



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

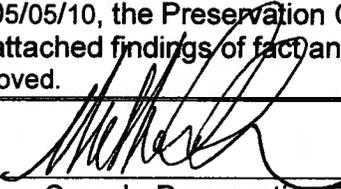
**300 Richards Boulevard, Sacramento, CA 95811**

Project Name: Sterling Hotel Expansion  
Project Number: PB10-020  
Project Location: 1300 H Street  
Assessor's Parcel No.: 006-0053-001  
Applicant: Eco-Green; Contact: Bay Miry  
Action Status: Approved Action Date: May 5, 2010

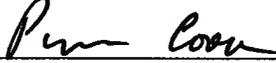
**REQUESTED ENTITLEMENT(S):** A. Environmental Determination: Categorical Exemption pursuant to CEQA Guidelines Section 15331, Historical Resource Restoration/Rehabilitation;

B. Review and approval of the new outdoor patio and conservatory addition.

**ACTIONS TAKEN:** On 05/05/10, the Preservation Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:  
Approved.

Action certified by:   
William Crouch, Preservation Director

Sent to Applicant: 5/12/10

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 05/17/10. If the 10<sup>th</sup> 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 15331, Historical Resource Restoration/Rehabilitation, 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 conditioned, conforms to the goals and policies of the Historic Preservation Chapter, 17.134, of the City Code.
- D. The project, as conditioned, conforms to the Secretary of Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards
- E. The project, as conditioned, has a less than significant impact on the integrity of the Landmark.

## **Conditions Of Approval**

The project is hereby approved subject to the following conditions:

1. The project shall be constructed according to the design and with the materials and colors indicated in this report and exhibits with the following exception:
2. All final details, planting plans, cutsheets, materials and any revised drawings and samples shall be submitted to Preservation Staff for review and approval prior to submitting for a building permit.
3. Any modification to the project shall be subject to review and approval by Preservation Staff or the Commission prior to the issuance of building permits.
4. 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 Commission upon written request of the applicant.
5. Final occupancy shall be subject to approval by Preservation Staff and may involve an onsite inspection.

Preservation Commission's ADDED conditions:

6. New addition/conservatory structure shall be designed/detailed such that it could be removed in the future with no harm done to the historic structure; submit plans for the addition's structural and connecting points to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
7. Bar space proposed at north, between conservatory addition and historic building's porch is not allowed; window opening proposed to be extended to provide for a door is not allowed.
8. New addition/conservatory structure's north wall shall be set back a minimum of two (2) feet from proposed location; submit plans for new design to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
9. Addition/conservatory structure's new roof pitch/slope shall be lowered/shallower than was proposed, such that the highest ridge line does not extend north of the historic building's north wall (noting this point is different from the historic building's porch's north wall) and new design of new roof shall be submitted to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
10. Glazing material/tint for addition/conservatory structure shall not be blue and should be as minimal a tint as possible; glazing material/tint sample shall be submitted to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
11. Color of exterior metal of new structure shall be off-white; submit proposed color to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
12. Connecting, flat-roofed portion of new addition, at north-most point, shall be set back sufficiently to express the masonry angled corner of the historic building, and not joined at that angled corner. Materials for this connecting structure throughout shall be as transparent as possible. New design/details for connecting structure shall be submitted to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
13. New masonry walls for patio shall match in-kind red-brick of existing wall; provide sample to Preservation Staff for review and approval prior to submittal of plans for Building Permits.
14. Match in-kind shall mean matching materials, design, dimensions, profiles, placement, and finishes.
15. Paving materials shall be submitted to Preservation Staff for review and approval prior to submittal of plans for Building Permits.

