



CITY OF SACRAMENTO

22

**FILED**  
FEB 19 1985  
OFFICE OF THE CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL  
FEB 19 1985

OFFICE OF THE CITY CLERK  
MARTY VAN DUYN  
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 441-3113

January 2, 1985

City Council  
Sacramento, California

**FILED**  
JAN 8 1985  
Cont to 2-5-85  
OFFICE OF THE CITY CLERK

**FILED**  
FEB 1 1985  
Cont 402-12-85  
OFFICE OF THE CITY CLERK

Honorable Members in Session:

**SUBJECT:** Extension of a Special Permit to convert a 14-unit apartment complex into condominiums (P83-040)

**LOCATION:** 2708 "C" Street

SUMMARY

The applicant is requesting an extension of a Special Permit to convert a 14-unit apartment complex into condominiums. The City Council approved the Special Permit for this conversion on October 25, 1983. Special Permits for condominium conversion projects are valid for a one year period within which time the applicant must complete the conversion by the sale of at least one unit in the complex. The applicant has been unsuccessful in completing this conversion within the allotted time and is, therefore, requesting a one year extension on the Special Permit.

**FILED**  
FEB 12 1985  
Cont. to 2-19-85  
OFFICE OF THE CITY CLERK

BACKGROUND INFORMATION

The site of the proposed apartment conversion is located in the Central City where the rental housing vacancy rate was 1.9 percent at the time of approval. Although the vacancy rate was below the minimum level of 5+%, for allowing the conversion of rental housing into condominiums, the Council approved the request based upon the applicants proposal to provide replacement housing through the renovation of vacant rental units at 20th and J Streets.

The applicant has been unable to complete the conversion of this complex since sale of the units require a final Department of Real Estate report, recordation of the final map and completion of the conditions of approval. Although the conversion process on this project has not been completed, the applicant has actively pursued the conversion as evidenced by the final map approval and progress undertaken on plans for the renovation of the replacement housing which was a condition of approval on the Special Permit.

The Planning Commission recommended approval of the requested extension subject to the original conditions and one additional condition, which will extend the preconversion protection limiting rent increases for one more year.

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VOTE OF THE PLANNING-COMMISSION

On November 29, 1984, by a vote of seven ayes and two absent, the Planning Commission recommended approval of this request subject to the original conditions and the following additional condition.

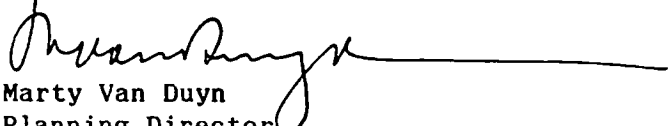
RECOMMENDATION

The staff and Planning Commission recommend the City Council approve the extension of the Special Permit for one year subject to the original conditions of approval and the following additional condition.

Condition - Special Permit

The preconversion protection set forth in Section 28-C-5(f) of the Zoning Ordinance shall be extended to all tenants until January 31, 1986. After January 31, 1985, the maximum allowable rent increase shall be seven percent per year unless the tenant is under a lease which specifies a different amount.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

SC:pkb  
Attachments  
P83-040

January 8, 1985  
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

*22*

MEETING DATE November 29, 1994

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT  *Ext.*
- VARIANCE

- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

ITEM NO. 13 FILE P 83-040  
M \_\_\_\_\_

Location: 2708 C Street

Recommendation:

- Favorable *with amended cond.*
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Aucusta	<i>12/29/94</i>			
Ferris	<i>✓</i>			
Fong	<i>✓</i>			
Goodin	<i>✓</i>			
Hunter	<i>✓</i>		<i>✓</i>	
Ishmael	<i>✓</i>			<i>✓</i>
Ramirez	<i>✓</i>			
Simpson	<i>12/29/94</i>			
Solloway	<i>✓</i>			

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO *amended* COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO *amended* COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Extension of a special permit for the conversion of a 14-unit apartment complex into condominiums (P83-040)

Location: 2708 'C' Street

SUMMARY

On October 25, 1983 the City Council approved a special permit to convert a 14-unit apartment complex into condominiums, subject to conditions. The special permit for condominium conversions is valid for one year, by which time the conversion is to be completed by the sale of at least one unit. The applicant has been unable to complete the conversion of this complex in the time frame set forth in the ordinance and is, therefore, requesting a one-year extension on the special permit.

