



**CITY OF SACRAMENTO PRESERVATION COMMISSION
RECORD OF DECISION**

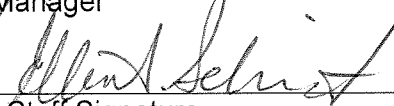
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Capital Unity Center
Project Number: PB05-010
Project Location: 1619 N Street
Assessor's Parcel No.: 006-0174-016
Applicant: Paul Menard
Action Status: Approved with conditions Action Date: May 2, 2007

REQUESTED ENTITLEMENT(S): construction of a new three-story building, courtyard, hardscape and landscape

ACTIONS TAKEN: On 05/02/07, the Preservation Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved with conditions

Action certified by: 
William Crouch, Urban Design Manager

Sent to Applicant: 05/03/2007 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 (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.

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 Preservation 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 05/12/07. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. Categorical Exemption** The City's Current Planning Division has determined that the proposed project is exempt from environmental review pursuant to Section Exempt (CEQA 15332, of the CEQA Guidelines
- B.** This project would promote the health, safety and welfare of the citizens of the city, including the elimination of blight and nuisance.
- C.** The project, as conditioned, conforms to the goals and policies of the Historic Preservation Chapter, 17.134, of the City Code.
- D.** The project, as conditioned, would have a less than significant impact on historic resources; the building proposed for demolition has been determined by the Preservation Director to be not potentially eligible as an historic resource per CEQA.
- E.** The project, as conditioned, has a less than significant impact on the existing Landmark on the same parcel.

Conditions Of Approval

The project is hereby approved subject to the following conditions:

1. The project shall be located on the site and constructed according to the design and with the materials and colors indicated in this report and exhibits with the following exceptions:
2. All stucco shall have a smooth finish and all wood siding have a smooth finish – no raised grain finish allowed.
3. Submit the fencing design, details and materials at the courtyard and café to Preservation Staff.
4. All revised drawings and samples shall be submitted to Preservation Staff for review and approval prior to submitting for a building permit
5. Any modification to the project shall be subject to additional review and approval by Preservation Staff or the Commission prior to the issuance of building permits.
6. The project shall comply with all planning approvals.
7. All mechanical equipment shall be located on the east side of the building along the alley.
8. The approval shall be deemed automatically revoked unless required permits have been issued within three years of the date of the approval. Prior to expiration, a time extension may be granted by the Board upon written request of the applicant.
9. Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.