



CITY OF SACRAMENTO

23

APPROVED BY THE CITY COUNCIL

FEB 19 1985

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95811  
TELEPHONE (916) 499-5304

OFFICE OF THE CITY CLERK

MARTY VAN DUYN  
PLANNING DIRECTOR

FILED  
JAN 8 1985  
Cont 40 2-5-85  
OFFICE OF THE CITY CLERK

FILED  
FEB 11 1985  
Cont 40 2-12-85  
OFFICE OF THE CITY CLERK

January 2, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Extension of a Special Permit to convert a 33-unit apartment complex into condominiums (P83-041)

LOCATION: 2300 "G" Street

SUMMARY

The applicant is requesting an extension of a Special Permit to convert a 33-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, final map approval and recordation, 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 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.

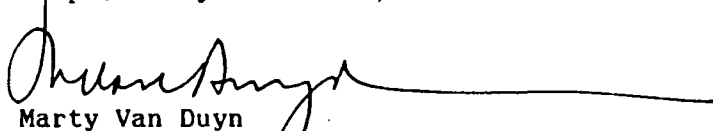
RECOMMENDATION

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  
P83-041

January 8, 1985  
District No. 1



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 (P83-041)

Location: 2300 'G' Street

SUMMARY

On October 25, 1983 the City Council approved a special permit to convert a 33-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 completed and the units available for rent prior to sale of a unit in the proposed conversion project.

The applicant has been unable to complete the conversion within the one-year allowed for condominium conversions and is requesting a one-year extension of the special permit. At the present time, the applicant has not filed a final map for this project. The replacement housing is expected to be under construction by the beginning of December and plans for the renovation are in the Building Division for plan checking. Staff supports the requested extension since the applicant is pursuing the conversion of this complex as evidenced by the efforts to complete the replacement housing which is necessary prior to conversion of this project.

The applicant has also indicated that three 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. At the present time, there are approximately 10 'eligible' tenants remaining in this complex. The remaining tenants have moved in after the notice of intent to convert was filed.

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.

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Attached to this report is the original staff report to the City Council and map and special permit conditions for the Commission's review.

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 11-26-84)*

Respectfully submitted,

*Art Gee*

Art Gee,  
Principal Planner

SC:sg



# CITY OF SACRAMENTO

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## CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
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. (P83-041)

LOCATION: 2300 G Street

### SUMMARY

The City Council originally considered this project on June 14, 1983. The Council voted 4 to 4 to deny the conversion based on findings of fact due June 28, 1983. Subsequent to this hearing, the absent Councilperson from District 5 listened to the tapes of the June 14 hearing and voted to approve the project on August 2, 1983 based on the condition that the applicant was to provide comparable replacement housing within the Central City. Therefore, the final action has been delayed in order to allow the developer time to present a replacement housing program. This housing was offered in conjunction with another conversion project in the Central City. The applicant has negotiated on the purchase of a structure located on the northeast corner of 20th and "J" Street to rehabilitate for the purpose of providing replacement housing in conjunction with the conversion of this apartment complex and a 14 unit complex located at 2708 "C" Street. Staff has reviewed the applicant's proposal and believes this plan will successfully mitigate concerns over tenant displacement and any adverse effect on the rental housing stock in the Central City.

### STAFF RECOMMENDATION

1. Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

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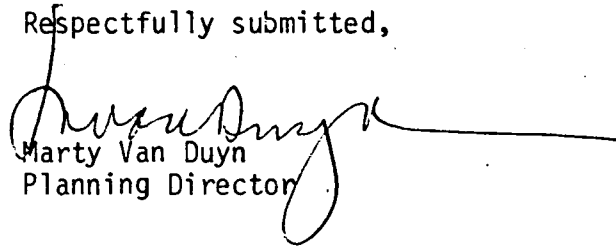
City Council

-2-

October 19, 1983

- 2. Adopting the attached findings of fact approving the Special Permit and variance with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:SC:cp  
 Attachments  
 P83-041