BACKGROUND INFORMATION

This complex is one of two projects approved for conversion in the Central City in 1983. At the time of approval, the Central City rental housing vacancy rate was 1.9 percent. Although the vacancy rate was below that allowed for conversion of rental housing, the Council approved the request, based upon measures the applicant proposed to mitigate concern over the loss of rental housing in this area. As a condition of approval, the applicant is required to rehabilitate an existing structure located on the northeast corner of 20th and 'J' Streets and provide 18 residential units on the upper level of the structure. The construction on the rehabilitation of the 20th and 'J' Streets building was to be underway prior to sale of a unit in the conversion project.

At the present time, the applicant is in the process of installing the fire sprinklers, and the public report has been filed with the State Department of Real Estate. The applicant has processed the final map for this project which was approved by the City Council in September of 1984. The map has not yet been recorded. Since the applicant cannot sell a unit until the final map is recorded, the final DRE is issued and construction is underway on the replacement housing, the applicant is requesting a one-time one-year extension of the special permit. Staff supports the applicant's request since the applicant has actively pursued the conversion of this complex into condominiums.

The applicant has also indicated that four tenants have signed a lifetime lease with one tenant to purchase with the lease option plan under the applicant's special sales and lease program. In addition, one new tenant has indicated an interest in purchasing a unit in this complex.

Due to the amount of time that has lapsed since the original submittal of this application, staff recommends that a standard condition applied to all special permit extensions for conversion projects be required. This condition will extend the tenant benefits outlined in the ordinance to all tenants residing in the complex on the date the City Council takes action on this request.

P83-040

~~November 8, 1984~~  
November 29, 1984

~~Item No. -29~~  
Item 13

22

RECOMMENDATION

Staff recommends the Planning Commission forward this request to the City Council with a positive recommendation, subject to the original conditions of approval and the following additional condition.

Condition

The preconversion protection set forth in Section 28-C-5(f) of the Zoning Ordinance shall be extended to all tenants until January 31, 1986. After January 31, 1985 the maximum allowable rent increase shall be seven percent per year unless the tenant is under a lease which specifies a different amount. (Staff amended 11-21-84)

Respectfully submitted,

*Art Gee*

Art Gee,  
Principal Planner

SC:sg



# CITY OF SACRAMENTO

*Handwritten initials*

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

MARTY VAN DUYN  
PLANNING DIRECTOR

October 19, 1983

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 the conversion of Midtown Apartments into condominiums (P83-040)

LOCATION: 2708 "C" Street

### SUMMARY

This project was originally considered by the City Council on June 14, 1983. The Council voted to approve the project subject to conditions and based upon Findings of Fact due June 28, 1983.

The motion to approve the project was based on a condition that requires the applicant to provide comparable replacement housing within the Central City Community Plan area. This condition required additional work by the applicant in an effort to select replacement housing within the Central City. The applicant has requested the project be continued a number of times to allow time for the development of a replacement housing program. The applicant has subsequently negotiated on the purchase of property located at the northeast corner of 20th and "J" Streets and intends to rehabilitate the structure with a minimum of 18 units. These units are to be used as replacement housing for the conversion of the 14 unit complex located at 2708 "C" Street and the 33 unit complex located at 2300 "G" Street.

### STAFF RECOMMENDATION

Staff recommends the City Council approve the request by:

1. Adopting the attached resolution adopting Findings of Fact and approving the Tentative Map with conditions.

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City Council

-2-

October 19, 1983

- 2. Adopting the attached Findings of Fact approving the Special Permit and Variance with conditions.

Respectfully submitted,

*Marty Van Duyn*  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:SC:cp  
 Attachments  
 P83-040

October 25, 1983  
 District No. 1

22 (2) ~~10~~

**RESOLUTION No. 83-823**

**Adopted by The Sacramento City Council on date of**

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A  
REQUEST FOR A TENTATIVE MAP FOR MIDTOWN CONDOMINIUMS  
(APN: 003-102-05,06)(P83-040)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Midtown Condominiums located at 2708 "C" 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 June 14, 1983, 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.



