



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

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

Project Name: Nine (9) residential lots and one (1) lot for a common drive with private access to the units
Project Number: DR06-178
Project Location: 2535 34th Street
Assessor's Parcel No.: 010-0314-015; -016; -017
Applicant: Kristan Otto
Action Status: Approved with Amended Conditions Action Date: 11/15/06

REQUESTED ENTITLEMENT(S): 2535 34th Street (DR06-178), A request to develop nine (9), two-story homes with attached garages, and one (1) lot for a common drive with private access to each unit. Three unit types are proposed ranging from 1,250 sq. ft. (4 units) and 1,300 sq. ft. (5 units) on .43 acres in the R-2B zone.

- A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects
- B. Design Review request to construct a 9 single family small-lot homes in the R-2B zone.

ACTIONS TAKEN: On 11/15/06, 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 (Fuller/Booher, 5:0:0; Absent- Elliot, Marshack, Sehnert), to approve with amended conditions.

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

Sent to Applicant: 11/16/06 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 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 11/25/06. 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 for construction of 9 single-family detached homes project 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 Residential (R-2B) 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 proposed use would not be detrimental to the public health, safety and welfare, and would not result in a public nuisance as the buildings and landscaping have been designed so as to be compatible with the existing character of the general vicinity, and shall not change the essential character of the project area.
 4. The project, as conditioned, enhances the surrounding neighborhood.
 5. 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 the 9 single family detached homes project and its associated site improvements 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 site shall be sited as indicated in the report and exhibits. The applicant shall retain the straight pattern of the parkway strip on 34th Avenue and 1st Avenue.
2. The project setbacks are contingent on planning Commission Approval.
3. Each unit shall provide a minimum of one tree in the front yard, groundcover and decorative shrubs. An automatic irrigation system shall be installed in the front yard to provide consistent coverage of all planted areas. The units on the corners shall have an automatic irrigation system that covers the yards fronting both streets. Irrigation controls shall be screened from view by landscaping. Final landscaping plans shall be submitted for review and approval by staff prior to Building Permit submittal.
4. Final fence details shall be review and approval by staff prior to Building Permit submittal.
5. Final lighting plans showing site lighting locations, cut sheets, design, material, color, and height shall be submitted for review and approval by staff prior to Building Permit submittal.
6. Mechanical site equipment proposed shall be screened as necessary to fit in with the design of the new building. AC, SMUD boxes, etc., shall be placed where not visible from street views, and screened from any pedestrian view. The Applicant shall submit final mechanical locations and screening for ground mounted equipment to staff for review and approval prior to Building Permit submittal.
7. Final Trash area plans shall be reviewed and approved by staff.

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

8. Final Massing/Rhythm and Building Heights shall be as indicated in the report and exhibits.
9. Decorative wood 6" columns with built out wood 8" bases, shall be provided as indicated in the report and exhibits.
10. Wood or composite balustrades shall be provided, as indicated in the report and exhibits.
11. Decorative wood framed canopies with wood brackets shall be provided, as indicated in the report and exhibits.

12. The applicant shall work with staff to provide additional material options for the upper gables. Final elevations shall be reviewed and approved by staff prior to Building Permit submittal.
13. 6-inch exposure wood or fiber cement horizontal lap siding shall be provided at all elevations, as indicated in the report and exhibits. All lap siding shall be smooth finish. No stamped grain.
14. All windows at all elevations shall be single or double hung, wide frame vinyl or wood, with grids, decorative 2" X 4" wood trim and projecting wood sills, as indicated in the report and exhibits. Grid patterns and locations shall vary from each adjacent unit. Final grid plans shall be reviewed and approved by staff prior to Building Permit submittal.
15. Wood shutter shall be provided, as indicated in the report and exhibits.
16. ***The applicant shall work with staff to provide traditional gable end vents. Final elevations shall be reviewed and approved by staff prior to Building Permit submittal. ~~Wood rectangular gable vents with decorative wood (1" x 2") trim and project wood sill shall be provided, as indicated in the report and exhibits.~~***
17. Wood brackets shall be provided, as indicated in the report and exhibits.
18. All woodwork shall be smooth finish. No rough sawn.
19. Wood front entry doors shall have a raised panel style design and a window, as indicated in the report and exhibits.
20. Metal garage doors shall have a carriage style design. Rectangular windows shall be provided in top panel of garage doors, as indicated in the report and exhibits.
21. Roofing shall be a minimum 30-year laminated dimensional composition shingle, as indicated in the report and exhibits.
22. Ogee gutters and downspouts shall be painted a complementary color. Final plans shall be reviewed and approved by staff prior to Building Permit submittal.
23. No roof-mounted mechanical equipment is allowed. Any proposed ground mounted mechanical equipment shall be screened. Final mechanical plan with locations be submitted to staff prior to Building Permit submittal.
24. Decorative light fixtures shall be consistent with the architectural style of the residences and shall provide adequate illumination of the front entry and addresses so that they are clearly visible from the street. Decorative exterior light fixtures shall be illustrated on final plans. Final lighting concept shall be provided for review and approval by staff prior to Building Permit submittal.
25. 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.

26. 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.
27. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.