



**CITY OF SACRAMENTO DESIGN COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Broadway Lofts
Project Number: DR07-305
Project Location: 1901 Broadway
Assessor's Parcel No.: 010-0213-008
Applicant: Mark Groen, Vrilakas Architects, (916) 441-4685
Action Status: Approved with amended Conditions Action Date: 11/29/2007

REQUESTED ENTITLEMENT(S): A request to develop a five-story mixed use building and a six-story commercial building in the C-4/SPD (Heavy Commercial) zone.

A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects

B. Design Review of two proposed commercial buildings.

ACTIONS TAKEN: On 11/29/07, 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, AIA, FRAIA, NCARB, Urban Design Manager

Sent to Applicant:

12/4/07

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 12/10/2007. If the 10th day falls on a Saturday, Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. Environmental Determination:** This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15332.

- B. Design Review** request to develop a 125,880 +/- s.f. five-story mixed use building and a 21,504 s.f. six-story office building is approved, 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 Heavy Commercial Special Planning District (C4-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 Commission's design criteria for projects within the Central City Design Review District.

Conditions Of Approval

The Design Review request to develop a 125,880 +/- s.f. five-story mixed use building and a 21,504 s.f. six-story office building 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 as indicated in the report and exhibits.
 2. The project shall have building entries as indicated in the exhibits.
 3. Auto 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 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. ***Drought tolerant vegetation shall be provided at the street tree planters and parkway areas instead of bark mulch or decomposed granite. 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 provide a site lighting plan for review and approval by 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. Pole lights shall be energy efficient with cutoff devices included in the acorn style fixtures.***
 7. Site mechanical equipment and transformers shall be screened with landscaping and incorporated into the project site as proposed. Backflow prevention devices shall be located to minimize street and pedestrian views, and a green backflow preventer cover shall be provided. **The applicant shall**

submit final mechanical locations and screening for review and approval by Design Review staff prior to Building Permit submittal.

8. Trash enclosure details and construction shall be included as indicated on the plans. ~~**Precision integral color CMU with flush grout lines**~~ **CMU Wall enclosure to incorporate materials that are similar to the adjacent materials of the building** shall be provided at trash enclosure with pre-finished metal doors to match building's finishes. **Deemphasize the pair of trash enclosure doors along the X Street façade, allow them to blend into the mixed-use structure.** Final trash enclosure details shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
- B. The design of the new buildings (see plans attached) is hereby approved subject to the following conditions:**

1. The design of the buildings shall be as indicated in the report and exhibits.
2. Final heights and massing shall be as indicated on the plans.
3. The materials provided on the **mixed use building** shall be smooth imperfect finished cement plaster with acrylic paint, full size brick, pre-finished metal corrugated architectural panels, pre-finished metal architectural panels, clear anodized storefront system with clear glazing, wood storefront system with clear glazing at corner of 19th Street and Broadway, pre-finished suspended steel c-channel awnings with perforated panels at all locations of brick, prefinished cantilevered metal awnings at all live work units, and pre-finished tube steel railings. **Further articulation and refinement of the cement plaster and windows at the northeast corner shall be provided to Design Review staff for review and approval prior to building permit submittal.**

The materials provided on the **office building** shall be smooth imperfect finished cement plaster with acrylic paint, full size brick (not CMU), clear anodized storefront system with clear glazing, pre-finished steel c-channel awnings with perforated panels, and Corten steel louver system.

Final colors, materials and details shall be as indicated on the plans and the color/material board. Final color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal. Applicant shall provide final revision of cement plaster finish and control joints for review and approval by Design Review staff prior to Building Permit submittal.

4. Reveals, offsets, and insets shall be introduced at the glazing systems per approved plans.
5. All brick work articulation and coursing shall be as indicated on the typical brick

detailing plan and the report. **Final brick detail and plans shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

6. The building elevations shall have a consistency of detail and quality as indicated on the plans.
7. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
8. All roof mounted HVAC or mechanical equipment shall be located towards the center of the structures and not be visible from any street views. Any proposed mechanical equipment shall be screened by the raised parapet wall. **A final roof plan showing equipment heights and locations along with a site line section shall be provided for review and approval by Design Review staff prior to Building Permit submittal.**

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

1. 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

1. 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.
2. 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.
3. Any major revisions to the final approved design are subject to review and approval by the Design Commission.

4. **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. All necessary planning entitlements shall have been approved by the Planning Commission prior to final Design Review sign-off of plans.**
5. 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.
6. **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.**
7. 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.
8. Final occupancy shall be subject to approval by Design Review Staff and shall involve an on-site inspection by Design Review Staff.