



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

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

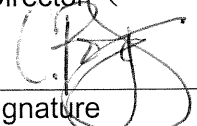
Project Name: New Retail, Tenant, and Office Building  
Project Number: DR06-170  
Project Location: 3801 Marysville Blvd.  
Assessor's Parcel No.: 251-0084-018  
Applicant: Jason Silva, AIA  
Action Status: Approved with Conditions Action Date: 08/16/06

**REQUESTED ENTITLEMENT(S):** A request for Board Approval of proposed two-story retail/office building in the C-2-SPD (General Commercial Review) zone in the Marysville Boulevard Special Planning District. (DR06-170)

- A. Environmental Determination: Exempt per CEQA 15332;
- B. Design Review request to construct a two story 16,213 sq. ft. office/retail building in the C-2 zone.

**ACTIONS TAKEN:** On 08/16/06, 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: No public comment. Moved, seconded (Marshack/Hope, 7:0:0) to approve staff recommendation.

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

Sent to Applicant: 08/16/2006 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.

**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 08/30/06. If the 10<sup>th</sup> 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 new retail building with drive-through window 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, enhances the surrounding neighborhoods.
  - 4. The project, as conditioned, will complement certain aspects of the structures in the vicinity, and conforms to the Board's design criteria.

## Conditions Of Approval

The Design Review request to construct a new retail/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 issuance of a building permit:**
3. The building shall be sited as indicated in the report and exhibits.
  4. The project shall have setbacks as indicated in the report and exhibits.
  5. The project shall include a breezeway connecting the Plaza and parking through the ground level of the structure.
  6. Auto access and site layout shall be as indicated in the report and exhibits. Final landscape plans shall be reviewed and approved by staff prior to Building Permit submittal. Final landscape plans shall match final Architectural Site Plan.
  7. 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. Parking lot lighting shall complement the building design and colors. Pole mounted fixtures shall be 14'-0" high max. Final fixture selections and design of lighting layout shall be reviewed and approved by staff.
  8. Roof mounted equipment shall be completely screened and not visible from any street views. Backflow prevention devices, SMUD boxes, etc., shall be placed where not visible from street views, screened from any pedestrian view. The Applicant shall submit final mechanical locations and screening to staff for review and approval prior to Building Permit submittal.
  9. Final Service area plans shall be reviewed and approved by staff.
  10. Trash Enclosure shall be constructed as indicated in the report and exhibits.
  11. Bicycle parking shall be provided per city ordinance.
- B. The design of the building (see plans attached) is hereby approved subject to the following conditions:**
12. The applicant shall construct the proposed project with earth tone colors and materials palette as indicated on plans and conditions of approval. The new building shall be constructed with a cement plaster finish along all elevations and a red tile wainscot. A pre-finished architectural metal panel shall be used as the finish material as the mechanical parapet siding. Metal sunscreens at the second level shall be painted to match color of pre-finished architectural metal panel.
  13. Storefront frames at the building entries shall be clear anodized aluminum. All glazing is to be clear glass ***except spandrel glass which shall be opaque.***

14. Attached signs on all building elevations shall meet minimum criteria of the sign ordinance, the Marysville Boulevard SPD ordinance, and shall complement the building design and colors. This includes graphic identity for the tenant, appropriate scale for the size of the building, and type of sign that is architecturally compatible with the building. Provide individual letters for signage with quality graphics, materials and design. A sign program shall be submitted to Design Review staff prior to issuance of a Sign Permit.
15. Decorative lighting that complements the building design shall be provided. Final building lighting shall be reviewed and approved by staff prior to Building Permit submittal.
16. Final roof plan with mechanical equipment locations 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 issuance of 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.

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