



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

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

Project Name: 19th and Capitol Appeal
Project Number: PB07-174
Project Location: 1306 19th Street
Assessor's Parcel No.: 007-0142-011
Applicant: Tom Lee
Action Status: Appeal Denied Action Date: 5/7/08
REQUESTED ENTITLEMENT(S): To build a new three story mixed use project in the Capitol Avenue Historic District

ACTIONS TAKEN: On 5/7/08, the Preservation Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Denied the appeal and adopted staff recommended conditions with admendments per the attached conditions of approval.

Action certified by: 
William Crouch, Preservation Director

Sent to Applicant: 06/10/2008

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 5/17/08. 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, 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 approved and conditioned by the Preservation Director, conforms to the goals and policies of the Historic Preservation Chapter, 17.134, of the City Code.
- D. The project, as conditioned, has a less than significant impact on the integrity of the Capitol Avenue Historic District.

Conditions Of Approval

1. The project shall be located on the site and constructed according to the proposed plans with the Preservation Director's Conditions of Approval:
2. Siding and molding dimensions and details must match the adjacent structure to the north (1900 19th Street); siding shall be smooth finish, no raised grain patterns or rough-sawn look allowed.
3. Projecting bay on the second and third floors on the front elevation shall be centered on the street wall face, and all windows centered within that bay.
4. Add windowed dormer on the front gable similar to the adjacent twin structure (1900 19th Street), in design and materials.
5. Applicant will work with staff in terms of the window materials and that materials other than wood are acceptable as long as the visual appearance resembles wood.
6. All windows shall be wood and 30" wide by 50" tall.
7. Windows and doors on the ground floor shall have transom windows above.
8. First floor front entry doors shall have long rectangular glazed opening.
9. Roof pitch shall be 6/12.
10. Match the eaves and soffit in dimension and detail to the adjacent twin structure (1900 19th Street).
11. Horizontal molding strips to match in dimension and detail adjacent twin structure (1900 19th Street).
12. 4" by 4" posts with ornamental cap or ball on porch railing for the residential porches shall be equally spaced such that there are four of the heavy posts equidistant across the front and continuing spacing around the side.
13. All wood shall have a smooth painted finish.
14. All revised drawings and samples of siding, per approved project, shall be submitted to Preservation Staff for review and approval prior to submitting for a building permit, including light fixtures and other exterior or site work.
15. Any modification to the project shall be subject to review and approval by Preservation Staff, Director or the Commission prior to the issuance of building permits, as determined appropriate by the Preservation Director.
16. All HVAC equipment shall be ground mounted in the rear yard.
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.