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- 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 less than five percent, but the applicant has successfully mitigated concern over tenant displacement and any adverse effect on the rental housing stock.
- 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 and eligible tenants of low and moderate income.
- 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:

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The Tentative Map be approved subject to the following conditions:

1. The project shall meet the Energy Conservation standards for existing residential structures that are outlined in Section 9, Article 22 of the City Building Code.
2. The applicant shall have an energy audit performed by SMUD or PG&E on the subject property. Any additional measures recommended by these utilities shall be provided by the applicant. A report of these findings shall be submitted to the Planning Director prior to final map approval.
3. The applicant shall provide replacement housing options in the form of lease, ownership, or comparable replacement housing opportunities to existing tenants, as specified in the special permit for this project. Assurances of compliance with such conditions shall be provided prior to final map approval.
4. The applicant shall improve the public alley to City standards if not currently improved.
5. The applicant shall provide two hour fire separations between all common surfaces of the units or install an approved fire sprinkler system.
6. The applicant shall provide proof which substantiates that insulation with an R value of 19 is provided within the exterior walls and ceilings.
7. The applicant shall provide each unit with a smoke detector.
8. The hot water heater room shall be improved to a rated one hour construction. In addition, the sheetrock shall be repaired and the nails topped and joints taped.
9. The applicant shall repair the hole in the ceiling of the storage room at the electrical service entrance.
10. The water service as specified in Section 28-c-3(b-ii) of the Zoning Ordinance shall be approved by the City Engineer per Exhibit A.
11. The sewer service as specified in Section 28-C-3(b-i) of the Zoning Ordinance shall be approved by the City Engineer per Exhibit A.
12. The gas piping to the clothes dryer shall be supported as required by the Uniform Plumbing Code.
13. Air circulation in laundry room shall be improved to provide combustion air for clothes dryer as required by the Uniform Plumbing Code.
14. Leaky valves in the water heater room shall be repaired or replaced.

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15. Cathodic protection of the underground water system shall be provided to meet a 20 year life expectancy or the applicant shall provide a soil study, by an experienced engineer trained in this field, to determine corrosive effect on existing water system and comply with recommendation for a useful life of 20 years.
16. The applicant shall provide for GFCI receptacles for each structure.
17. All defective outdoor light fixtures shall be repaired or replaced.
18. All receptacles and switches shall be replaced.
19. The ground clamp on main service grounding jumper shall be replaced.
20. The weatherproof receptacle in the laundry and storage area shall be replaced.
21. Dedicate easements along all street boundaries for planting and maintaining trees, electroliers, traffic control devices, water and gas pipes, and for underground wires and conduits for electric and telephone services together with any and all appurtenances pertaining thereto, on, over, under, and across strips of land 5 feet in width.
22. 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, over, under and across the lot shown hereon, excepting therefrom the existing building sites.
23. All open parking lots and carports shall be provided with a minimum one foot candle of light as measured at the parking surface, from one half-hour before sunset until one-half hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers.
24. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) candle light maintained minimum of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
25. Parking spaces shall be numbered in such a manner that the space numbers do not correspond to the address or unit numbers of residences.
26. All single swing entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:
  - a. The bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack.
  - b. The cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching.

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c. The deadbolt shall be of the pin tumbler type with a minimum of five pins.

27. All door hinges shall be secured with a minimum of three (3) number eight screws which must penetrate at least two (2) inches into solid backing beyond the frame to which the hinge is attached.
28. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.S. Gauge steel, bronze or brass, and shall be secured to a wood jamb with not less than four number eight screws which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of 4 number eight machine screws.
29. Sliding door assemblies shall be so designed that the door cannot be lifted from the track when the door is in the closed position, except where the door is not accessible from the ground level.

Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior.

30. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door. This view may be provided by a one-way door viewer designed to provide a 180 degree field of view.
31. The declaration of conditions, covenants and restrictions shall give the officers of the homeowners association strong and specific powers to have towed away all unauthorized parked vehicles from parking areas designated as occupant parking.
32. Nothing in the declaration of conditions, covenants and restrictions shall prohibit a resident from placing Home Alert (Neighborhood Watch) decals, Operation Identification decals and intrusion alarm warning decals in their windows in a reasonable manner.
33. The applicant shall provide the following sound attenuation measures as described in the engineering study performed on this property or other measures approved by the County Health Department:

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Provide either: (a) attachment of either side of the existing gypsum board assembly to the studs by means of resilient mounting channels; or (b) construction of an additional wood stud wall on a separate base plate, adjacent to one side of the existing wall. The additional wall should consist of a single layer of 5/8" gypsum board nailed to the outside of 2" x 4" studs on 16" centers, with 3 1/2" cavity insulation provided adjacent to the new gypsum board. Base plates of the adjacent walls should be separated by at least 1 1/2"; (c) all party walls and floor/ceiling assemblies should include caulking and taping at all joints or other measures acceptable to the County Health Department.

.....  
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

SC:cp/7n  
P83-040

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In the matter of the decision of the City Council }  
on application for special permit and variance to }  
convert a 14 unit apartment complex into }  
condominiums located in the R-1B zone at }  
2708 "C" Street P83-040 }

NOTICE OF DECISION

AND

FINDINGS OF FACT

On June 14, 1983 the City Council held a hearing on the above referenced item. Predicated on documentary and oral evidence submitted at the public hearing, the City Council approved the special permit and variance subject to the following conditions and based on Findings of Fact to follow.

Special Permit - Conditions

1. The applicant shall provide the tenant benefits outlined in Section 28-C-5(a) and (b) of the Ordinance to all eligible tenants.
2. The applicant shall provide all tenants the protection outlined in Section 28-C-5(f) of the Ordinance. This shall be available for two years from January 31, 1983.
3. The applicant shall offer a purchase discount of 4% to all tenants residing in this complex at the time of sale. A 7% purchase discount shall be offered to elderly and handicapped tenants. All tenants will be eligible to receive an "as is" discount of from \$1000 to \$1500 if the tenant wishes to purchase a unit without cosmetic refurbishing.
4. The applicant shall offer all tenants residing in this complex a 90 day first right of refusal on the purchase of their unit. This offer shall be made at the time the units are available for sale.
5. The relocation assistance outlined in Section 28-C-5(b) of the Ordinance shall be available to each eligible tenant at the time the tenant is requested to vacate their unit or when renovation due to the conversion affects the tenants unit or living environment. All other provisions of the Ordinance and applicants program will be waived if the tenant elects to relocate under this provision.
6. The applicant shall offer a lifetime lease to all tenants residing in the complex as of October 25, 1983. The rent on the lifetime lease shall be that rent the tenant is currently paying with a maximum allowable increase to be that percentage of increase allowed under the consumer price index for this area. The tenant shall have the option to discontinue the lease with a 30 day written notice to the applicant or owner.
7. The applicant shall also provide a lease option purchase plan as part of the extended leases offered to these tenants. The lease option plan will allocate 25% of the tenants rent toward the down payment on the tenants unit for a period not exceeding 18 months. The lease option plan will commence within 45 days after approval of the use permit by the City Council.

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8. The applicant shall provide a notice to all existing tenants and all prospective tenants within 45 days from the time of tentative approval, informing the tenant of the rights and benefits due them as a result of this conversion. Prospective tenants shall also be noticed of any rights or benefits they may be required to forfeit as a result of the proposed conversion. A notice of these rights and benefits shall be submitted to the Planning Director for review and approval prior to use by the applicant for these tenants. Proof of notification shall be submitted to the Planning Department for verification of compliance with this requirement.
9. The applicant shall provide replacement rental housing in the Central City for the units to be removed from the rental housing stock. The replacement housing shall be provided by the rehabilitation of a vacant residential structure located on the northeast corner of 20th and "J" Streets. The replacement units will be developed on the upper two levels of a structure that is developed with commercial use on the ground floor. The two upper levels shall yield a minimum of 18 residential units. The converted units shall not be sold (close of escrow) until building permits have been issued and construction began on the rehabilitated replacement housing located at 20th and "J" Streets. The applicant shall submit plans for the rehabilitation of the replacement housing for the review and approval of the Planning Director prior to issuance of a building permit.
10. If the proposed replacement housing at 20th and "J" Streets is determined not to be a feasible project due to unforeseen circumstances, the applicant shall submit an alternate replacement housing plan to be reviewed and approved by the Planning Director.

