



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


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

Project Name: New Mixed-use building
Project Number: DR06-249
Project Location: 3417 2nd Avenue
Assessor's Parcel No.: 010-0315-016
Applicant: Mark Gröen
Action Status: Approved with amended Conditions Action Date: 11/01/06
REQUESTED ENTITLEMENT(S): A request to develop a new two-story 3,800 sq. ft. mixed use building on 6,000 sq. ft. lot in the C2-SPD (General Commercial) zone.

- A. Environmental Determination: Exempt per CEQA 15332, In-Fill Development Projects
- B. Design Review request to construct a two-story mixed use building in the C2-SPD zone.


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 (Elliott/LaBarge, 7:0:0; 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, 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 two-story 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 proposed Callery Pear shall be replaced with a different species that has a comparable size, such as a Trident Maple. Final landscaping plans shall be reviewed and approved by staff prior to Building Permit submittal.
 5. The project shall include an entry from the 2nd Street sidewalk. Additional entries at the rear of the site to the residential units and the secondary commercial entry shall be provided per the plans.
 6. The trash enclosure shall be constructed with materials to complement building. Final Trash Enclosure plans shall be reviewed and approved by staff prior to Building Permit submittal.
 7. The proposed decorative metal fence shall be a wrought iron or tube steel painted black with red brick pillars to match that of the building. 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 recommends** 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. At the parking lot, staff recommends shielded pole mounted fixtures to be 14'-0" high. This shielding will also avoid glare to neighboring residential units. Parking lot lighting should complement the building design and colors. Final lighting plans shall be submitted for review and approval by staff prior to Building Permit submittal.
 9. 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 for review and approval by staff prior to Building Permit submittal.

10. Final signage shall be reviewed and approved 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 brick, smooth finished precast concrete tile, and a smooth finish cement plaster at the third floor. ***Applicant shall work with staff on location of reveal lines on west elevation.***

12. Aluminum storefront frames at the commercial use entry shall be bronze anodized. Aluminum clad windows and doors at all residential areas shall be bronze anodized. All glazing shall be clear glass.

13. Fabric canopies proposed at the North and South elevations shall be provided in a complementary color. An oversized capital shall be provided over the westerly brick mass at the South façade. The capital shall have recessed areas and painted a complementary color to match the building. Final canopy and capital design shall be reviewed and approved by staff prior to Building Permit submittal.

14. Scuppers and downspouts shall be painted a complementary color and located on the east and west facades of the building. Final plans shall be reviewed and approved by staff prior to Building Permit submittal.

15. Any roof mounted HVAC or mechanical equipment shall not be visible from any street and neighbor views by locating them towards the rear or alley side of structure. Any proposed mechanical equipment shall be screened by the raised parapet wall per the Board's guidelines. An additional step shall be taken by locating all of the mechanical equipment to the center of the design to reduce street 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 ***shall should*** be provided for review and approval by staff prior to Building Permit submittal.

16. Exterior lighting mounted on the building shall "complement the building design" shall be provided. Staff recommends that down lighting be utilized at the recessed front entry and private rear entry. Final building lighting and cut sheets 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.