



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

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

Project Name: Residence
Project Number: PB06-097
Project Location: 428 S Street
Assessor's Parcel No.: 009-0054-010
Applicant: Davoud Pajouhesh
Action Status: Approved with conditions Action Date: 3-7-07
REQUESTED ENTITLEMENT(S): Construct two new single family residences on a vacant lot in Southside Historic District

ACTIONS TAKEN: On 03/07/07, 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: 03/09/2007

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 07/03/06. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. **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 and constructed of the materials indicated on the approved plans.
2. Plaster or stucco siding shall not be allowed. Provide wood or cementitious siding throughout.
3. Provide 7 to 9 inch exposure siding above at **first floor** and 3 to 5 inch lap siding above. Provide shingle siding where indicated on approved drawings. ***This item may be superceded by condition number 13 below.***
4. Provide 30 year, laminated dimensional composition roofing.
5. Provide wood, fiberglass or vinyl windows as indicated on approved drawings. White is not allowed. False grids are not allowed. Provide true divided lites where shown on approved drawings.
6. Provide brackets or a trellis on east elevation below second floor overhang. If providing a trellis, match trellis design at front entry of south unit. If providing brackets, relate bracket design to brackets on north unit tower.
7. All mechanical equipment shall be ground-mounted in the rear yard.
8. All woodwork and siding (except shingles) shall have a smooth, painted finish – no rough-sawn or raised grain patterns allowed.
9. All exterior finishes shall be painted with the following exceptions: 1. shingles may be stained; 2. vinyl windows shall have an integral color.
10. On the south unit, provide emphasis to the front porch and demphasis the garage. Bring porch forward.
11. ***On the north unit, integrate the porch roof forms with the structure.***
12. ***Redesign the shed roof form on both units and better integrate the form with the rest of the structure.***
13. ***Simplify the materials and color scheme.***
14. ***The applicant shall submit revised drawings to Preservation Staff for review and approval prior to applying for a building permit.***
15. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Preservation Director ***Director*** shall be subject to additional review and approval prior to issuance of a building permit or work undertaken.
16. This approval shall expire in three years from the approval date.
17. This decision is final.