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CITY MANAGER'S OFFICE
RECEIVED
MAY 10 1989

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPROVED
BY THE CITY COUNCIL
MAY 16 1989
OFFICE OF THE
CITY CLERK

May 10, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RESOLUTION APPROVING EXTENSION OF DEMOLITION SUSPENSION FOR 180 DAYS ON 2030 N STREET, A SUPPORTIVE STRUCTURE ON THE CITY OFFICIAL REGISTER **(PB88-059)**

LOCATION: 2030 N Street

SUMMARY

A request for demolition of the subject structure has been suspended by the Design Review/Preservation Board for 90 days. The staff and board request the Council to extend the demolition suspension for an additional 180 days. This will allow staff to work with the applicant on a method to retain the building on site or to relocate it to a new site.

BACKGROUND INFORMATION

On January 18, 1989, the Design Review/Preservation Board reviewed a demolition request for the building located at 2030 N Street. 2030 N Street is a Supportive Structure in the 20th and N Street Preservation Area. The Board suspended demolition for 90 days and recommended that the Council suspend demolition for an additional 180 days.

The applicant proposes demolition to allow for construction of a two story office building. The site is zoned C-2, which allows for office use. At the present time, the existing building is used for residential use and the applicant has constructed an addition to the rear to the south for his architectural office. The building acts as the eastern anchor to the 20th and N Street preservation area. It also is in character with the other residential uses on the south side of N Street between 19th and 20th. Elimination of this building would cause a visual impact to the preservation area and would also cause an impact to the

May 20, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RESOLUTION ADVANCING ... OF DOWNTOWN STRATEGY FOR ... ON 2030 K STREET, A REDEVELOPMENT STRUCTURE ON THE CITY OFFICE BUILDING (P88-059)

LOCATION: 2030 K Street

SUMMARY

A petition of property owners of the subject structure has been received by the Downtown Redevelopment Agency for an over ... The study area ... includes the ... a proposed ... conversion ... an additional 150 days ... will allow staff to work with the ... on a petition to retain the building in use or in relocate it to a new site.

BACKGROUND INFORMATION

In January ... 1984, ... Downtown Redevelopment Zone ... a redevelopment petition for ... 2030 K Street. 2030 K Street is a structure ... 1 K ... Preservation Area. The owner proposed demolition for an open ... and presented that the ... of a ... building ... 12 ... 1984.

... proposed ... to allow for preservation of a ... office building. The site is zoned ... office ... At the present time, ... is ... in the ... constructed ... in the ... for a ... office ... the ... 1 ... 1989 ... 1989. If ... in ... with ... of ... Council ... 1989 ... 1989 ... support to the preservation area ...

residential uses to the west in that new construction would require an blank fire wall to be placed along the interior property line, two stories in height, thereby eliminating the residential character and open space that is now provided.

The applicant has provided a proposed site plan and elevation drawings of the new construction to take place on the site. The proposed new construction has Zoning Ordinance problems in the following: 1) the front setback must be maintained at 7-1/2 feet from ground to the top of the parapet; the street side yard setback must be maintained at 5 feet from the ground to the top of the parapet. The State Handicap Access Code would require an elevator to be placed in the building so that handicap access is provided to the second floor offices.

Staff recommendation to the applicant is to rehabilitate his existing structure for office use at ground level and residential use on the second floor. The mixed use will meet all of the City's Building Code and Zoning Ordinance requirements and will allow the continuation of a historical structure to remain in its present location and will not require on-site parking or handicap access to the second floor level. The applicant has indicated that his desire is to remove the existing building and build a new office so that he may have on-site parking and additional office space for both himself and for lease use.

The adjacent property owners spoke in opposition to the demolition of this building at the Design Review/Preservation Board hearing. Staff feels that the best solution would be for the applicant to rehabilitate the existing building as a mixed use project. Should all attempts to retain the building on-site fail, then the building should be made available for relocation to a vacant parcel within the Central City in order to conserve existing housing stock.

FINANCIAL DATA

The action of the Council to extend the demolition suspension period for 180 days will not cause a financial impact to the City.

POLICY CONSIDERATION

Chapter 32 of the City Code, Preservation of Historic Structures, establishes the policy to retain identified historic structures or to relocate these structures when retention on the existing site is not feasible.

MBE/WBE EFFORTS

None required.

VOTE OF DESIGN REVIEW/PRESERVATION BOARD

The Design Review/Preservation Board voted to suspend demolition for 90 days and to request the Council to extend the demolition suspension for 180 days. The vote was unanimous by all present (seven ayes, one absent, one vacancy).

STAFF RECOMMENDATION

The Planning staff and the Design Review/Preservation Board recommends that the Council extend the demolition suspension for 180 days in order to allow for staff to work with the applicant to develop on-site rehabilitation of the existing structure. Should on-site rehabilitation not be feasible, then staff will work with the applicant to advertise the structure to be available for relocation.

Respectfully submitted,

for Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:

WALTER J. SLIPE, CITY MANAGER

MMD:RH:rt
attachments

May 16, 1989
District No. 1

Contact Person:
Richard Hastings, Senior Planner
449-5604

PB88-059

16

as amended

APPROVED
BY THE CITY COUNCIL
MAY 16 1989
OFFICE OF THE
CITY CLERK

RESOLUTION No. 89-374

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING AN EXTENSION OF DEMOLITION SUSPENSION FOR ~~180~~ 90 DAYS FOR PROPERTY LOCATED AT 2030 N STREET

(PB88-059) (APN: 007-0245-011)

WHEREAS, the City Council on May 16, 1989, held a public hearing on the request for approval of a suspension of demolition for 180 days for property located at the above described location;

WHEREAS, the City Environmental Coordinator, on december 27, 1988, had determined that the proposed project would not have a significant effect on the environment, and had provided notice to the public of the preparation of a Negative Declaration, which was ratified by the Design Review/Preservation Board;

WHEREAS, the City Design Review/Preservation Board and/or Planning staff has submitted to the City Council its report and recommendations on the proposed demolition suspension;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines.

2. The Council has reviewed and considered the information contained herein.

3. The Supportive Structure has basic characteristics and architectural details that harmonize with its surroundings and helps to maintain the integrity of the 20th and N Street Preservation Area.

4. Redevelopment of the site, as proposed, would not justify demolition of this Supportive Structure.

MAYOR

ATTEST:

