



**CITY OF SACRAMENTO DESIGN COMMISSION
RECORD OF DECISION**

300 Richards Boulevard, 3rd Floor, Sacramento, CA 95814

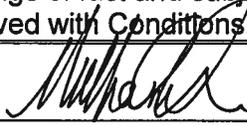
Project Name: 625 H Street
Project Number: DR10-033
Project Location: 625 H Street
Assessor's Parcel No.: 002-0141-001, -002, -003, -004, and -007
Applicant: Rich Ciraulo, Mercy Housing California
Action Status: Approved with amended Conditions Action Date: May 19, 2010

REQUESTED ENTITLEMENT(S): Located at the northwest corner of 7th and H Streets, a request to develop an eight story mid-rise 150 unit residential tower including 2,800+/- s.f. ground floor retail and 6,000 s.f. health clinic on 0.55+/- acres in the Central Business District Special Planning District (C-3-SPD) zone.

- A. Environmental Determination: Exempt per 15332, Infill Development
- B. Design Review of an eight story housing community including ground floor retail and clinic.

ACTIONS TAKEN: On 05/19/10, the Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Action: Approved with Conditions.

Action certified by:


William Crouch, FRAIA, AIA, NCARB, LEED AP, Urban Design Manager

Sent to Applicant:

5/26/2010

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.

DESIGN REVIEW: The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Commission upon written request of the applicant.

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 Design 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 6/01/10. If the 10th day falls on a Saturday, Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption - Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15332, In-Fill Development Projects** of the California Environmental Quality Act (CEQA) Guidelines as follows:

The project consists of the construction of a building that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality.

B. The Design Review *request to develop an eight story mid-rise 150 unit residential tower including 2,800+/- s.f. ground floor retail and 6,000 s.f. health clinic is approved, subject to the following Findings of Fact and Conditions of Approval:*

1. The project is based upon sound principles of land use, in that the proposed use is allowed in the Central Core Design District (C-3) zone.
2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan.
3. The project, as conditioned, will complement structures in the vicinity, and conforms to the design criteria set forth by the Design Commission.

Conditions Of Approval

The Design Review request to develop an eight story mid-rise 150 unit residential tower including 2,800+/- s.f. ground floor retail and 6,000 s.f. health clinic is hereby approved subject to the following conditions:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the building permit submittal:**
1. The buildings shall be sited as indicated in the report and exhibits.
 2. Auto access and site layout shall be as indicated in the report and exhibits. The Applicant shall coordinate with the appropriate agencies regarding alley improvements associated with the overall project.
 3. The project shall have building entries and setbacks as indicated in the exhibits.
 4. The project shall include landscaping elements as indicated on the reports and exhibits. Automatic irrigation shall be provided for all planting and landscaping. **Final landscape plans and details shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
 5. Existing street trees along 7th and H Streets shall be removed and replaced as indicated on the reports, exhibits, and per Urban Forest requirements.
 6. A 4'-0" brick wing wall with attached green screen shall be provided at the southwest corner of the ground floor. ~~An 18" wide and deep~~ **A sufficient sized** raised brick planter shall be provided at the wing wall base in order to provide sufficient space for green screen vegetation to grow. Raised brick planters shall be provided adjacent to the building. **Final plans and details shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
 7. Brick gazebos with attached green screen shall be provided at the second floor southwest and northeast corners. Colored pavers and water fountain feature shall be

provided at the second floor. Landscape planters and podium parapet shall be provided per attached details with precast concrete coping. Second level terraces shall be revised to match architectural sheet and provided at final hearing (applicant shall work with staff on final second level landscape terraces) **Final landscape plans and furniture cut sheets for the second floor shall match architectural plans and elevations and be provided to Design Review staff for final review and approval prior to Building Permit submittal.**

8. Sidewalks shall be city standard concrete with a 2' by 2' grid pattern. Bicycle parking shall be provided at the residential entry. **Street planters and sidewalks shall be provided per Development Engineering standards and reviewed by Development Engineering, Urban Forest, and Design Review staff prior to Building Permit submittal.**
9. A ~~basket weave brick~~ **brick** pattern similar to the west façade brickwork on the building shall be provided at the first 80' of the west elevation CMU wall and feathered into striped design. The balance of the CMU wall length shall be the striped pattern per approved detail. **The applicant shall submit final west elevation CMU pattern for review and approval by Design Review staff prior to Building Permit submittal.**
10. Applicant shall provide a site lighting plan for review and approval by Design Review staff prior to submitting for Building Permit. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Street lighting shall be provided per Development Engineering standards and reviewed by Development Engineering and Design Review staff prior to Building Permit submittal. Appropriate lighting should light up wall surfaces and/or landscape areas. **The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.**
11. Site mechanical equipment and utility vaults shall be incorporated into the project site as provided including generators, SMUD transformers, fire pump, etc. Backflow prevention devices shall be placed along the alley to minimize street and pedestrian views. **The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.**
12. Trash enclosure shall be provided in the service area inside the building as indicated on the plans. ~~An 8'-0" wide prefinished metal roll up garage~~ **A larger opening** shall be provided at north elevation.
13. Any outdoor furniture proposed for the exterior seating shall be provided to Design Review Staff for review and approval prior to Building Permit issuance or at the time of tenant improvement Building Permit submittal.

