



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

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

Project Name: Citizen Hotel Conservatory Addition and alterations to a landmark
Project Number: PB07-066 and PB07-067
Project Location: 926 J Street
Assessor's Parcel No.: 006-0101-012
Applicant: Rubicon Partners, Inc
Action Status: Approved with conditions
Action Date: July 17, 2007

REQUESTED ENTITLEMENT(S): Construction of an addition on the east side of the building and alterations to the exterior of a landmark structure

ACTIONS TAKEN: On 07/17/2007, the Preservation Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved with amended findings and conditions

Action certified by: 
William Crouch, Urban Design Manager

Sent to Applicant:

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 07/27/07. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Per the staff report

Conditions Of Approval

Per the staff report



Report to
PRESERVATION COMMISSION
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Approved by Preservation Commission July 17, 2007 with Amended Findings and Conditions, eas

HEARING
July 17, 2007

Members of the Preservation Commission:

Subject: The Citizen Hotel; Landmark. A request to construct a reversible addition and other modifications to a Landmark and contributing resource in the Cesar Chavez/Plaza Park Historic District. (PB07-066) (PB07-067)

- A. Environmental Determination: Exempt (CEQA 15332, Infill Development, and 15331, Historic Rehabilitation and Restoration)
- B. Preservation review and approval of the construction of an addition to a Landmark structure and the associated site work
- C. Preservation review and approval of modifications to a Landmark structure

Location/Council District:

Street Address: 926 J Street

Assessor's Parcel Number: 006-0101-012

Council District # 1

Recommendation: Staff recommends the Preservation Commission (Commission) adopt the Resolution/ and approve the project based on the findings and subject to the conditions listed. The Commission has final approval authority over items A, B and C above. Its decision may be appealed to the City Council. Note, this staff report covers PB07-066 and PB07-067.

Contact: Ellen A. Schmidt, Associate Planner, (916) 808-5962

Applicant: Jim Sepulvado, Rubicon Partners, Inc., 1600 K Street Suite 105, Sacramento, Ca 95814

Property Owner: Same as applicant

Summary: The applicant proposes to construct an addition (referred to as the conservatory) to the east side of the building within the public right of way, remove all existing storefronts from the east elevation except at corner entries, move original storefront elements to north elevation storefronts, replace non-historic entries and storefronts on north façade, replace non-original storefront systems at east side doorways, and create new rooftop terraces on the 7th and 14th floors.

Table 1: Project Information
Historic Resource designation: Landmark, contributing resource in Cesar Chavez/ Plaza Park Historic District
Existing zoning of site: C-3 SPD
Existing use of site: vacant

Background Information: At its June 6, 2007 hearing, the Preservation Commission voted to continue the item to the July 17th hearing, while allowing select work to proceed. This select work included the installation of the louvers on the south side of the building on floors 7 through 14 and new door openings on the 7th and 14th floor. (See attached June 6th staff report with amended conditions)

Issues identified by the Commission included:

1. Quantity and condition of original storefronts to be removed
2. Physical impact of the addition on the historic resource
3. Unresolved coordination with other City departments
4. Need for additional information on the proposed conservatory design
5. Permanency of the awnings
6. New door opening width on 14th floor

A subcommittee of the Commission was established, consisting of Bruce Booher, Joe Stinson, and Rhett Beavers, for the purpose of visiting the site and advising the Commissioners on site conditions. On June 13, 2007, Bruce Booher, City Preservation Staff, City staff from all other involved departments, the applicant and owner's representatives all toured the site. At the time of this report's preparation, staff was scheduling site visits for the other committee members.

Environmental Considerations: The Current Planning Division has determined that the proposed project, with staff-recommended conditions, is categorically exempt from environmental review pursuant to CEQA guidelines Section 15331, Historic Rehabilitation Projects, and 15532, Infill Development Projects.

Policy Considerations: The proposed project, as conditioned, is consistent with the land use designation and applicable policies of the General Plan, the Preservation Element of the General Plan, the Community Plan, Smart Growth Principles, and the Historic Preservation Chapter of the City Code.