CITY CLERK

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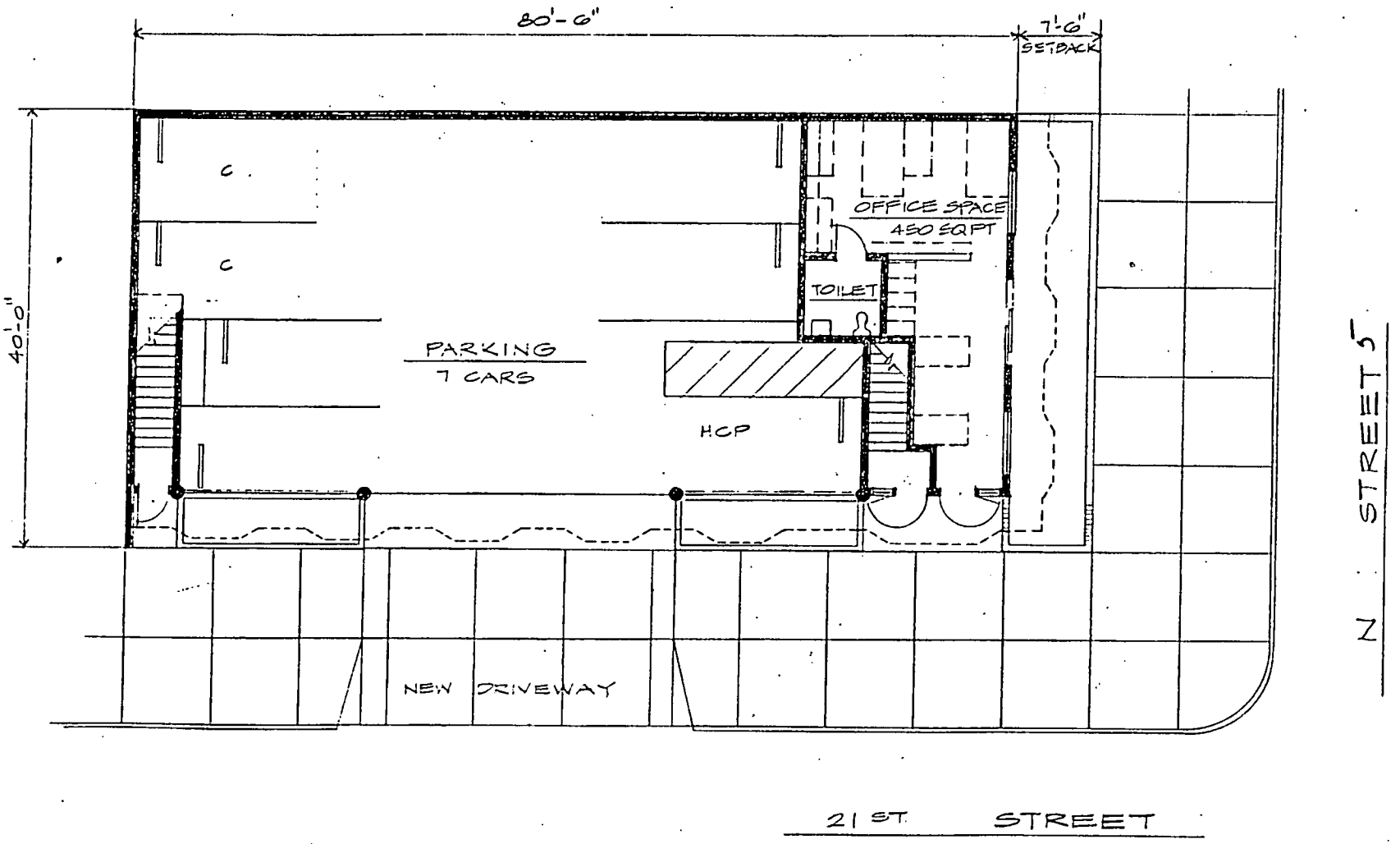
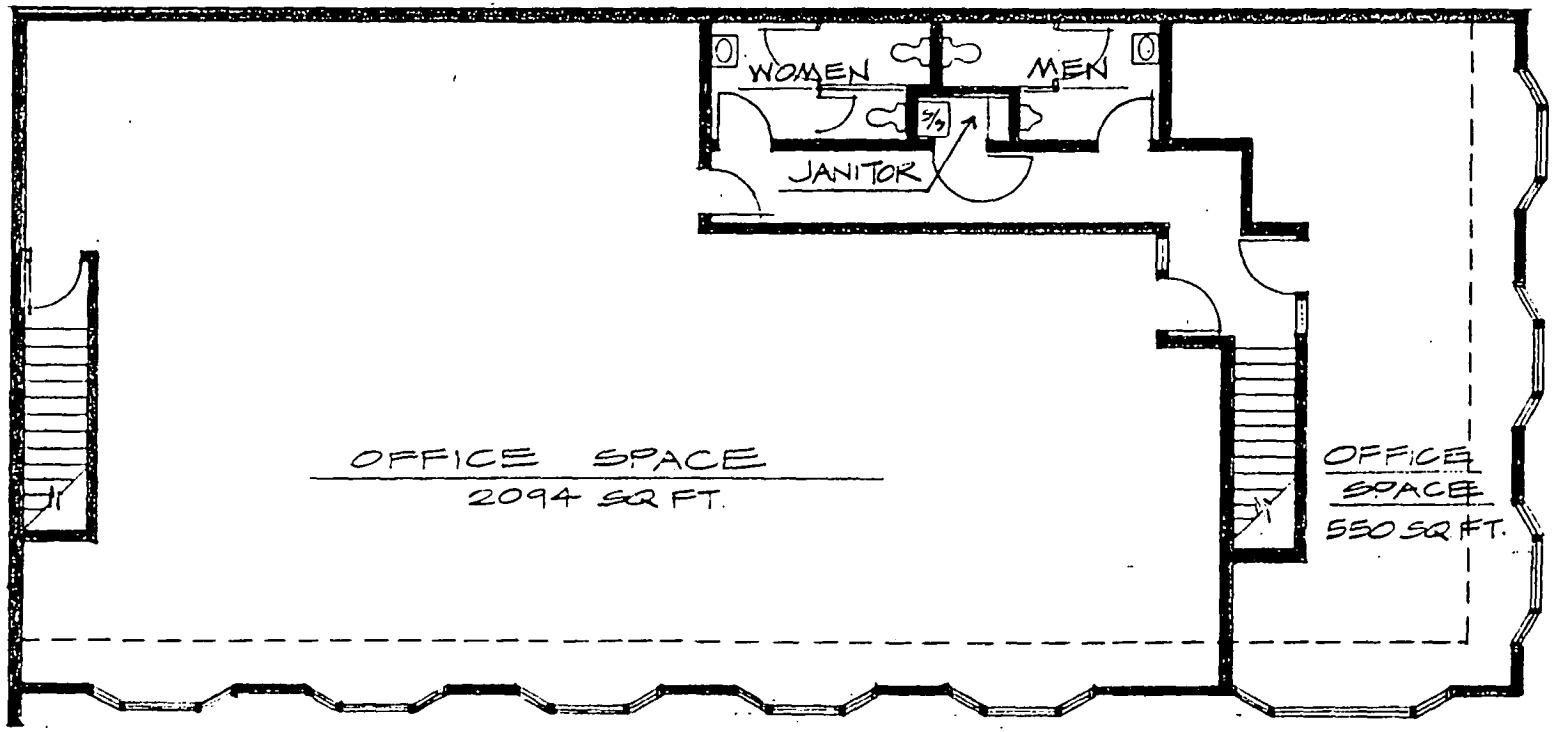


