

CITY OF SACRAMENTO

19

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 3, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Findings of Fact and conditions relating to the special permit, variance and tentative map approval for converting Johnson Park Victorian Apartments into condominium. (P82-020)

LOCATION: 1105 "F" Street

SUMMARY

This item was originally considered by the City Council on July 13, 1982. At the July 13 hearing, the Council voted to approve this requested conversion subject to Findings of Fact and conditions due August 10, 1982.

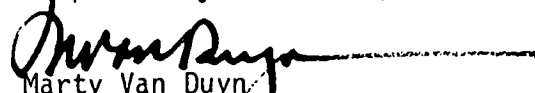
Attached are the tentative map resolution, findings of fact and conditions for the tentative map, variance and special permit.

RECOMMENDATION

The staff recommends that the City Council:

1. Approve and adopt the attached tentative map resolution with conditions; and
2. Approve and adopt the attached findings of fact with conditions for the variance and special permit.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

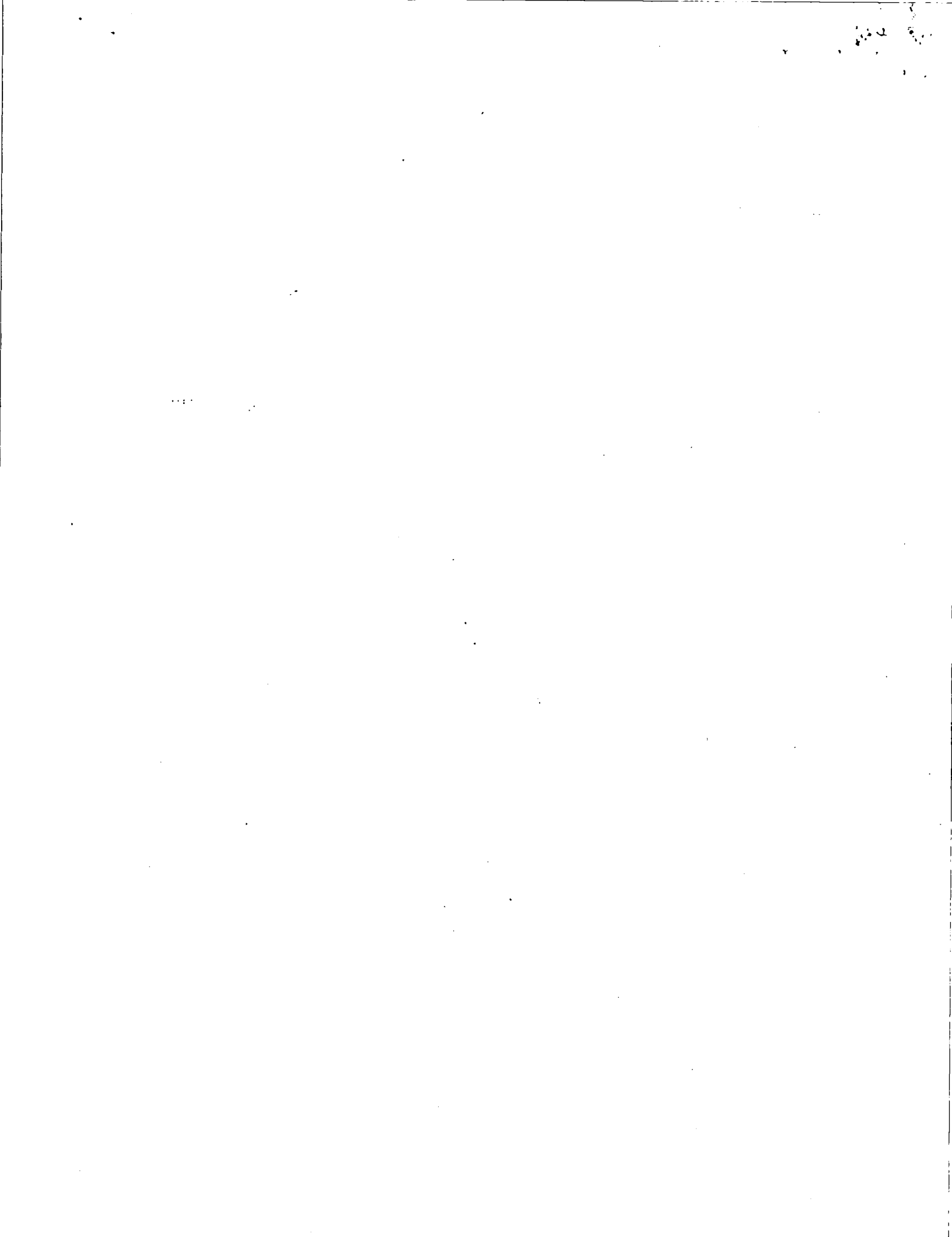
APPROVED
BY THE CITY COUNCIL

AUG 10 1982

OFFICE OF THE
CITY CLERK

August 10, 1982
District No. 1

MVD:SC:cp
Attachments
P82-020



RESOLUTION No. 82-557

Adopted by The Sacramento City Council on date of

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A
REQUEST FOR TENTATIVE MAP FOR JOHNSON PARK VICTORIAN
CONDOMINIUMS (APN: 002-115-16)(P82-020)