Findings of Fact - Special Permit

1. The proposed conversion, as conditioned, is consistent with the goals and policies of the Housing Element in that the applicant has proposed measures that satisfactorily mitigate concerns over the low vacancy rate in the Central City by the provision of replacement housing.
2. The average rental vacancy rate is below that allowed for the conversion of rental housing; however, the applicant has offered a replacement housing program that will successfully mitigate concerns over tenant displacement and any adverse effect on the rental housing stock in the area.
3. Adequate "comparable" replacement housing has been provided by the use of long term leases, purchase assistance and replacement housing within the Central City.
4. The project does not represent a unique and needed rental housing resource in the community in that replacement housing opportunities will be provided in the form of leases, purchase options and the creation of additional housing units in this area.
5. As conditioned this project complies with all development standards set forth in Section 28-C-3 of this Ordinance.

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Findings of Fact - Variance

1. Granting this variance does not constitute a special privilege extended to one individual property owner in that special circumstances prohibit the applicant's ability to provide additional parking since the units are already developed.
2. This variance, if granted, would not be injurious to public welfare or other property in the vicinity in that the on-site parking spaces will be assigned to certain units. Those units not provided parking will be sold with the understanding that reserved parking is not available. The present parking for this structure has been adequate to accommodate the parking needs of the residents and should not change due to the conversion of these units to condominiums.
3. The proposed variance is consistent with the Central City Plan and the General Plan in that adequate parking is available for the residential uses in this neighborhood.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M83-040  
SC : cp/7





# CITY OF SACRAMENTO

EXHIBIT A  
22

DIVISION OF BUILDING INSPECTIONS  
927-10TH STREET  
ROOM 100  
SACRAMENTO, CALIFORNIA 95814

October 20, 1983

MEMORANDUM

TO: John Varozza, Director of Public Works  
FROM: Ron Pecci, Chief Plumbing Inspector  
SUBJECT: Proposed condominium conversion at 2708 'C' Street

I have reviewed the plans for the subject property as well as the requirements of our condominium conversion ordinance and note that separate sewer services are not provided. However, I feel that the intent of the ordinance is met with respect to a hydraulically designed system with a 100% safety factor and/or oversizing by one size or more.

With respect to water services, I note that a dual service accommodates every two units, separating somewhere under the slab. The most reasonable approach to comply with the ordinance appears to be to require individual shutoff valves on each of these services, or if the valves are present as shown on the plans, require an access box for each. I believe this would meet the ordinance condition that "... shutoffs are provided wherever practical..."

RP

RP:gd

cc: Sharon Caudle

APPROVED:  
DEPT. OF PUBLIC WORKS

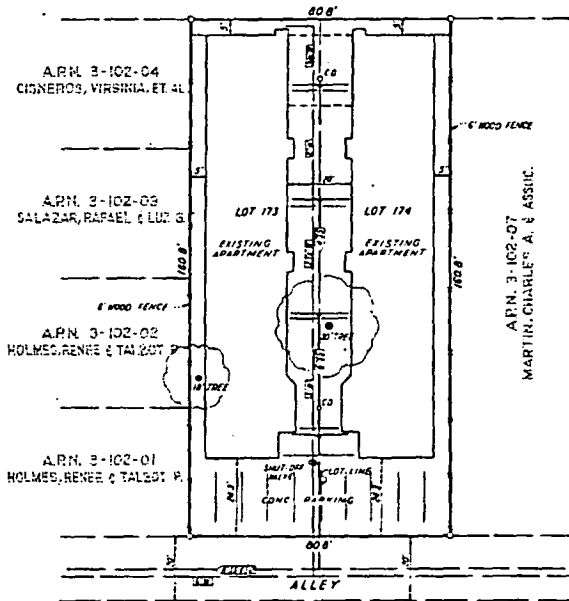
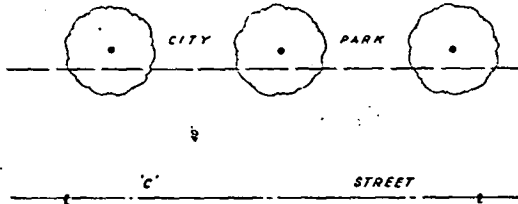
Richard Schmidt 10/25/83