PB 88-059

1-18-89

ITEM 4

PD 88-059



SECOND FLOOR PLAN

SCALE: ~~1/8"=1'-0"~~

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ITEM 8

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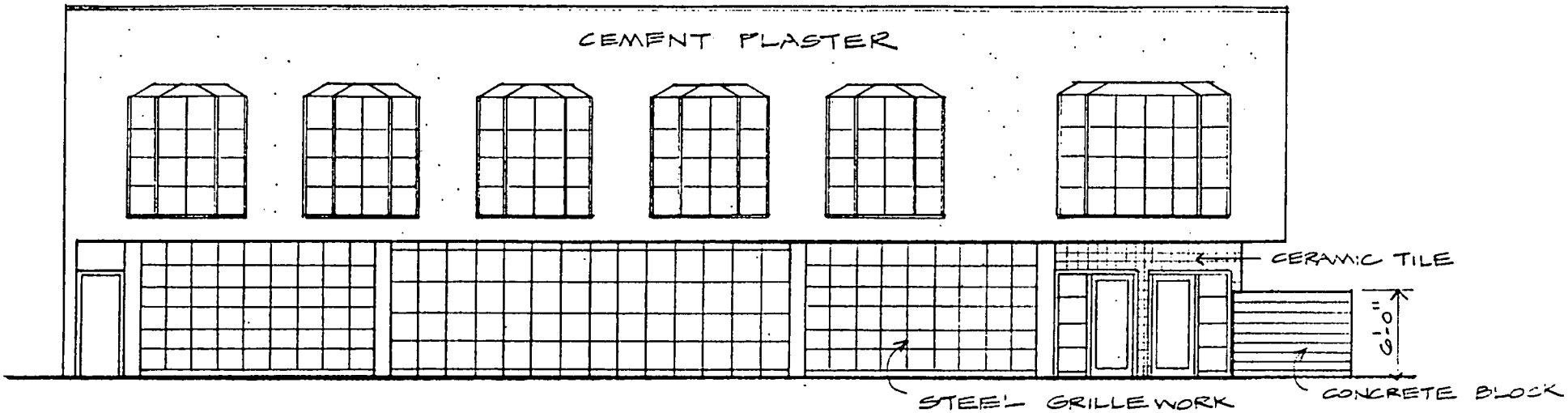
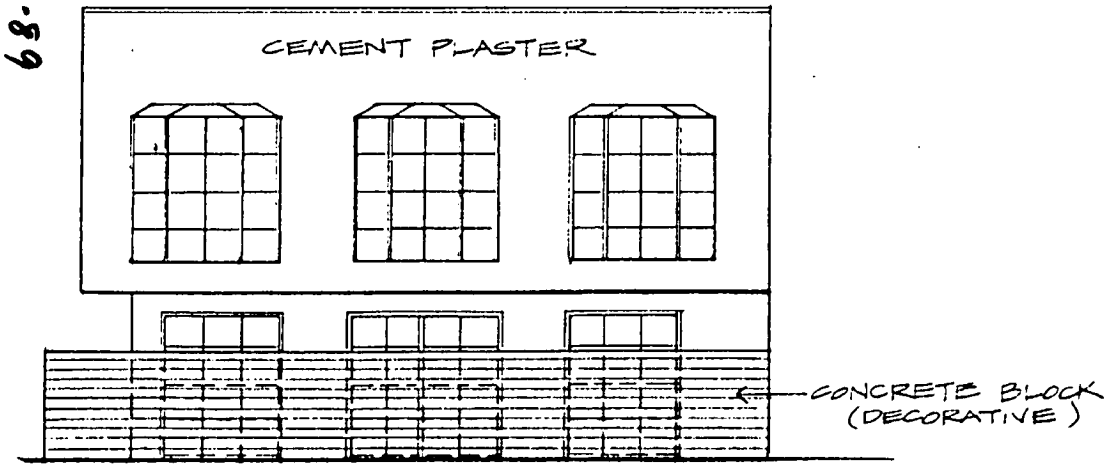
PB88-059



EAST ELEVATION

SCALE : ~~1/8" = 1'-0"~~

~~1-4-89~~ 1-18-89



ITEM #4

NORTH ELEVATION

SCALE : ~~1/8" = 1'-0"~~

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DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: January 18, 1988

DR/PB NO: 88-059

MOTION TO: Adopt staff recommendation

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON			✓			
BALESTRERI			✓			
LES						✓
MALINOWSKI	✓		✓			
McCABE		✓	✓			
RAKELA			✓			
RUSCONE			✓			
TSUBOI			✓			
MOTION CARRIED:			✓			
MOTION FAILED						

COMMENTS:

12/23/88:vf

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DESIGN REVIEW & PRESERVATION BOARD
1231 I STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT: Henry F. Yee, 1400 21st Street, Sacramento, CA 95814	
OWNER: Henry F. Yee, 1122 Lake Glen Way, Sacramento, CA 95822	
PLANS BY: Applicant	
FILING DATE:	REPORT BY: RL:
NEGATIVE DEC. EIR	ASSESSOR'S PCL. NO. 007-0245-011

LOCATION: 2030 N Street

PROPOSAL: The applicant proposes demolition of a Supportive Structure in the 20th and N Streets Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
Existing Land Use of Site: 2 residential units and an office

Surrounding Land Use and Zoning:

North: Offices; C-2
South: Commercial; C-2
East : Offices; Commercial; C-2
West : Residential; C-2

Property Dimensions: 40' x 80'
Property Area: 3,520 sq. ft.
Square Footage of Building: 1,800 sq. ft. residential; 450 sq. ft. office
Height of Building: 2 stories

Significant Features of Site: Location in 20th and N Streets Preservation Area

Exterior Building Materials: Narrow Clapboards

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed demolition:

1. The 20th and N Streets Preservation Area is relatively small. The elimination of this Supportive Structure would be significant in its impact. Presently, the blockface on the south side of N Street between 20th and 21st Streets is intact except for the vacant lot at 2004 N Street that is being used for surface parking. The subject structure is the only one within the Preservation Area that has frontage on 21st Street. Thus, the loss of this Queen Anne will not only damage the character and continuity of the blockface, but also serve to visually isolate the Preservation Area from a well traveled arterial. The building's presence, itself, also contributes to the variety and visual interest that now exists along 21st Street.

   The Board may suspend demolition for 90 days and recommend that the City Council suspend demolition for an additional 180 days.

APPLC. NO PB88-059 MEETING DATE January ~~4~~ 1989 ITEM NO. ~~III~~ 4

9 18

2. The existing structure on site includes an addition fronting 21st Street and utilized as an architect's office by the applicant.

3. The applicant's proposed new building is deficient in a number of ways:

   a. The second floor encroaches into the required front and street side yards;

   b. The decorative concrete block wall creates an uninteresting dead strip along the N Street frontage.

   c. In concept, the use of 2nd floor window bays is acceptable to staff. However, their design, as proposed, is lacking.

   d. The parking area with the large driveway opening flanked by open grill work is too exposed to view along 21st Street.

4. Staff concludes that the demolition of the Supportive Structure and redevelopment of the site as proposed by the applicant is contrary to interests of the City Preservation Program and the maintenance of the 20th and N Streets Preservation Area.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration.

2. Suspension of the demolition of the Supportive Structure for 90 days and recommendation to the City Council for an additional suspension of 180 days.

   Findings of Fact:

   a. The Supportive Structure has basic characteristics and architectural details that harmonize with it's surroundings and helps to maintain the integrity of the preservation area.

   b. Redevelopment of the site, as proposed, would not justify demolition of a Supportive Structure.

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CITY OF SACRAMENTO

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

PB88-059 **Demolition** of a Supportive Structure in the 20th and N Street Preservation Area. APN: 7-007-0245-011. Location: 2030 N Street.

