



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

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

Project Name: Sacramento Valley Station Historic Assessment Report & Master Certificate of Appropriateness
Project Number: PB08-018 (and M08-012)
Project Location: 401 "I" (EYE) Street
Assessor's Parcel No.: 002-0010-044
Applicant: City of Sacramento, General Services Department
Action Status: Approved with Conditions Action Date: 06-04-08
REQUESTED ENTITLEMENT(S): Approve: exemption for project pursuant to CEQA Guideline 15331 Historic Resources Restoration/Rehabilitation; the Historic Assessment Report treatment recommendations; and, the Master Certificate of Appropriateness based upon the Historic Assessment Report treatment recommendations.

ACTIONS TAKEN: On 06/04/08, the Preservation Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Approved Resolution No. 2008-01 with amendments per attached documents: Resolution and Amended Conditions.

Action certified by: 
William Crouch, Preservation Director

Sent to Applicant: 06/19/2008

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 (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); 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 06/14/08. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. The preparation of the February 2008 Historic Assessment Report (HAR) for Sacramento Valley Station affords the City an opportunity to adopt a "Master Certificate of Appropriateness" for Preservation Commission (Commission), Preservation Director (Director), or Preservation Staff review of development projects involving work on the Sacramento Valley Station. Work following the specific treatments recommended in the approved HAR will be considered "approved," or in this case involving a City-owned property will be considered "recommended," and would not require a separate preservation review for each project.

B. Consideration of cumulative effects of projects affecting resources of tertiary significance, especially those projects that would, for instance, eliminate altogether or significantly alter these features, will be addressed.

C. Since the HAR document also addressed several major projects at a concept level, though without specific project descriptions or drawings, these projects are not covered by the Master Certificate, though the project concepts are hereby considered endorsed by the Commission and Director. When specific plans for these projects are developed, preservation review and recommendation (as City-owned property) would still occur at the level appropriate to the project.

D. Under the Historic Preservation Chapter 17.134 of Title 17 of the City Code, relative to City-owned properties:

17.134.350 City Projects. A. General: Except as provided below, the provisions of this Chapter 17.134 requiring hearing(s) before the Preservation Commission or the Preservation Director shall apply to Development Projects involving Landmarks, Contributing Resources or Non-Contributing Resources that are owned by the City, including public projects within the Old Sacramento National Historic Landmark Historic District; provided that the Commission or Director shall make a recommendation to the City Council or other City decision-making body, entity or person, rather than issuing a decision. When acting on City projects, the City Council or other City decision-making body, entity or person shall apply the same

standards, and make the same findings, required by this Chapter for private projects.

E. The City's Current Planning Division has determined that the projects undertaken for those significant features of the property identified in the Attachment, and undertaken in compliance with the treatment recommendations identified in the Attachment, are exempt pursuant to the California Environmental Quality Act Guidelines Section 15331 Historic Resources Restoration/Rehabilitation, based upon the findings that the treatments recommended in the HAR comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Conditions Of Approval

See Resolution below, with following amendments:

1. Define the structure's period of significance, needed especially to ensure appropriate period replacement/reconstruction designs/materials.
2. Page 1-26: Re oak benches, but also for original doors: Assess each bench's need for repair. Clean by gentlest means possible; if sanding needed for damaged areas, use light sanding only.
3. Page 1-14: Clarify roof now all in 'good' condition, per work undertaken since HAR completed.
4. Page 1-30: Since light fixtures here not original, change level of significance to reflect this.
5. Kitchen: retain walk-in refrigeration box, though adaptive reuse most likely option.
6. Electrical panel boards, retain if possible, though recognize wiring upgrades needed.
7. Electrical equipment room, recommend treat issue of water infiltration in its own right.
8. 2nd Floor Restrooms: retain/restore historic restrooms; build new accessible unit/s as needed for ADA compliance.

RESOLUTION

Section 1. The Preservation Commission has reviewed and considered the Current Planning Division's determination of exemption and the comments received at the hearing on the project and determines that the projects undertaken in compliance with this resolution are exempt from review under the California Environmental Quality Act for the reasons stated above.

Section 2. Work undertaken following the treatments recommended for the features of the Sacramento Valley Station per the following Chapters/Sections (also attached) of the February 2008 Sacramento Valley Station Historic Assessment Report are hereby deemed recommended by the Preservation Commission, Director, and Staff:

Section I. Historical Assessment Report -- ATTACHED --

- A. Overview
- B. History
- C. Executive Summary
- D. General Description
- E. Significance
- F. Condition
- G. Observations & Recommendations
- H. Methods

Section II. Electrical Assessment

- A. Executive Summary
- B. Observations & Recommendations

Section III. Mechanical & Plumbing Assessment

- A. Executive Summary
- B. Observations & Recommendations

Section IV. Conceptual Cost Estimate

- A. Narrative
- B. Estimate

Section V. Drawings & Illustrations

- A. Current Building Plans & Details
- B. Original "Historic" Building Plans & Details
- C. Photos "Elevations"
- D. Photos "Exterior Details"
- E. Photos "Historic"

Section VI. Hazardous Materials Report

Section 3. Projects affecting original features determined in the HAR to be of tertiary significance, especially those projects that would completely eliminate or significantly alter these features, shall be allowed to the extent that no more than fifty percent (50%) of the tertiary feature type throughout the property, or no more than fifty percent (50%) of the tertiary features within any one space, are impacted in this way. If the proposed work would involve the elimination or significant alteration of more than 50% of the tertiary feature type throughout the building, or more than 50% of the tertiary features within any one space, then the project for which this work is being proposed would not be covered under this Master Certificate, and Preservation Commission, Director or Staff review and recommendations would be needed for the specific project. If the entire space where a project is being considered is considered of tertiary significance that space would itself be considered a type.

Section 4. Several major projects are identified in concept in the Historic Assessment Report document, however specifics as to design, materials or treatment recommendations are not included. Those projects shall be deemed to be conceptually recommended by the Commission, Director and Staff; however final design development, materials and other treatments involved in the project would not be covered by this Master Certificate.

Section 5. Projects where specific treatment recommendations are not included in the HAR would not be covered under this Master Certificate, and Preservation Commission, Director or Staff review and recommendations would be needed for the specific project.

Section 6. The City agency undertaking work pursuant to this Master Certificate shall provide written notice of the work to the Preservation Office at the conclusion of the work.

Section 7. The Depot facilities maintenance prioritized work plan includes repairs to sections of the roof, balustrades, canopies, public exterior doors, windows, and building electrical service. This work plan may include phasing portions of the work, ranging from minor work (such as removing plywood) to partial rehabilitation or full replacement, and will proceed based on available funds.