APPROVED
BY THE CITY COUNCIL

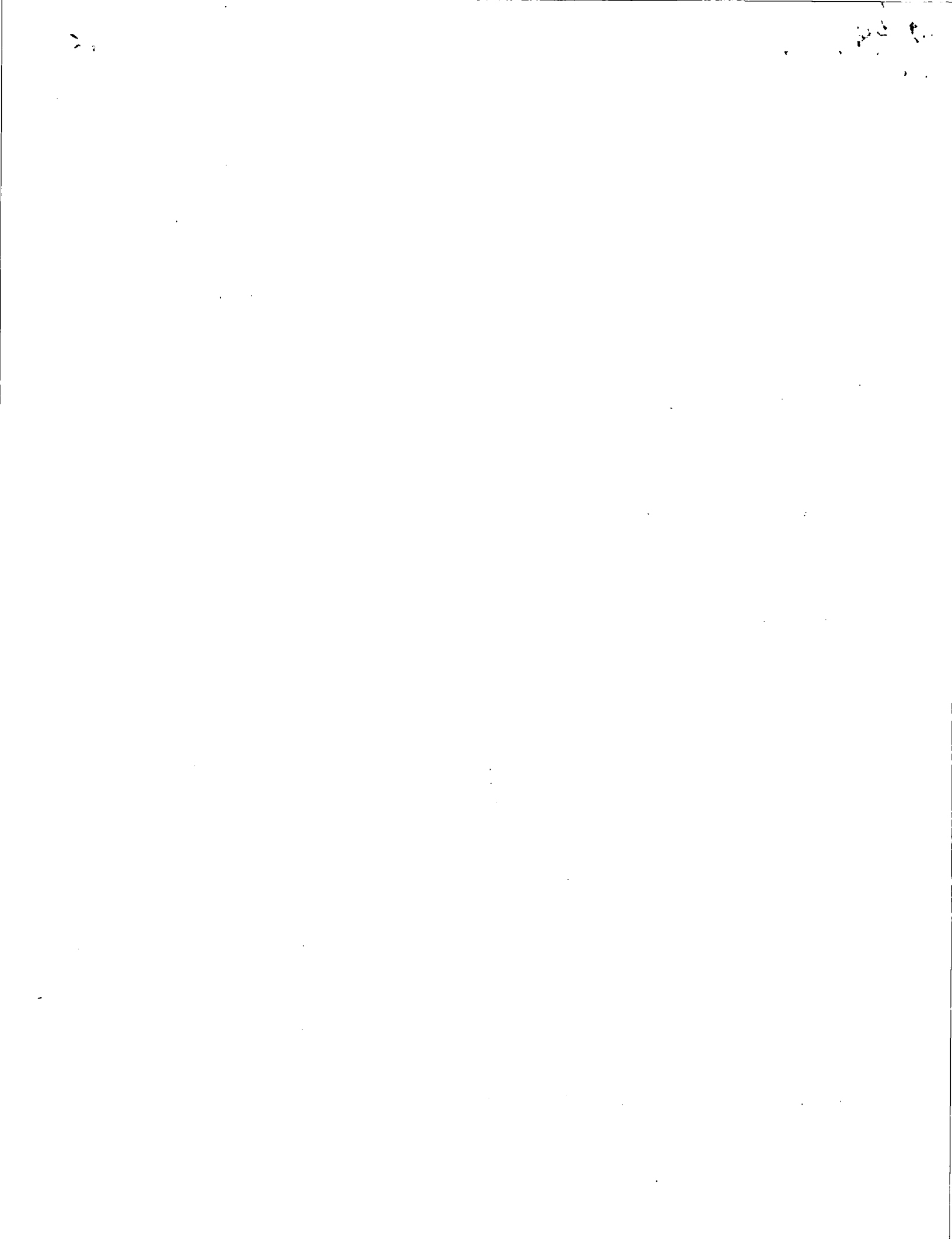
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WHEREAS, the Planning Commission has submitted to the ^{OFFICE OF THE} ~~City Council~~ its report and recommendations concerning the request for a Tentative Map for Johnson Park Victorian Condominiums, located at 1105 "F" Street,

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 13, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Central City Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat, pursuant to CEQA, Section 15101k.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.



- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. The proposed subdivision of existing multiple family dwellings into condominiums is within the Central City Community Plan area and the average annual vacancy rate for this area at the time of approval is greater than five percent and there will be no adverse affect on the rental housing stock and tenant displacement would not occur with this conversion.
- I. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
- J. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified, eligible tenants of low and moderate income as required by the Comprehensive Zoning Ordinance, Section 28, Subsection 5.
- K. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved subject to the following conditions.

Prior to the filing of the final map, the applicant shall fully complete all the following improvements and fully comply with all the following conditions to the satisfaction of the City, or enter into an improvement agreement with the City to insure completion and compliance at those times specified in the agreement.

A. The following conditions or improvements, to the extent related to a particular unit, shall be completed prior to the close of escrow on such unit (for unit specific improvements).

1. The project shall be retrofitted with the following measures to promote energy conservation:

- a. All accessible attic space over conditioned spaces shall be insulated to a minimum thermal resistance value of R-19 or whatever value is required at time of sale.
- b. Existing ceiling insulation meets or exceeds R-11 throughout at least 90 percent of the existing ceiling area.
- c. All swinging doors which separate conditioned from unconditioned spaces shall be fully weather stripped or gasketed in such a manner as to effectively and reliably limit air infiltration. Adhesive foam-type weather stripping will not constitute compliance.
- d. All domestic water heaters shall be fitted with external insulation blankets rated at a minimum thermal resistance value of R-12 as installed.
- e. All uninsulated transverse ducts, plenums, fitting joints of all heating and cooling equipment in unconditioned areas such as attics, crawl spaces, garages and basements shall be sealed with pressure sensitive tape or mastic to prevent air loss and shall be insulated to a thermal resistance of R-5 or 6.
- f. The first five feet of hot water piping leading from electrical resistance, natural gas, or other fossil fuel fire domestic water heaters shall be insulated to a minimum resistance value of R-4.
- g. There shall be no broken window or hole in the building envelope where the light or air may be detected passing from an unconditioned space to a conditioned space.
- h. All shower fixtures shall be fitted with flow restrictions or low-flow shower heads such that the maximum flow rate of the fixture does not exceed three gallons per minute maximum flow.
- i. All electrical wall outlet and wall switch plates which are located between conditioned and unconditioned space shall be fitted with gaskets to reduce air infiltration.

2. A two-hour fire separation shall be provided on its floors and each wall common to itself and an adjacent unit or an approved fire sprinkler system.

3. The utility box shall be enclosed in a design consistent with the structure.
 4. All main entry doors shall be of the solid core type, and be furnished with single-cylinder deadbolt locks meeting the following minimum requirements:
 - a. bolt shall have a throw of at least one inch, and be constructed so as to repel cutting tools; and
 - b. have a cylinder guard designed and constructed to repel attacks by wrenching or prying.
 5. All main entry doors shall be equipped with either a view or window which will provide at least a 180 degree view of the area immediately outside.
 6. All common walls shall meet requirements of Title 24 of State Code relating to sound insulation.
 7. An acoustical consultant shall review the project prior to completion.
 8. The following plumbing and mechanical items shall be corrected to meet the approval of the Building Division:
 - a. All drainage piping penetrations through two-hour walls or ceilings shall be of cast iron or galvanized steel.
 - b. Duct work shall be provided with approved fire dampers.
 - c. Details and routes of plumbing and mechanical systems shall be submitted for approval to the Building Division prior to installation.
 9. All electrical shall meet current code at time of construction.
 10. Dedicate right-of-way and easements for the installation and maintenance of water, gas, sewer and drainage pipes and for poles and overhead and underground wires and conduits for electrical and telephone service together with any and all appurtenances thereto on, over, under and across common lot shown hereon, excepting therefrom the existing building sites.
- B. The following conditions or improvements shall be completed prior to the expiration date for vesting the condominium conversion special permit or any extension of such permit (for common benefit conditions).
1. Building numbers and addresses shall be visible from all access streets both during the day and night.
 2. An illuminated directory or address system shall be positioned at each entrance.

3. Provide a minimum maintained one footcandle of light on the parking surface, from one-half hour before sunset to one-half hour after sunrise. Lighting devices to be covered by weather and vandalism resistant covers.
4. Parking space numbering shall not correspond to unit numbers.
5. The C. C. & R.'s shall incorporate language to allow the homeowners association to tow vehicles from private property.
6. All exterior lighting sources shall be covered with weather and vandalism resistant covers.
7. Separate water shutoffs shall be provided for each unit. Each unit shall be billed separately on a flat rate basis.
8. It shall be required that a licensed architect or engineer make a thorough inspection of the structure and make detailed recommendations on how to repair or alter the structure to alleviate the following deficiencies:
 - a. Correct lean of the building toward the north.
 - b. Correct slope in floor due to settling of building.
 - c. Replace or repair top plates which are damaged.
 - d. Provide adequate support for all beams or joists which lack a surface to bear upon.
 - e. Provide required wall bracing.
 - f. Reinforce 1" x 6" roof bracing by doubling or with strong-back.
 - g. All studs between floor and ceiling shall be continuous.
 - h. All beams must be strapped with framing clips or ties.
 - i. All strong-backs for over spanned second story ceiling joists shall be tied or supported.
 - j. All party walls shall meet a sound (STC) of 50. A field test will be required after construction to verify effectiveness of sound walls and floors. Samples of floor coverings shall be submitted to the Building Division for approval prior to installation.
 - k. The applicant shall provide certification by Sacramento Housing and Redevelopment Agency that the owner participation agreement has been satisfied.