The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: Marty Van Duyn

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
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PB88-059

attachment
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CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: PB 88-059
Applicant - Name: Henry Yee
Address: 1122 Lake Glen Way
Sacto CA 95822

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

	Yes or No
1. **Earth**. Will the proposal result in:	
a. Unstable earth conditions or in changes in geologic substructures?	No
b. Disruptions, displacements, compaction or overcovering of the soil?	No
c. Change in topography or ground surface relief features?	No
d. The destruction, covering or modification of any unique geologic or physical features?	No
e. Any increase in wind or water erosion of soils, either on or off the site?	No
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake?	No
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	No
2. **Air**. Will the proposal result in:	
a. Substantial air emissions or deterioration of ambient air quality?	No
b. The creation of objectionable odors?	No
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	No
3. **Water**. Will the proposal result in:	
a. Changes in currents, or the course of direction movements, in either marine or fresh waters?	No
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No
c. Alterations to the course of flow of flood waters?	No
d. Change in the amount of surface water in any water body?	No
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	No
f. Alteration of the direction or rate of flow of ground waters?	No
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	No
h. Substantial reduction in the amount of water otherwise available for public water supplies?	No
i. Exposure of people or property to water related hazards such as flooding?	No
4. **Plant Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of plants?	No
b. Reduction of the numbers of any unique, rare or endangered species of plants?	No
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	No
d. Reduction in acreage of any agricultural crop?	No
5. **Animal Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of animals?	No
b. Reduction of the numbers of any unique, rare or endangered species of animals?	No
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	No
d. Deterioration of existing fish or wildlife habitat?	No

	Yes or No
6. **Noise**. Will the proposal result in:	
a. Increases in existing noise levels?	No
b. Exposure of people to severe noise levels?	No
7. **Light and Glare**. Will the proposal produce new light or glare?	No
8. **Land Use**. Will the proposal result in a substantial alteration of the present or planned land use of an area?	No
9. **Natural Resources**. Will the proposal result in:	
a. Increase in the rate of use of any natural resources?	No
b. Substantial depletion of any nonrenewable natural resource?	No
10. **Risk of Upset**. Does the proposal involve:	
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	No
b. Possible interference with an emergency response plan or an emergency evacuation plan?	No
11. **Population**. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	No
12. **Housing**. Will the proposal affect existing housing, or create a demand for additional housing?	Maybe
13. **Transportation/Circulation**. Will the proposal result in:	
a. Generation of substantial additional vehicular movement?	No
b. Effects on existing parking facilities, or demand for new parking?	No
c. Substantial impact upon existing transportation systems?	No
d. Alterations to present patterns of circulation or movement of people and/or goods?	No
e. Alterations to waterborne, rail or air traffic?	No
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	No
14. **Public Services**. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:	
a. Fire protection?	No
b. Police protection?	No
c. Schools?	No
d. Parks or other recreational facilities?	No
e. Maintenance of public facilities, including roads?	No
f. Other governmental services?	No
15. **Energy**. Will the proposal result in:	
a. Use of substantial amounts of fuel or energy?	No
b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	No
16. **Utilities**. Will the proposal result in a need for new system, or substantial alterations to the following utilities:	No
a. Power or natural gas?	No
b. Communications systems?	No
c. Water?	No
d. Sewer or septic tanks?	No
e. Storm water drainage?	No
f. Solid waste and disposal?	No

Yes or No

17. **Human Health**. Will the proposal result in:
    a. Creation of any health hazard or potential health hazard (excluding mental health)? No
    b. Exposure of people to potential health hazards? No

18. **Aesthetics**. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No

19. **Recreation**. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No

20. **Cultural Resources**.
    a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? No
    b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? Yes
    c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
    d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No

21. **Mandatory Findings of Significance**.
    a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No
    b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
    c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
    d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

MITIGATION MEASURES

___ None required.
X The following mitigation measures shall become conditions of approval for the subject proposal:

See Attachment A

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1988
South Sacramento Community Plan and EIR, 1986
North Natomas Community Plan and EIR, 1986
South Natomas Community Plan and EIR, 1987
Airport-Meadowview Community Plan and EIR, 1984
North Sacramento Community Plan and EIR, 1984
Sacramento South Pocket Specific Plan & EIR, 1977
Sacto. Central City Comprehensive Plan & EIR, 1977
Downtown Redevelopment Plan Update & EIR,1985
Sacramento City Zoning Ordinance, July 1987
Renaissance Tower EIR, 1986
Laguna Creek Floodplain Study and EIR, 1985
Creekside Oaks and Gateway Centre EIR, 1984
Delta Shores Village PUD EIR, 1983
Greenhaven Executive Office Park EIR, 1982
Executive Airport Master Plan and EIR, 1981
Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Northgate Station EIR, 1986
Willow Creek EIR, 1985

- At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- Native Oaks: Our Valley Heritage, Sacramento County Office of Education, 1976.
- The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

____ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 12-21-88 SIGNATURE: _____

PREPARED BY: Lisa Pyzel PHONE: (916) 449-5381

Revised 12/2/87 HT:jg

ATTACHMENT A

INITIAL STUDY DISCUSSION
DEMOLITION OF SUPPORTIVE STRUCTURE AT 2030 N STREET
PB 88-059

Proposed Project

The applicant is proposing to demolish a "Supportive" structure in the 20th and N Street Preservation area. The structure is a two story, two apartment residence with one apartment converted to an office. The applicant is proposing to demolish this structure in order to construct a commercial building at a future date.

The site is currently zoned General Commercial (C-2) and is designated for Community-Neighborhood Commercial and Office land uses in the 1986-2006 General Plan. The site, being located within the Central City, is also subject to Design Review. Thus, any future structure proposed for the site will be scrutinized for consistency with surrounding building design.

Discussion

1. Earth

Demolition of the structure will expose the ground surface to potential wind erosion until a new building is constructed on the site. This impact can be reduced to a less than significant level by requiring that the site be watered during demolition, which is a requirement of the Uniform Building Code and City Building Division Regulations.

2. Air Quality

Demolition will create a short-term increase in particulate matter emitted into the air. A major portion of the dust particles will settle out on and immediately adjacent to the site. A minor portion will remain suspended in the localized atmosphere and will incrementally add to the ambient particulate level until the next rainfall removes the matter. Due to the relatively small area impacted by the demolition, this is not considered to be a significant environmental impact.

3. Water

This project will not impact surface or groundwater levels or patterns.

4. Plant Life

The site does not contain any mature trees other than street trees, which are not slated for removal. The demolition will not impact plant life.

5. Animal Life

This project will not impact animal life.

6. Noise

Demolition will temporarily increase ambient noise level in the immediate area through the use of heavy equipment and machinery to destroy the building and remove the wreckage from the site. This temporary increase is considered to be less than significant in reference to the relatively high background noise levels generated from the local street traffic (over 60 dB). To mitigate any noise impacts from the demolition, the actual demolition must be restricted to normal working hours (8:00 a.m. to 5:00 p.m.).

7. Light and Glare

The demolition will not impact either light or glare.

8. Land Use

The demolition will remove one dwelling unit from the site in order to allow the property owner to construct a commercial building. This will be an intensification of commercial land use in the neighborhood.

9. Natural Resources

The demolition will not significantly increase the rate of use of any natural resource, nor substantially deplete any non-renewable resource.

10. Risk of Upset

As with many buildings built prior to the adoption of insulation and construction standards regarding the use of asbestos or other building materials now considered to be unhealthy, there is a possibility of the existence of asbestos or other such building materials in the structures. Any impacts arising from the existence of asbestos can be mitigated by requiring the buildings be examined for asbestos prior to the issuance of any permit. Should asbestos be discovered, plans for its removal per UBC requirements must be submitted with the application to demolish.

11. Population

The demolition will not impact the location, distribution, density or growth rate of the population of the area.

12. Housing

The structure was formerly used as a two unit residence. One unit was lost when the conversion to office occurred. While the loss of one residential unit considered by itself is not significant, the cumulative trend toward conversion of residential units to office/commercial uses in the Central City may be considered significant.

13. Transportation and Circulation

The demolition will not alter or increase the transportation and circulation pattern in the area.

14. Public Services

The demolition will not have an impact on any governmental service nor will it alter the provision of any governmental service.

15. Energy

The demolition will not increase the demand upon existing energy sources.

16. Utilities

The demolition will not affect or alter any utilities. The construction of a commercial building may require the extension or replacement of additional water, sewer, gas and public utility lines to the site; this is not considered a significant impact.

17. Human Health

See Risk of Upset section.

