

NOTICE OF DECISIONS AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 2505 Riverside Boulevard
SACRAMENTO, CALIFORNIA IN THE CENTRAL CITY
DESIGN REVIEW AREA (DR97-208)

At the regular meeting of November 19, 1997, the City Design Review/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 appearance of the existing structure.
 2. The project, as conditioned, serves to improve the Broadway Corridor.
 3. The project, as conditioned, will complement structures in the surrounding area, and conforms with the Board's design criteria.
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CONDITIONS OF APPROVAL:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions:
1. The applicant shall provide additional trees as indicated on the site plan, including new street trees and the "allee" of trees to define the entry. The 32 pear trees proposed shall be exchanged for 32 Chinese Pistache trees. Irrigation shall be provided for the additional trees.
 2. One driveway off of Broadway shall be closed as indicated on the site plan.
 4. The applicant shall provide a space on Broadway to expand the bus stop with a shelter.
 5. Concrete benches proposed along Broadway shall be eliminated from the proposal.
 6. Existing site lighting will be reused. Any changes or additions to existing site lighting

6. Existing site lighting will be reused. Any changes or additions to existing site lighting shall be reviewed and approved by staff prior to issuance of a building permit.
7. All final signage proposed shall be reviewed and approved by staff prior to issuance of a sign permit.
8. The design of the building (see plans attached) is hereby approved subject to the following conditions:
 8. The existing garden center shall remain as is on the south side of the existing building.
 9. The new facade shall be constructed as indicated on the elevations, with the facade broken into smaller masses, and with corners defined with pilasters. Varying parapet heights shall be provided to help define the entry and a cornice treatment provided to link the facades on the north (Broadway) and west (Riverside) sides. Decorative accents shall also be provided to further articulate the facade.
 10. Building lighting shall be decorative lighting that complements the building design and color. Final building lighting proposal shall be reviewed and approved by staff.
 11. A cart screen wall shall be provided as indicated, and plastered to match the main building.
 12. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and staff, prior to issuance of building permits. A set of the plans, separate from those to be submitted to the Building Division, shall be submitted to the design review staff or directly to the Board landscape architect.
 13. Any new roof equipment shall be effectively and attractively screened from view from the adjacent streets and surrounding properties.
 14. Outside trash storage shall be attractively screened with an enclosure that conforms to City construction standards and is attractively designed with decorative masonry walls and durable heavy gauge metal gates. If any changes are proposed to the existing trash facility, the design, or redesign, shall be submitted for review and approval of staff.
 15. SMUD boxes and any necessary backflow devices shall be screened by landscaping or other design means.
 16. Any required new and revised plans shall be submitted for review and approval of design review staff prior to issuance of building permits. A set of the

appropriate plans shall be submitted directly to Design Review staff.

17. 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.
18. Final occupancy shall be subject to approval by Design Review staff and may involve an on site inspection.

ATTEST:

Design Review/Preservation 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.