streets shall be

submitted to Design Review staff for review and approval prior to Building Permit submittal.

- 45. All required new and revised plans shall be submitted for review and approval by Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review Staff 1-2 weeks prior to Building Permit submittal. A final 3D model (Sketchup preferred) shall be provided to Design Review staff prior to building permit submittal. All necessary planning entitlements shall have been approved by the Planning Commission prior to final Design Review sign-off of plans.**
46. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Design Commission upon written request of the applicant.
- 47. The Design Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Design Commission action.**
48. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
49. Final occupancy shall be subject to approval by Design Review Staff and shall involve an on-site inspection by Design Review Staff.
- 50. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**