18. Aesthetics

The demolition will not result in the obstruction of any scenic view open to the public nor result in the creation of an aesthetically offensive site. As the subject site is located in a Design Review district, any new construction will be reviewed for compatibility with other structures in the area.

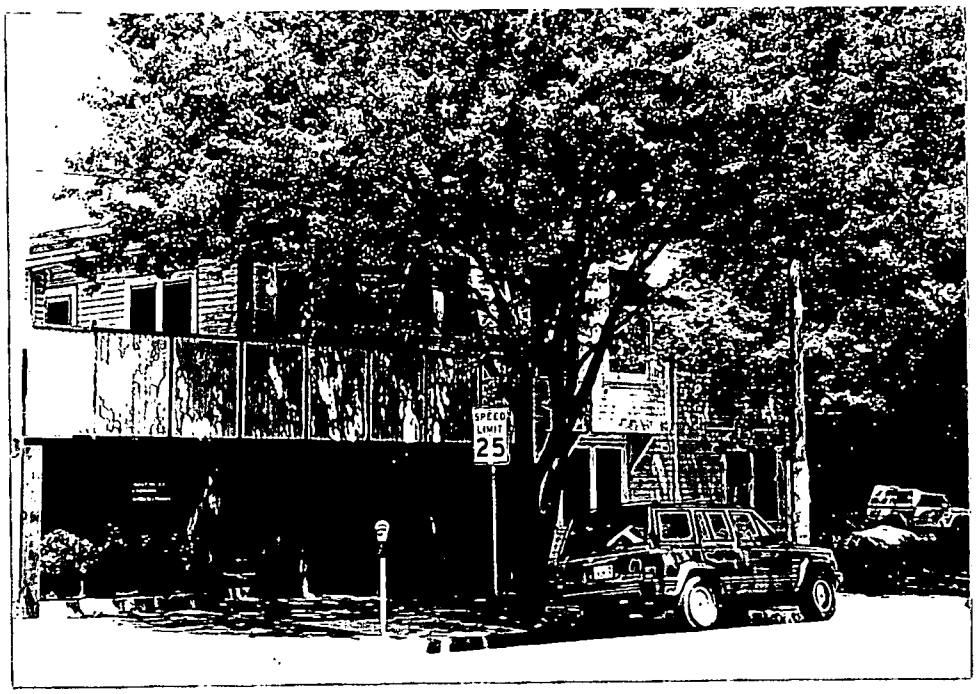
19. Recreation

The demolition will not impact the quality or quantity of existing recreation opportunities.

20. Cultural Resources

The demolition will result in the removal of a Supportive structure in the 20th and N Street Preservation area. The supportive structure contributes to the character of the area. The design and architectural elements can be continued by careful review at the Design Review stage of the proposed apartments. To reduce the impacts of demolition as much as possible, the following mitigation measure shall be required:

> The demolition shall be suspended for 90 days by the Design Review/Preservation Board and for 180 days by the City Council to allow the opportunity for the building to be relocated.



21 ST. SIDE OF 2030 N ST.

21 ST SIDE OF 2030 N ST.

ITEM NO. 16

2030 N ST. BLDG TO WEST

2030 N ST.

CITY OF SACRAMENTO

PLANNING & DEVELOPMENT DEPARTMENT
Planning Division
1231 "I" Street, Suite 200
Sacramento, CA 95814
Tel: (916) 449-5604

Initial Filing Fees & Receipt

Received From: HENRY F YEE

Requested Entitlement(s) Fee Circled

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee HFY
Initials

ENVIRONMENTAL DET. (1-01-5179-3628)	
Exemption	$25
Negative Declaration	90
EIR	1,680
REZONING (1-01-5179-3604)	
Rezoning/Prezoning	$545
Gen. Plan/Comm. Plan Amend.	345
SUBDIVISION MAP FEE (1-01-5179-3603)	
Tentative Map	$281
Fast Track	196
Lot Line Adjustment	175
Time Extension (NED)	170
Post Subdivision Mod.	100
PLANNED UNIT DEVEL. (1-01-5179-3652)	
PUD	$440
Amend. (w/o Special Permit)	230
SPECIAL PERMIT (1-01-5179-3213)	
Planning Commission Modification	$240
Special Permit	290
Time Extension	140
Plng Dir Modification (NED)	55
Condo Conv (NED)	610
____ Tenants @ $2/tenant	____
Plng Dir	100
Plng Dir Time Extension	50
VARIANCE (1-01-5179-3605)	
Planning Director	$100
Planning Commission	200
Time Extension (NED)	125

DEVELOPMENT REVIEW (1-01-5179-3653)	
Plan "R" Review	$250
Planning Director Modification	55
OTHER ENTITLEMENTS (1-01-5179-3709)	
Parking Facilities Perm. (NED)	$65
St./Alley Abandonment (NED)	202
Street Name Change (NED)	127
~~[illegible]~~	____

APPEAL (1-01-5179-3606)

	Applicant	3rd Party
Planning Dir.	$125	$40
Environ. Coord.	625	40
Design Review	125	40
Preservation Bd.	65	40
CPC	105	60

DOCUMENT SALES (1-01-5179-3607)

_____ $____

_____ $____

SALES TAX (1-01-0000-2116) $____

TOTAL PAID $ 90.00

Prepared by/date RL 12/5/88

Received by/date RL 12/5/88

Cash Check # 1641

NOTE:
NED — No Environmental Determination Fee Required.

P# PB 88-059

CITY OF SACRAMENTO
PAID - BI
DEC 05 1988
BUILDING INSPEC.

White — Applicant
Yellow — Accounting
Pink — Accounting
Goldenrod — Project File

Not Valid Unless Stamped By Department

Rev. 1-82

MINUTE ACTIVITY

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: JAN. 18. 89

DR/PB NO: PB88-059

MOTION TO: STAFF REC. SUSPENSION 90 & 180 DAYS

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON			✓			
BALESTRERI			✓			
LES						✓
MALINOWSKI	✓		✓			
McCABE		✓	✓			
RAKELA			✓			
RUSCONE			✓			
TSUBOI			✓			
MOTION CARRIED:						
MOTION FAILED						

COMMENTS:

12/23/88:vf

DESIGN REVIEW & PRESERVATION BOARD
1231 I STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT: Henry F. Yee, 1400 21st Street, Sacramento, CA 95814	
OWNER: Henry F. Yee, 1122 Lake Glen Way, Sacramento, CA 95822	
PLANS BY: Applicant	
FILING DATE:	REPORT BY: RL:
NEGATIVE DEC. EIR	ASSESSOR'S PCL. NO. 007-0245-011

LOCATION: 2030 N Street

PROPOSAL: The applicant proposes demolition of a Supportive Structure in the 20th and N Streets Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: C-2
Existing Land Use of Site: 2 residential units and an office

Surrounding Land Use and Zoning:

North: Offices; C-2
South: Commercial; C-2
East : Offices; Commercial; C-2
West : Residential; C-2

Property Dimensions: 40' x 88'
Property Area: 3,520 sq. ft.
Square Footage of Building: 1,800 sq. ft. residential; 450 sq. ft. office
Height of Building: 2 stories

Significant Features of Site: Location in 20th and N Streets Preservation Area

Exterior Building Materials: Narrow Clapboards

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed demolition:

1. The 20th and N Streets Preservation Area is relatively small. The elimination of this Supportive Structure would be significant in its impact. Presently, the blockface on the south side of N Street between 20th and 21st Streets is intact except for the vacant lot at 2004 N Street that is being used for surface parking. The subject structure is the only one within the Preservation Area that has frontage on 21st Street. Thus, the loss of this Queen Anne will not only damage the character and continuity of the blockface, but also serve to visually isolate the Preservation Area from a well traveled arterial. The building's presence, itself, also contributes to the variety and visual interest that now exists along 21st Street.

