



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

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

Project Name: The Firestone Building  
Project Number: PB07-063  
Project Location: 1531 L Street  
Assessor's Parcel No.: 006-0122-006  
Applicant: Ron Vrilakas Architects  
Action Status: Approved Action Date: 08/01/07

**REQUESTED ENTITLEMENT(S):** Enclosing the southeast corner of the first floor, new storefronts, modifications to the north elevation, new signage, new sidewalk seating and railing, and rooftop elevation enclosure of a landmark.

**ACTIONS TAKEN:** On 08/01/07, 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: 08/06/07

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 07/03/06. 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**

- A. **Categorical Exemption:** The City's Current Planning Division has determined that the proposed project is exempt from environmental review pursuant to Section 15332, Infill Development Projects, of the CEQA Guidelines
- B. The project, as conditioned, has a less than significant impact on the integrity of the South Side Historic District.
- C. Construction on this currently vacant site promotes the health, safety and welfare of the citizens of the city, including the elimination of blight and nuisance.
- D. The project, as conditioned, conforms to the goals and policies of the Historic Preservation Chapter, 17.134, of the City Code and the Preservation Element of the City's General Plan.

## **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 existing street trees shall remain with the exception of the northern most tree on 16<sup>th</sup> street which may be moved a maximum of four feet to the south.
3. Existing irrigation to the all street trees shall be reconfigured to allow for the growth of these trees.
4. New plaster at roof elevator enclosure shall have a smooth finish.
5. Existing bars shall be removed from north-facing windows.
6. Recess new infill storefronts that will enclose the currently open bay a minimum of 18 inches from the face of the parapet. Recess infill at alley a minimum of six inches. New storefronts where current roll-up doors exist shall be recessed to match existing door placement.
7. Original alley door may be removed. Suggest retaining this for interior décor.
8. The applicant shall submit a complete exterior signage package and lighting package for the entire building for review and approval by Preservation Staff. Individual signage submittals will not be allowed.
9. The applicant shall submit railing design and fixture selection for the sidewalk cafes for review and approval of Preservation Staff.
10. Any additional work to the rooftop including but not limited to a new rooftop terrace shall be reviewed and approved by Preservation
11. The applicant shall submit a separate application for staff review regarding the repair/replacement/restoration of the terracotta tiles.
12. The applicant shall submit awning fabric samples to Preservation Staff review and approval.
13. The applicant shall submit revised exterior elevations of the west end of the south façade for Preservation staff or Commission review and approval. The new entryway storefront shall incorporate more glazing and be less solid in appearance.
14. Mechanical equipment may be roof mounted if not visible from any street views. Staff shall review all equipment proposals not in compliance with this. Line-of-sight drawings may be required.
15. All revised drawings and samples shall be submitted to Preservation Staff for review and approval prior to issuance of a building permit.
16. Any modification to the project shall be subject to review and approval by Preservation Staff or the Commission prior to the issuance of building permits.
17. 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.
18. Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.