



**CITY OF SACRAMENTO DESIGN REVIEW AND PRESERVATION BOARD
RECORD OF DECISION**


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

Project Name: Multi-Use Development
Project Number: DR06-145
Project Location: 2005 Q Street
Assessor's Parcel No.: 007-0315-021
Applicant: Darryl Chinn Architects
Action Status: Approved with amended Conditions Action Date: 11/01/06

REQUESTED ENTITLEMENT(S): A request to develop a new three-story 6,400+/- sq. ft. mixed use building with basement on 3,200 sq. ft. lot in the C2-SPD (General Commercial) zone located in the Central City Design Review District.

- A. Environmental Determination: Exempt per CEQA 15332
- B. Design Review request to construct a three story mixed use structure with basement, 41 feet in height. The project includes 1,350 s.f. of retail, 3 residential units, and a parking garage containing 3 parking stalls.

ACTIONS TAKEN: On 11/01/06, the Design Review and Preservation Board took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Action: Moved, seconded, carried (Sehnert/Hope, 6:1; Absent- Febbo), to approve.

Action certified by: 
Luis R. Sanchez, AIA, Design Review Director

Sent to Applicant: 11/02/2006 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 two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board 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 Review and Preservation Board decision of this item to the Planning Commission must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 11/11/06. If the 10th day falls on a 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).

- B. The Design Review request to construct a two-story mixed use 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 General Commercial (C-2) zone and includes conditions addressing building and site design and signage.
 2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
 3. The project, as conditioned, will complement certain aspects of the structures in the vicinity, and **generally** conforms to the Board's design criteria.

Conditions Of Approval

The Design Review request to construct a three-story with a basement mixed use 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 issuance of a building permit:**
1. The building shall be located as indicated in the report and exhibits.
 2. Auto access and site layout shall be as indicated in the report and exhibits.
 3. The streetscape design shall be as indicated in the reports and exhibits.
 4. The project shall include a recessed entry path to the vertical access point to the residential units and the split level retail entry from Q Street. This entry path shall be centrally located and immediately recognizable as the path to the residential units. Applicant shall work with staff to add a planter and lighting to reduce security concerns. Final plans shall be submitted for review and approval by staff prior to submittal for Building Permit.
 5. Final landscaping plans shall be reviewed and approved by staff prior to Building Permit submittal.
 6. The trash enclosure shall be integrated into the basement level parking area. Final plans shall be submitted for review and approval by staff prior to Building Permit submittal.
 7. The proposed decorative metal fence shall be a wrought iron or tube steel painted black with gate access to the residential units. **Applicant shall work with staff to locate gate at ground level adjacent to elevator core.** Final fence details shall be review and approval by staff prior to Building Permit submittal.
 8. 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. Staff requires a lighting design that avoids the use of wall pack security lighting. Wall packs tend to throw a lot of light in one direction, and are not neighbor friendly. Appropriate lighting should light up wall surfaces or landscape areas. Staff recommends that shielded wall sconces be provided to light driveway area to underground parking. Staff also recommends the use of decorative down lighting and wall sconces be utilized at the entry corridor as well as at internally circulated courtyard and corridors. This shielding will also avoid glare to neighboring residential units. The applicant shall submit all site light fixtures and plan locations for review and approval by staff prior to Building Permit submittal.
 9. Any mechanical or site equipment must be adequately screened with a design that is integral to the project and per the Board's guidelines. Backflow prevention devices, SMUD boxes, etc., should also be placed where not visible from street views, and screened from

any pedestrian view. Staff recommends that special attention shall be paid to views from above of the orientation and finish of equipment. Final mechanical and site equipment plans to be submitted for review and approval by staff prior to Building Permit submittal.

B. The design of the building (see plans attached) is hereby approved subject to the following conditions:

11. The applicant shall construct the proposed project with color and materials palette as indicated on plans and conditions of approval. The building shall be constructed with smooth finish cement plaster and smooth finished fiber cement lap siding with lap width to match left adjacent building. ***The Board recommends lighter colors such as grey with variations to show architectural elements. Applicant shall work with staff to study an incorporation of balconies at front residential and retail elevations.***
12. Aluminum storefront frames at the commercial use entry shall be dark bronze anodized. The storefront system shall wrap the corner of the retail space north to the elevator alcove. Aluminum clad windows and doors at all residential areas shall be bronze anodized. All glazing shall be clear glass. ***Applicant shall work with staff to provide a security solution (wrap glazing, or round corner) at the ground floor northwest corner of retail adjacent to the elevator.***
13. Fascia gutters and downspouts shall be provided and painted a complementary color. Final plans shall be reviewed and approved by staff prior to Building Permit submittal.
14. Any roof mounted HVAC or mechanical equipment shall not be visible from any street and neighbor views by locating them in the proposed mechanical parapets per the Board's guidelines. An additional step shall be taken by locating all of the mechanical equipment to the locations not visible from any internal residential views. Special attention shall be paid to views from above and the orientation and finish of equipment be taken into consideration. A roof plan showing equipment heights and locations along with a site line section should be provided for review and approval by staff prior to Building Permit submittal.
15. Exterior lighting mounted on the building shall "complement the building design" shall be provided. Down lighting shall be provided at the recessed front entry and private rear entry. Wall sconces shall be provided at all pedestrian corridors. Final building lighting and cut sheets shall be reviewed and approved by staff prior to Building Permit submittal.
16. Final signage shall be reviewed and approved by staff prior to Building Permit submittal.
17. All required new and revised plans shall be submitted for review and approval of staff **prior to submittal** for building permits. **A set of the appropriate plans shall be submitted directly to Design Review staff.** Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign off of plans.
18. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

19. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.