   The Board may suspend demolition for 90 days and recommend that the City Council suspend demolition for an additional 180 days.

APPLC. NO PB88-059 MEETING DATE January 18 1989 ITEM NO. 4

2. The existing structure on site includes an addition fronting 21st Street and utilized as an architect's office by the applicant.

3. The applicant's proposed new building is deficient in a number of ways:

   a. The second floor encroaches into the required front and street side yards;

   b. The decorative concrete block wall creates an uninteresting dead strip along the N Street frontage.

   c. In concept, the use of 2nd floor window bays is acceptable to staff. However, their design, as proposed, is lacking.

   d. The parking area with the large driveway opening flanked by open grill work is too exposed to view along 21st Street.

4. Staff concludes that the demolition of the Supportive Structure and redevelopment of the site as proposed by the applicant is contrary to interests of the City Preservation Program and the maintenance of the 20th and N Streets Preservation Area.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration.

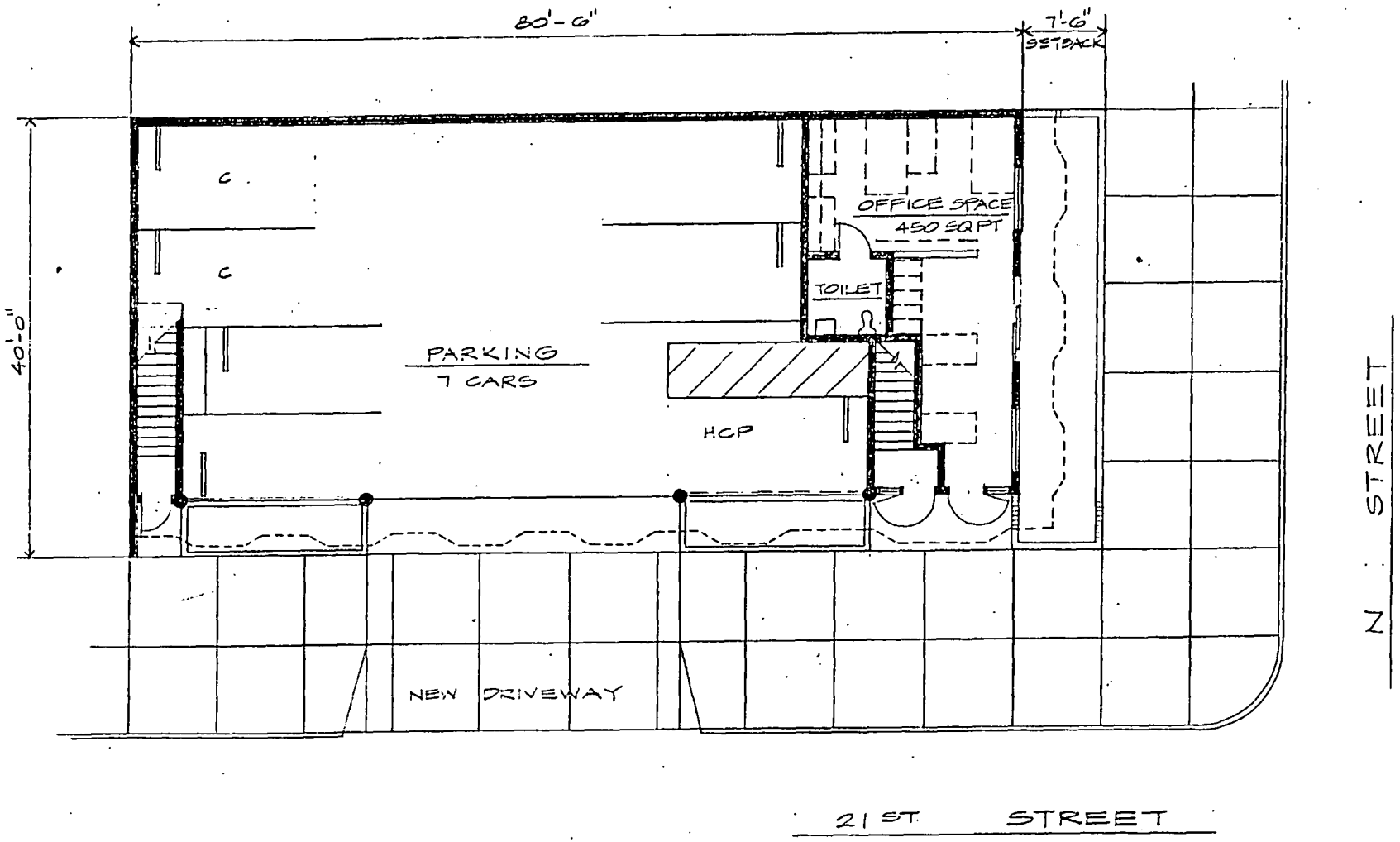
2. Suspension of the demolition of the Supportive Structure for 90 days and recommendation to the City Council for an additional suspension of 180 days.

   Findings of Fact:

   a. The Supportive Structure has basic characteristics and architectural details that harmonize with it's surroundings and helps to maintain the integrity of the preservation area.

   b. Redevelopment of the site, as proposed, would not justify demolition of a Supportive Structure.

PD 88-059



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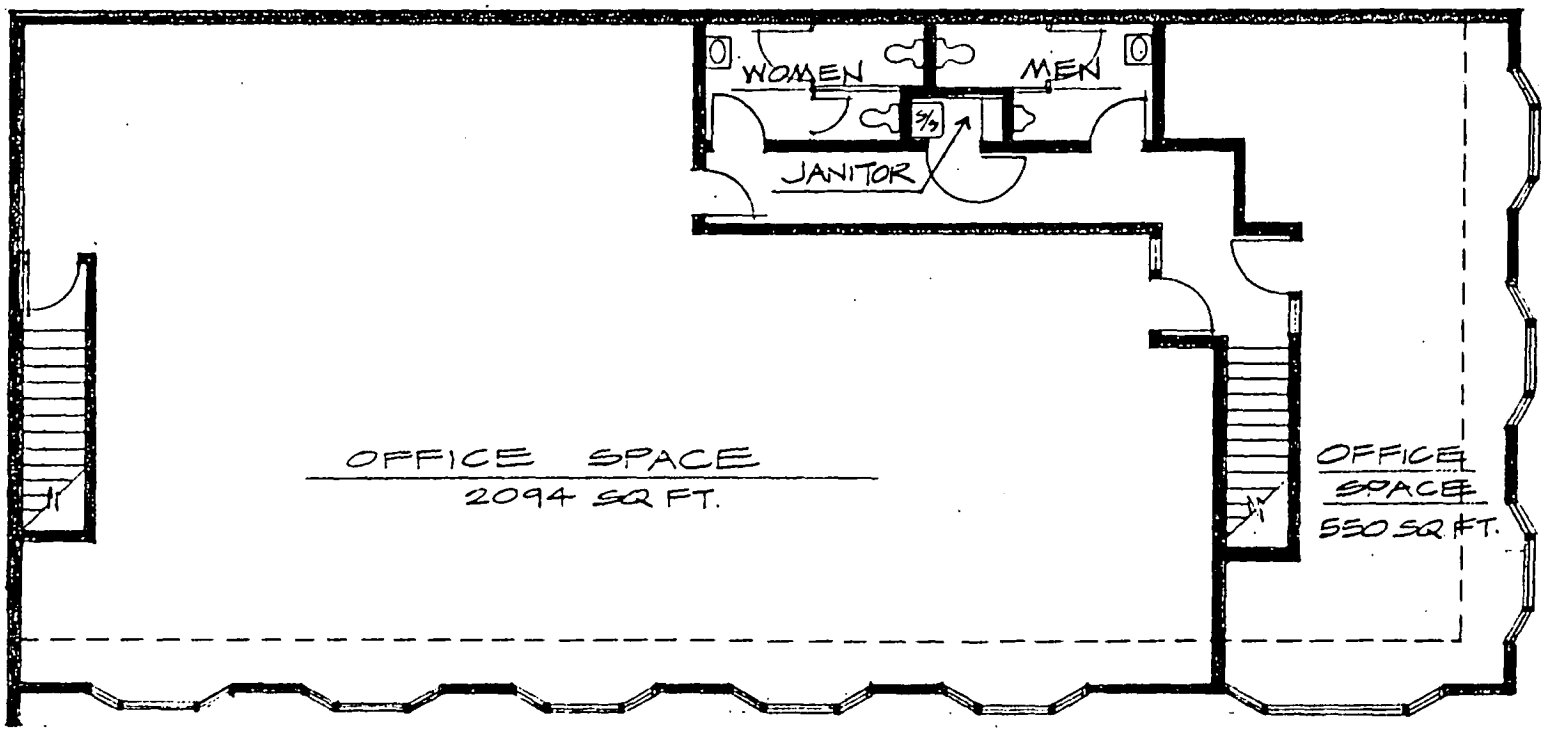
18