1. The applicant shall be required to contract with a project superintendent, experienced in the field of rehabilitation construction, to oversee all rehabilitation work done on this site.

MAYOR

ATTEST:

CITY CLERK

August 11, 1982

MJC Partnership
925 L Street #850
Sacramento CA 95814

Dear Gentlemen:

On August 10, 1982, the Sacramento City Council took the following action(s) for property located at 1105 F Street (Johnson Park Victorian) (D1) (P-82020):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide .17+ acre parcel into 4 airspace lots and one common lot in the R-4A zone, subject to conditions;

Adopted the Findings of Fact approving variance and special permit.

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/19
Enclosure

cc: Planning Department
Speath Engineering, 5710 Garfield Ave #B, 95841

In the matter of the decision of the City Council)
on application for a variance and special permit)
to convert a four-unit apartment house into)
condominiums in the R-4-A zone located at 1105)
"I" Street (P82-020))

NOTICE OF DECISION

AND

FINDINGS OF FACT

On July 13, 1982, the City Council held a hearing on the above referenced item. Predicated on documentary and oral evidence, the City Council approved the special permit and tentative map subject to the following conditions and based on Findings of Fact to follow:

Condition - Special Permit

The applicant shall submit a landscape plan to the City Planning Department for review and approval prior to issuance of a building permit.

Findings of Fact - Special Permit

1. The proposed conversion is consistent with the General Plan and Housing Element as required by Section 28-C-6(a)i of the Comprehensive Zoning Ordinance in that:
 - a. The vacancy rate in this Community Plan area is above 5% and no tenant displacement problems will occur with this proposed condominium conversion.
 - b. Ownership opportunities for moderate income tenants shall be provided with this conversion.
 - c. This project will meet the required development standards of the Zoning Ordinance and City Building Codes as conditioned on the tentative map.
2. The proposed condominium conversion project is located in the Central City Community Plan area where the rental vacancy rate is above 5%. It is not anticipated that tenant displacement or any adverse impact on the rental housing stock will occur with this conversion.
3. Since there are no tenants presently living in this structure, the need to provide comparable replacement housing will not be necessary with this proposed conversion.
4. The applicant has complied with all the required sections of the Comprehensive Zoning Ordinance pertaining to condominium conversions as they relate to application procedure under Section 28-C-6(a)iv.
5. The proposed conversion project as conditioned shall comply with all development standards set forth in Section 28-C-3 of the Comprehensive Zoning Ordinance.

APPROVED
BY THE CITY COUNCIL

AUG 10 1982

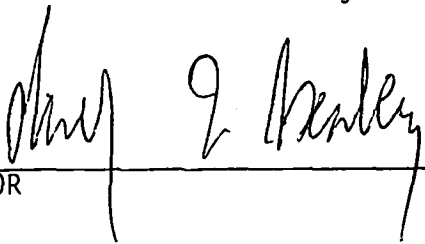
OFFICE OF THE
CITY CLERK



6. The proposed conversion project as conditioned shall not represent a unique and needed rental housing resource in the City or this Community Plan area in that no tenant displacement or relocation problems shall occur with this proposed conversion.

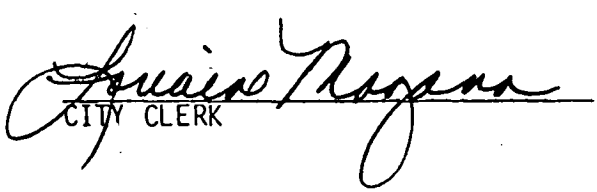
Findings of Fact - Variance

- 1. Issuance of this variance for converting to condominium a structure built prior to 1952 UBC standards is not a special privilege extended to one property owner in that the applicant has obtained approval by the Building Division on plans for rehabilitation to condominium standards. Upon completion, the structure will meet all requirements of the condominium ordinance and building codes.
- 2. The granting of the variance is not a use variance since condominiums are allowed in this zone.
- 3. The granting of the variance is not a disservice in that it will not be injurious to the public welfare or other property in the vicinity since the rehabilitation will improve the quality of the neighborhood.
- 4. The project is consistent with the General Plan and Central City Plan which designate the site for residential use.



 MAYOR

ATTEST:



 CITY CLERK