Project Design & Staff Evaluation:

1. **Original Storefronts:** The applicant has provided photographs of each individual bay as it exists as well as an architectural elevation of each. During the site visit, it was observed that very little of the original storefront pieces remain on the east elevation and almost none remains on the north elevation. Salvaging original elements from the east elevation and reusing them on the north with replacement elements will result in north elevation storefronts matching in-kind the original storefronts.
2. **Impact:** The applicant proposes to remove one withe of terra cotta from the east elevation where the new conservatory will attach to the existing building above the storefronts mezzanine windows and the decorative metal crest. This is shown on sheet A4. The applicant has provided a letter from the tile manufacturer verifying that duplicate tiles can be made should existing tiles be damaged during removal. Both the removed tiles and new tiles should be stored on-site for replacement, should the conservatory be removed in the future.
3. **Coordination with City Departments:** The Department of Transportation has reviewed the preliminary plans for the Conservatory and has agreed to allow the encroachment into the City right-of-way through the issuance of a revocable encroachment permit. DOT will provide detailed comments in coordination with Development Engineering on underground utilities, traffic, and ADA issues when a detailed off-site plan set is submitted for review. Staff notes that there may be a final design along the 10th Street right of way that involves work south to the alley; has included a condition relative to a historic feature, should the work be extended to the south.

Fire Prevention asks that the applicant provide approved fire department access to the roof of the new structure and provide a method for the use of ladders from the roof. These ladders would not need to be a permanent fixture on the building.

4. **Permanency of awnings:** The applicant has eliminated the proposal for awnings on the first floor and minimized the size of the proposed awnings on the 7th and 14th floors. They still propose a metal canopy type of awning. Commission comments from June 6th suggested a less permanent awning.
5. **14th floor doors:** The applicant has provided details showing that a single door can fit into the existing opening width. No widening will be required.

Proposed Findings and Conditions

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 CEQA Guidelines 15332, Infill Development, and 15331, Historic Rehabilitation and Restoration.

- B. The project, as conditioned, conforms to the goals and policies of the Historic Preservation Chapter, 17.134, of the City Code.
- C. The project, as conditioned, conforms to the Secretary of Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards
- D. The project, as conditioned, has a less than significant impact on the integrity of the Plaza Park/Central Business District Historic District and the Landmark.
- E. *That building into the right-of-way in this instance would not set a precedent.***


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 or conditions:
2. Should any of the terra cotta tiles be damaged during removal, the applicant shall immediately have exact copies of original terracotta tiles made and shall store them for future use, in consultation with the Preservation Director.
3. As indicated on drawings, Original storefront sections removed from the east elevations shall be retained and reused on the north elevation, ***except all original mezzanine mullions shall remain in place on both J and 10th Streets and where originals missing, shall be replicated to match originals on both elevations.*** All original metal work shall remain. Repair as necessary and replace where missing. Replaced metal work shall match original in kind.
4. ***The conservatory shall be all metal, no stone base as proposed.***
5. Provide detail to Preservation staff for review and approval for finishing and repairing colonnade where storefronts are removed on east facade.
5. All revised drawings and samples shall be submitted to Preservation Staff for review and approval prior to submitting for a building permit.
6. Site landscaping shall be subject to Preservation Staff review and approval, ***and street trees shall be provided if possible.***
7. If site work is expanded south to the alley along 10th Street, The two existing decorative terrazzo sidewalk panels on property adjacent to the alley shall be

protected during all work. Should removal of these panels become necessary as part of off-site improvements, original terrazzo panels shall be carefully removed, retained and reinstalled in their original locations, in consultation with the Preservation Director.

8. Any modification to the approved project shall be subject to review and approval by Preservation Staff or the Commission, depending upon the modifications, prior to the issuance of building permits for the work.
9. Any other exterior work or work on publicly-accessible interiors, not specifically included in the scope of work reviewed and approved here, shall require Preservation review and approval per City Code 17.134.
10. 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 two-year time extension may be granted by the Commission upon written request of the applicant.
12. Other City approvals and conditions required for the conservatory construction and related site work within the public right-of-way, including but not limited to transportation, ADA and Fire, shall be conditions of this approval.

Respectfully submitted by: 
ELLEN A. SCHMIDT
Associate Planner

Reviewed by: 
ROBERTA DEERING
Senior Planner for Historic Preservation

Recommendation Approved:

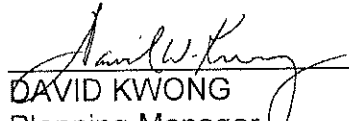

DAVID KWONG
Planning Manager

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