ITEM #

PB 88-059



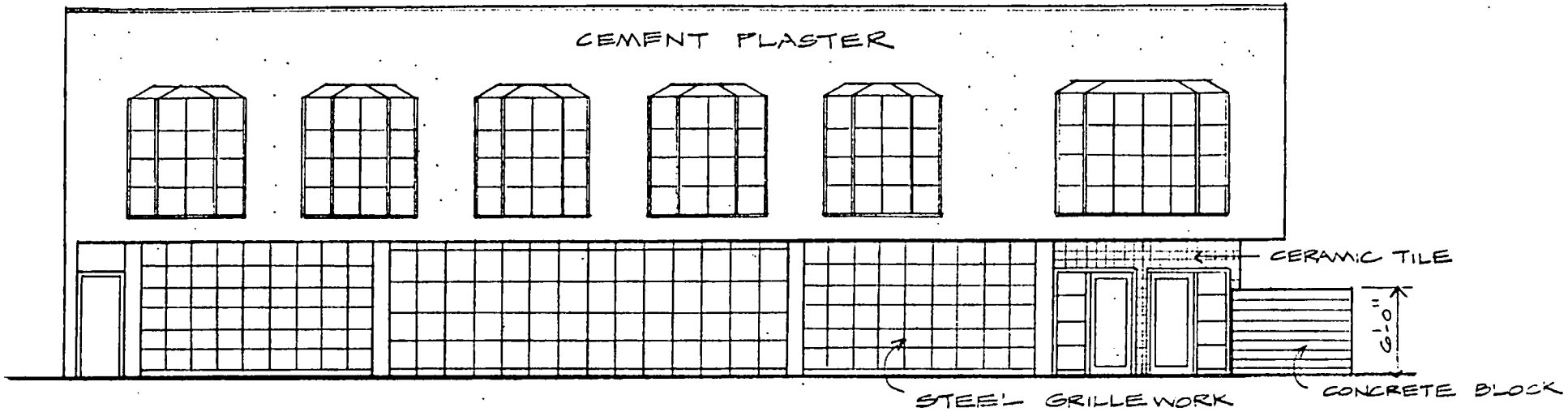
SECOND FLOOR PLAN

SCALE: ~~1/8" = 1'-0"~~

1-4-89

ITEM 8

PB88-059

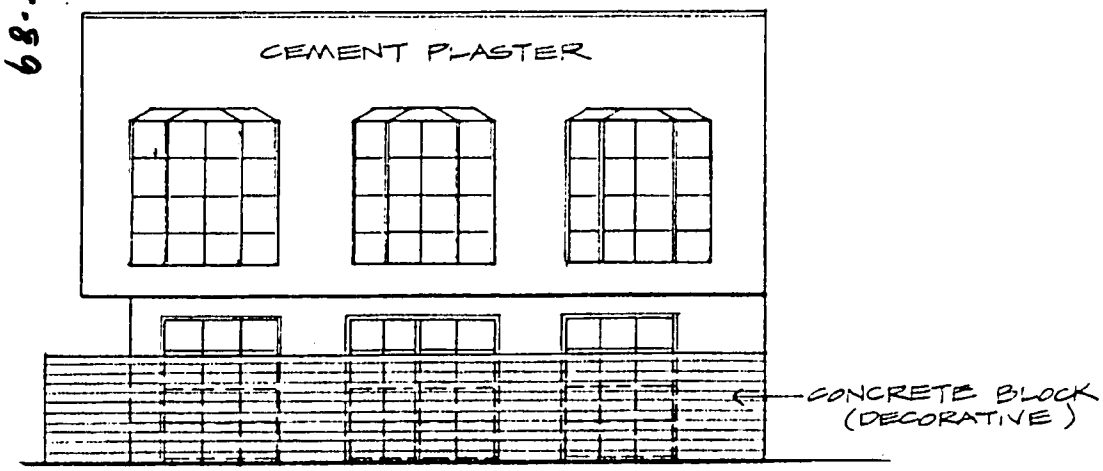


EAST ELEVATION

SCALE : ~~1/8" = 1'-0"~~

1-18-89

~~1-4-89~~



ITEM #4

NORTH ELEVATION

SCALE : ~~1/8" = 1'-0"~~

CITY OF SACRAMENTO

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

PB88-059 **Demolition** of a Supportive Structure in the 20th and N Street Preservation Area. APN: 7-007-0245-011. Location: 2030 N Street.

The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: [signature]

PB88-059

attachment
(w m.m.)
rev. 7/86/lao-wp

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
DEC 27 12 30 PM '88

1-18-89

#4

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: PB 88-059
Applicant - Name: Henry Yee
Address: 1122 Lake Glen Way
Sacto CA 95822

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

	Yes or No
1. **Earth**. Will the proposal result in:	
a. Unstable earth conditions or in changes in geologic substructures?	No
b. Disruptions, displacements, compaction or overcovering of the soil?	No
c. Change in topography or ground surface relief features?	No
d. The destruction, covering or modification of any unique geologic or physical features?	No
e. Any increase in wind or water erosion of soils, either on or off the site?	No
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake?	No
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	No
2. **Air**. Will the proposal result in:	
a. Substantial air emissions or deterioration of ambient air quality?	No
b. The creation of objectionable odors?	No
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	No
3. **Water**. Will the proposal result in:	
a. Changes in currents, or the course of direction movements, in either marine or fresh waters?	No
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No
c. Alterations to the course of flow of flood waters?	No
d. Change in the amount of surface water in any water body?	No
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	No
f. Alteration of the direction or rate of flow of ground waters?	No
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	No
h. Substantial reduction in the amount of water otherwise available for public water supplies?	No
i. Exposure of people or property to water related hazards such as flooding?	No
4. **Plant Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of plants?	No
b. Reduction of the numbers of any unique, rare or endangered species of plants?	No
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	No
d. Reduction in acreage of any agricultural crop?	No
5. **Animal Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of animals?	No
b. Reduction of the numbers of any unique, rare or endangered species of animals?	No
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	No
d. Deterioration of existing fish or wildlife habitat?	No

