



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION**

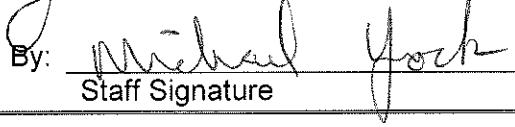
**New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814**

Project Name: Township 9  
Project Number: P06-047  
Project Location: 430 N 7th St; 819 N 7th St; 424 N 5th St  
Assessor's Parcel No.: All or portions of 001-0020-003, -019, -034, -036, -041, -044, -045, -046; 001-0200-012, -013, -034  
Applicant: Steve Goodwin, Capitol Station 65 LLC, (916) 482-7900, 424 North Seventh Street, Sacramento, CA 95814  
Action Status: Approved Action Date: 07/26/07

**REQUESTED ENTITLEMENT(S):** A. Environmental Determination: Environmental Impact Report;  
B. Mitigation Monitoring Plan;  
C. Development Agreement (DA);  
D. Amendments to the Richards Boulevard Area Plan Facility Element relating to the street cross section for 7th Street North of Richards Boulevard;  
E. Zoning Ordinance Text Amendment to amend the Richards Boulevard Special Planning District to make conforming changes with the Planned Unit Development and Design Review Chapters of the Zoning Code; (M07-051)  
F. Rezone of approximately 37.14 net acres from Heavy Industrial Special Planning District (including Parkway Corridor Overlay and North and Central geographic area (M-2-SPD (PC, N&C)) zone to approximately 25.65 acres of Residential Mixed Use Planned Unit Development Special Planning District (RMX-PUD-SPD) zone, 6.02 acres of Office Building Planned Unit Development Special Planning District (OB-PUD-SPD) zone and 5.47 acres of Agriculture-Open Space Planned Unit Development Special Planning District (A-OS-PUD-SPD) zones

**ACTIONS TAKEN:** On 07/26/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Recommended approval and forwarded to City Council items A-F, and continued items G & H to Planning Commission on 08/09/07

**Action certified by:**   
David Kwong, Planning Manager

Sent to Applicant: 08/10/2007 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 Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 08/06/07. 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**

N/A

No approval action taken by Planning Commission

**Conditions Of Approval**

N/A