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# TENTATIVE MAP MIDTOWN CONDOMINIUMS PHASE II

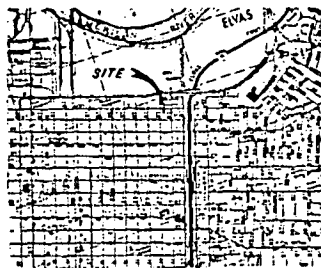
2700 C STREET  
A CONDOMINIUM SUBDIVISION  
LOTS 173 & 174 OF NEW ERA PARK (7 B.M. 50)

CITY OF SACRAMENTO CALIFORNIA  
JANUARY, 1983



### GENERAL NOTES

- GROSS AREA 0.301 ACRE
- PRESENT USE APARTMENT
- PROPOSED USE ATTACHED SINGLE FAMILY DWELLING UNITS TO BE SOLD AS CONDOMINIUMS
- EXISTING ZONING R-8
- PROPOSED ZONING R-8
- WATER SUPPLY CITY OF SACRAMENTO
- SEWAGE DISPOSAL CENTRAL SEWER DISTRICT
- FIRE DISTRICT CITY OF SACRAMENTO
- SCHOOL DISTRICT SACRAMENTO UNIFIED
- POWER & GAS UTILITIES S.M.U.D. & PG & E
- ASSESSOR'S PARCEL NO. 02-102-05 & 06
- ENGINEER RAYMOND VAIL & ASSOCIATES 1110 ETHAN WAY SACRAMENTO, CALIF. 95811 916-979-3323
- OWNER 1108 & 37th A LIMITED PARTNERSHIP 2000 MONTECITO CT SAN MATEO, CA 94403



LOCATION MAP  
NO SCALE

P 83040



FEB 1, 1983



SACRAMENTO • SAN FRANCISCO • SAN JOSE • SAN MATEO • SAN CARLOS  
RAYMOND VAIL AND ASSOCIATES  
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING

1110 ETHAN WAY SACRAMENTO, CALIFORNIA 95811 (916) 979-3323

21

P83-040

5-5-83  
11-8-84  
11-29-84

40-5  
10-29  
13

18

February 20, 1985

Ltd. Partnership  
c/o M. Montross  
2050 Pioneer Ct. #204  
San Mateo, CA 94403

Dear Mr. Montross:

On February 19, 1985, the Sacramento City Council granted a time extension request subject to conditions. The Tentative Map is to convert a 14-unit apartment complex into 14 condominium units in the Single Family zone for property located at 2708 C Street. (P-83040)

The extension is granted one-time only, and will lapse on February 20, 1986.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/22

cc: Planning Department

Raymond Vail and Associates  
1410 Ethan Way  
Sacramento, CA 95825

February 20, 1985

Ltd. Partnership  
c/o M. Montross  
2050 Pioneer Ct. #204  
San Mateo, CA 94403

Dear Gentlemen:

On February 19, 1985, the Sacramento City Council granted a time extension request subject to conditions. The Tentative Map is to convert a 14-unit apartment complex into 14 condominium units in the Single Family zone for property located at 2708 C Street. (P-83041)

The extension is granted one-time only, and will lapse on February 20, 1986.

Sincerely,

Anne J. Mason  
Assistant City Clerk

AJM/dbp/22

cc: Planning Department

Raymond Vail and Associates  
1410 Ethan Way  
Sacramento, CA 95825