	Yes or No
6. **Noise**. Will the proposal result in:	
a. Increases in existing noise levels?	No
b. Exposure of people to severe noise levels?	No
7. **Light and Glare**. Will the proposal produce new light or glare?	No
8. **Land Use**. Will the proposal result in a substantial alteration of the present or planned land use of an area?	No
9. **Natural Resources**. Will the proposal result in:	
a. Increase in the rate of use of any natural resources?	No
b. Substantial depletion of any nonrenewable natural resource?	No
10. **Risk of Upset**. Does the proposal involve:	
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	No
b. Possible interference with an emergency response plan or an emergency evacuation plan?	No
11. **Population**. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	No
12. **Housing**. Will the proposal affect existing housing, or create a demand for additional housing?	Maybe
13. **Transportation/Circulation**. Will the proposal result in:	
a. Generation of substantial additional vehicular movement?	No
b. Effects on existing parking facilities, or demand for new parking?	No
c. Substantial impact upon existing transportation systems?	No
d. Alterations to present patterns of circulation or movement of people and/or goods?	No
e. Alterations to waterborne, rail or air traffic?	No
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	No
14. **Public Services**. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:	
a. Fire protection?	No
b. Police protection?	No
c. Schools?	No
d. Parks or other recreational facilities?	No
e. Maintenance of public facilities, including roads?	No
f. Other governmental services?	No
15. **Energy**. Will the proposal result in:	
a. Use of substantial amounts of fuel or energy?	No
b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	No
16. **Utilities**. Will the proposal result in a need for new system, or substantial alterations to the following utilities:	No
a. Power or natural gas?	No
b. Communications systems?	No
c. Water?	No
d. Sewer or septic tanks?	No
e. Storm water drainage?	No
f. Solid waste and disposal?	No

Yes or No

17. **Human Health**. Will the proposal result in:
    a. Creation of any health hazard or potential health hazard (excluding mental health)? No
    b. Exposure of people to potential health hazards? No

18. **Aesthetics**. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No

19. **Recreation**. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No

20. **Cultural Resources**.
    a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? No
    b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? Yes
    c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
    d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No

21. **Mandatory Findings of Significance**.
    a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No
    b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
    c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
    d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

MITIGATION MEASURES

X None required.
X The following mitigation measures shall become conditions of approval for the subject proposal:

See Attachment A

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1988
South Sacramento Community Plan and EIR, 1986
North Natomas Community Plan and EIR, 1986
South Natomas Community Plan and EIR, 1987
Airport-Meadowview Community Plan and EIR, 1984
North Sacramento Community Plan and EIR, 1984
Sacramento South Pocket Specific Plan & EIR, 1977
Sacto. Central City Comprehensive Plan & EIR, 1977
Downtown Redevelopment Plan Update & EIR, 1985
Sacramento City Zoning Ordinance, July 1987
Renaissance Tower EIR, 1986
Laguna Creek Floodplain Study and EIR, 1985
Creekside Oaks and Gateway Centre EIR, 1984
Delta Shores Village PUD EIR, 1983
Greenhaven Executive Office Park EIR, 1982
Executive Airport Master Plan and EIR, 1981
Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Northgate Station EIR, 1986
Willow Creek EIR, 1985

- At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- Native Oaks: Our Valley Heritage, Sacramento County Office of Education, 1976.
- The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

____ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 12-21-88 SIGNATURE: _____

PREPARED BY: Lisa Pyzel PHONE: (916) 449-5381

ATTACHMENT A

INITIAL STUDY DISCUSSION
DEMOLITION OF SUPPORTIVE STRUCTURE AT 2030 N STREET
PB 88-059

Proposed Project

The applicant is proposing to demolish a "Supportive" structure in the 20th and N Street Preservation area. The structure is a two story, two apartment residence with one apartment converted to an office. The applicant is proposing to demolish this structure in order to construct a commercial building at a future date.

The site is currently zoned General Commercial (C-2) and is designated for Community-Neighborhood Commercial and Office land uses in the 1986-2006 General Plan. The site, being located within the Central City, is also subject to Design Review. Thus, any future structure proposed for the site will be scrutinized for consistency with surrounding building design.

Discussion

1. Earth

Demolition of the structure will expose the ground surface to potential wind erosion until a new building is constructed on the site. This impact can be reduced to a less than significant level by requiring that the site be watered during demolition, which is a requirement of the Uniform Building Code and City Building Division Regulations.

2. Air Quality

Demolition will create a short-term increase in particulate matter emitted into the air. A major portion of the dust particles will settle out on and immediately adjacent to the site. A minor portion will remain suspended in the localized atmosphere and will incrementally add to the ambient particulate level until the next rainfall removes the matter. Due to the relatively small area impacted by the demolition, this is not considered to be a significant environmental impact.

3. Water

This project will not impact surface or groundwater levels or patterns.

4. Plant Life

The site does not contain any mature trees other than street trees, which are not slated for removal. The demolition will not impact plant life.

5. Animal Life

This project will not impact animal life.

6. Noise

Demolition will temporarily increase ambient noise level in the immediate area through the use of heavy equipment and machinery to destroy the building and remove the wreckage from the site. This temporary increase is considered to be less than significant in reference to the relatively high background noise levels generated from the local street traffic (over 60 dB). To mitigate any noise impacts from the demolition, the actual demolition must be restricted to normal working hours (8:00 a.m. to 5:00 p.m.).

7. Light and Glare

The demolition will not impact either light or glare.

8. Land Use

The demolition will remove one dwelling unit from the site in order to allow the property owner to construct a commercial building. This will be an intensification of commercial land use in the neighborhood.

9. Natural Resources

The demolition will not significantly increase the rate of use of any natural resource, nor substantially deplete any non-renewable resource.

10. Risk of Upset

As with many buildings built prior to the adoption of insulation and construction standards regarding the use of asbestos or other building materials now considered to be unhealthy, there is a possibility of the existence of asbestos or other such building materials in the structures. Any impacts arising from the existence of asbestos can be mitigated by requiring the buildings be examined for asbestos prior to the issuance of any permit. Should asbestos be discovered, plans for its removal per UBC requirements must be submitted with the application to demolish.

11. Population

The demolition will not impact the location, distribution, density or growth rate of the population of the area.

12. Housing

The structure was formerly used as a two unit residence. One unit was lost when the conversion to office occurred. While the loss of one residential unit considered by itself is not significant, the cumulative trend toward conversion of residential units to office/commercial uses in the Central City may be considered significant.

13. Transportation and Circulation

The demolition will not alter or increase the transportation and circulation pattern in the area.

14. Public Services

The demolition will not have an impact on any governmental service nor will it alter the provision of any governmental service.

15. Energy

The demolition will not increase the demand upon existing energy sources.

16. Utilities

The demolition will not affect or alter any utilities. The construction of a commercial building may require the extension or replacement of additional water, sewer, gas and public utility lines to the site; this is not considered a significant impact.

17. Human Health

See Risk of Upset section.

18. Aesthetics

The demolition will not result in the obstruction of any scenic view open to the public nor result in the creation of an aesthetically offensive site. As the subject site is located in a Design Review district, any new construction will be reviewed for compatibility with other structures in the area.

19. Recreation

The demolition will not impact the quality or quantity of existing recreation opportunities.

20. Cultural Resources

The demolition will result in the removal of a Supportive structure in the 20th and N Street Preservation area. The supportive structure contributes to the character of the area. The design and architectural elements can be continued by careful review at the Design Review stage of the proposed apartments. To reduce the impacts of demolition as much as possible, the following mitigation measure shall be required:

> The demolition shall be suspended for 90 days by the Design Review/Preservation Board and for 180 days by the City Council to allow the opportunity for the building to be relocated.