B. The design of the new building (see plans attached) is hereby approved subject to the following conditions:

14. The design of the building shall be as indicated in the report and exhibits.
15. Final heights and massing shall be as indicated in the report and exhibits.
16. The building elevations shall have a consistency of detail and quality as indicated in the report and exhibits.
17. The materials provided at ground level shall be two colored full size brick, clear anodized aluminum storefront systems and doors with clear glazing and brick sills (applicant shall work with staff on final brick pattern), prefinished metal roll-up garage doors, exterior cast in place concrete columns (applicant shall work with staff on final column design and material), clear anodized aluminum louvered canopies, clear anodized aluminum solid panels, and green screen. **Final plans, color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal.**
18. The materials provided at the upper levels shall be two colored full size running bond brick with modified pattern per plans, metal panel northwest stair tower with corrugated metal panel and vertical metal sunshade (applicant shall work with staff on final stair materials), clear finished aluminum **or fiberglass clad (with color to be reviewed by Design Review Staff and applicant)** casement residential windows, precast concrete residential window sills with brick headers **or other header treatment option** (applicant shall work with staff on final ~~brick pattern header treatment option~~), prefinished silver metal mesh balcony railing, clear anodized aluminum louvered sunshade, clear anodized aluminum cornice, and clear anodized aluminum solid panel mechanical parapet to match solid panel provided elsewhere. **Final plans, color and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal.**
19. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
20. The photovoltaic system shall extend a maximum of 4'-0" from the face of building, and 6'-0" where building jogs. Any changes to photovoltaic ~~panel sizes support structure~~ shall be submitted to Design Review Staff prior to Building Permit submittal. **Design Review Staff shall work with the applicant on final screen material.** Additional articulation of the mechanical penthouses and roof top stair access shall be provided. **Final roof plan with photovoltaic system and mechanical equipment locations, a section through the photovoltaic systems and building, and cutsheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

21. The HVAC system has not yet been chosen for this project, but it shall be incorporated within the mechanical parapet, so as not to be visible from any street or significant views. **Design Review Staff shall work with the applicant on final screen material.** Additional articulation of the mechanical penthouses and roof top stair access shall be provided. **Final roof plan with mechanical equipment locations, a section through the HVAC unit and building, and cutsheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

C. The design of the signage is hereby approved subject to the following conditions:

22. High quality signage with a design and materials that complements the architecture is required and shall meet the sign ordinance. **Final signs shall be submitted to Design Review staff and the City Sign Coordinator for review and approval prior to issuance of a Sign Permit.**
23. Staff recommends the use of internally illuminated individual channel letters with a maximum 24" in height and a maximum of 70% of retail frontage, mounted on the front edge of the ground level sun shading. Raceways shall be hidden behind sun shading or minimized in height to reduce any street or pedestrian views.
24. 12" deep internally illuminated suspended metal signs with dimensional lettering and logos aligned with storefront vertical mullions shall be provided for pedestrian reference.
25. Exposed conduits shall be not be visible from any street or pedestrian views.

D. General Conditions

26. All final details affecting the exterior building design that are not determined at the time of the Design Commission final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
27. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
28. Any major revisions to the final approved design are subject to review and approval by the Design Commission.
29. Any tenant improvement that would modify this approval shall be submitted to Design Review staff for review and approval prior to Building Permit submittal.
30. **All required new and revised plans shall be submitted for review and approval by Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how**

the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review Staff two weeks prior to Building Permit submittal. A final 3D model (Sketchup preferred) shall be provided to Design Review staff prior to building permit submittal.

31. All necessary entitlements and City Requirements shall have been approved by the Planning Commission (P10-007), Development Engineering, Urban Forest and Utilities prior to final Design Review sign-off of plans.
32. An encroachment agreement will be required for the balconies, sunshades and photovoltaic systems that overhang into the Public Right of Way. The encroachment agreement shall be completed and approved prior to issuance of the Building Permit.
33. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Design Commission upon written request of the applicant.
34. The Design Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Design Commission action.
35. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
36. Final occupancy shall be subject to approval and involve an on-site inspection by Design Review Staff.
37. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
38. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.