



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

Project Name: 831 L Street  
Project Number: DR07-009  
Project Location: 831 L Street  
Assessor's Parcel No.: 006-0098-020  
Applicant: Stephen H. Dolim, Cordano Company, 916-443-4618, 1112 12<sup>th</sup> Street, Sacramento, CA, 95815  
Action Status: Approved with amended Conditions      Action Date: 05/21/08

**REQUESTED ENTITLEMENT(S):** A request to demolish an existing two-story commercial building with rooftop parking and develop a thirteen story 356,050 s.f. office building with ground floor retail and internal parking on 0.62+/- acres in the Central Business District Special Planning District (C-3-SPD) zone.

- A. Environmental Determination: Environmental Impact Report (EIR)
- B. Mitigation Monitoring Plan.
- C. Design Review of the proposed demolition of an existing two story commercial building and construction of a mid-rise office building.

**ACTIONS TAKEN:** On 05/21/08, 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: 5/28/08

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 (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); 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 June 2, 2008. 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 Environmental Impact Report for the **831 L Street Metropolitan** Project (herein EIR) which consists of the Draft EIR and the Final EIR (Response to Comments (collectively the "EIR") 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** request to demolish an existing two-story commercial building with rooftop parking and develop a thirteen story 356,050 s.f. office building with ground floor retail and internal parking 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 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 demolish an existing two-story commercial building with rooftop parking and develop a thirteen story 356,050 s.f. office building with ground floor retail and internal parking 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 building shall be sited as indicated in the report and exhibits.
  2. The project shall have building entry 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. Final decorative cube planters details shall be provided to Design Review staff prior to building permit submittal. Final outdoor seating plan and separation rail details shall be provided for review and approval by Design Review staff prior to submitting for Building Permit. Perforated metal panels to match building materials shall be provided at separation rails. Applicant shall provide Design Review staff final landscape and exterior furniture plans and details for review and approval prior to submitting for Building Permit. ***Applicant shall work with staff on final landscaping and detailing on the west elevation balconies as these areas need an integrated treatment to complement the building architecture.*** Final street 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 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.**
  7. 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.**
  8. 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 new building (see plans attached) is hereby approved subject to the following conditions:**
1. The design of the building shall be as indicated in the report and exhibits.
  2. Final heights and massing shall be as indicated on the plans.
  3. The building elevations shall have a consistency of detail and quality as indicated on the plans.
  4. The materials shall be provided as follows: polished stone base with a chamfer or sill at the columns and as a sill material for ground floor storefront windows; clear anodized storefront system with clear glazing and clear anodized perforated metal panels at street wall elevations; dark grey anodized metal louvers to separate parking area, dark grey anodized storefront system with clear tinted glazing and translucent spandrel panels at the south wall and tower elevations; smooth finished cement plaster below the 5<sup>th</sup> level at west elevation (***applicant shall work with staff on final appropriate material and detailing on the west elevation as it transitions to the north and south elevations***); clear anodized awnings with fritted glass infill panels, warm colored precast concrete panels; and dark anodized metal lighting panels. Final colors, materials and details shall be as indicated on the plans and the color/material board or 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.**

5. Reveals, offsets, and insets shall be introduced at the glazing systems per approved plans.
6. Applicant shall work with staff on final articulation and scoring of mechanical penthouse design.
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. Any roof top mechanical systems shall be integrated into the mechanical penthouse this includes but is not limited to HVAC, satellite dishes, etc. and not be visible from any street views. **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:**

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.
9. **The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**