



CITY OF SACRAMENTO
DESIGN REVIEW AND PRESERVATION BOARD
RECORD OF DECISION
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

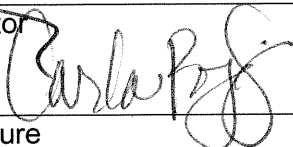
Project Name: Convenience Store and Gas Station Rebuild
Project Number: DR06-176
Project Location: 2225 16th Street
Assessor's Parcel No.: 009-0213-024
Applicant: Richard LaRowe
Action Status: Approved with amendments to staff conditions Action Date: 09/20/06

REQUESTED ENTITLEMENT(S): 2225 16th Street-ARCO Improvements. A request to remove the existing 1900 square foot convenience store and replace it with a new store. The new convenience store is proposed to be 2400 square feet; refurbish two existing fuel dispenser canopies, adding a fuel dispenser along 16th Street, a new trash enclosure, additional landscaping and on-site parking modifications.

- A. Environmental Determination: The project is exempt as infill development pursuant to CEQA Section 15332.
- B. Design Review of the existing gas station including the new convenience store, refurbished fueling canopies and new site improvements.

ACTIONS TAKEN: On 09/20/06, 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: Heard. Moved, seconded, carried (Febbo/Booher, 6:0:0; Absent- Elliott, LaBarge), to Approve.

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

Sent to Applicant: 09/21/2006 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 9/30/06. 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. The Design Review** request to remove the existing structure and build a new single-story gas station convenience store with on-site parking, and the refurbishment of two existing canopies 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 Commercial (C-2) zone, and includes conditions addressing building and site design.
 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 neighborhood.
 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 remove the existing structure and build a new single-story gas station / convenience store with on-site parking, along with the refurbishment of two existing canopies 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 sited as indicated in the report and exhibits. The applicant shall coordinate with the appropriate agencies regarding alley improvements and the parking lot improvements associated with the overall project.
2. The project shall have building and canopy elevations heights as indicated in the report and exhibits.
3. The project shall have building setbacks and parkway strips as indicated in the report and exhibits.
4. The project shall include parking as indicated on the reports and exhibits.
5. The project shall include new landscaping **and irrigation** and one new street tree, and shall preserve all other existing trees as indicated on the reports and exhibits.
6. The project shall include signage as indicated on the reports and exhibits. The applicant shall work with the City sign coordinator regarding all project signs.
7. The trash enclosure shall be as indicated on the reports and exhibits. The trash enclosure wall finishes shall match the EIFS stucco finish. The doors shall be of the sliding type, with service from the north, or alley side, of the site.
8. Mechanical equipment proposed shall be screened as necessary to fit in with the design of the new building. 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. **Provide screening at electric panels on south elevation.**
9. The applicant shall submit final site lighting locations and cut sheets to staff for review and approval.

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

10. The building design shall be as indicated in the report and the exhibits.
11. Final heights and massing shall be as indicated on the plans.
12. Final colors, materials and details shall be as indicated on the plans and the

color/material board. ~~The thin set brick accents shall be replaced with cast stone medallions.~~ **Medallion/brick treatment at upper facades shall be removed from project design.**

13. The building elevations shall have a consistency of detail and quality as indicated on the plans. **Smooth plaster finish shall be provided at building exterior.**
14. The building elevations shall be articulated as indicated on the plans. **Provide glazing at south elevation with side light, and if feasible glass door.**
15. Final colors and materials shall be as indicated on the plans and the color/material board. **Glazing shall be as clear as possible while meeting all regulations.**
16. 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.
17. 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.
18. Final occupancy shall be subject to approval by Design Review Staff and shall involve an on-site inspection.
19. 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.