

**NOTICE OF DECISIONS AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 1420 29th Street
SACRAMENTO, CALIFORNIA IN THE ALHAMBRA CORRIDOR
DESIGN REVIEW DISTRICT (DR99-057)**

At the regular meeting of **June 16, 1999**, the City Design Review and Preservation Board considered evidence in the above design matter. Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above:

- * **Approved the design of the proposed project.**

This action was made based on the following Findings of Fact and subject to the following conditions:

FINDINGS OF FACT

1. The project, as conditioned, enhances the surrounding neighborhood.
2. The project, as conditioned, will complement structures in the surrounding area, and conforms with the Board's design criteria.

CONDITIONS OF APPROVAL:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions:**
1. The proposed addition will be located on the site as indicated in this report and exhibits.
 2. Landscaping that shades a minimum of 50% of the parking area shall be provided, along with automatic irrigation. All new landscaping shall be the most mature planting possible. The minimum tree size shall be 24 inch box, with more mature shrubbery also planted. The final landscape plan shall be reviewed and approved by staff.
 3. Any existing street trees shall be retained.
 4. Mechanical equipment shall be screened behind parapet walls, and not visible from any street view. Final drawings indicating compliance shall be reviewed and approved by staff. Backflow prevention devices, SMUD boxes, etc., shall also be placed where not visible from street views, and screened from any pedestrian view.
 5. Any parking lot lighting, and lighting at the building facades shall be complementary to the building. Final fixture selection shall be reviewed and approved by staff.
 6. Final signage proposal shall be reviewed and approved by staff.
 7. The trash enclosure must conform with City standards, and match the materials and colors of the building.

8. The outdoor seating area and wood trellis shall be constructed as indicated in this report and exhibits. Final outdoor furniture selection shall be reviewed and approved by staff.
9. Planters shall be placed as indicated in this report and exhibits.
- B. The design of the building (see plans attached) is hereby approved subject to the following conditions:
 10. The project shall be constructed of the materials and colors proposed in this report and exhibits.
 11. Existing roofing shall be removed and concrete tile roof installed per this report and exhibits.
 12. True divided light windows shall be installed per this report and exhibits. Sill will be added to the 29th Street windows. Final details shall be reviewed and approved by staff.
 13. All required new and revised plans shall be submitted for review and approval of staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Design Review staff. Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign off of plans.
 14. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
 15. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.

ATTEST:

Design Review/Preservation Board Staff

ADVISORY NOTES

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES. FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD.

THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.