October 25, 1983  
 District No. 1

**RESOLUTION No.****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: 003-186-19)(P83-041)

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 2300 G 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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No. 30



- 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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1. The project shall meet Energy Conservation standards for existing residential structures that are outlined in Sec. 9, Art. 22 of the City Building Code.
2. The applicant shall have an energy audit performed by SMUD and/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 provide two hour fire separations between all common surfaces of the units or install approved fire sprinkler system.
5. Each unit shall be provided with an approved smoke detector.
6. The applicant shall improve all existing stairways to Building Code requirements.
7. The applicant shall provide a study which substantiates that insulation with an R value of 19 is within the walls and ceilings of the units.
8. The applicant shall provide a study which describes conditions of shaft where heat is supplied to the first floor units (including the type of chase provided to encase ductwork). Improvements may be required to insure compliance with Building Code and Zoning Ordinance.
9. The laundry room door shall be repaired or replaced.
10. The ramp from the sidewalk to the office door shall be repaired or replaced to Building Code standards.
11. 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.
12. 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.
13. Separate hot and cold water shutoffs shall be required for each building.
14. Accessible building cleanouts shall be provided for each structure.
15. The applicant shall correct flues serving water heaters to Building Code standards.
16. The applicant shall provide for GFCI receptacles for each unit.
17. Outdoor receptacles shall be provided for each unit.
18. Defective outdoor light fixtures shall be replaced.

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19. The sauna exhaust fan and cover shall be repaired or replaced.
20. Substandard wiremolds in the office bedroom shall be replaced.
21. The substandard water heater pump flex conduit shall be replaced.
22. 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 the corrosive effect on existing water systems and comply with recommendations for a useful life of 20 years.
23. 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.
24. 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.
25. 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.
26. 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.
27. Parking spaces shall be numbered in such a manner that the space numbers do not correspond to the address or unit numbers of residences.
28. 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.
  - c. The deadbolt shall be of the pin tumbler type with a minimum of five pins.

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- 29. 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.
- 30. 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.
- 31. 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.
- 32. 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.
- 33. 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.
- 34. 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.
- 35. The applicant shall provide the following sound attenuation measures as described in the engineering study performed on this property. Provide one of the following on hard surfaced floors or other measures approved by the County Health Department:
  - a. Application of heavy carpeting and pad.
  - b. Application of indoor/outdoor carpet (rubber backed).
  - c. Application of cushioned vinyl flooring and attachment of ceiling panels with resilient channels.

MAYOR \_\_\_\_\_

ATTEST:

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

P83-041

SC:cp/7n

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In the matter of the decision of the City Council) on application for special permit and variance to) convert a 33 unit apartment complex into) condominiums located in the R-3A zone at) 2300 "G" Street P83-040 )

NOTICE OF DECISION

AND

FINDINGS OF FACT

On June 14 and August 2, 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 the replacement housing located at 20th and "J" Streets is available for rent. 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

M83-041  
SC :cp/7



CITY OF SACRAMENTO

EXHIBIT A  
23

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

October 20, 1983

MEMORANDUM

TO: John Varozza, Director of Public Works  
FROM: Ron Pecci, Chief Plumbing Inspector  
SUBJECT: Proposed condominium conversion at 2300 G Street

I have reviewed the plans for this project with respect to the mandates of our condominium conversion ordinance and note that each of the two buildings is served by a separate 6 inch sewer service.

The 6 inch building sewer on the western building has 238% more capacity than the demand requires and the 6 inch building sewer on the eastern building has 234% more capacity than the demand requires. This would comply with our requirements for a hydraulically designed system with a 100% safety factor.

This project contains separate upper and lower units for which individual water services are not feasible. I would recommend the installation of accessible shutoff valves for each building

    *Ron Pecci*    

RP:gd

cc: Sharon Caudle

APPROVED:  
DEPT. OF PUBLIC WORKS

    *Richard Schmidt*    

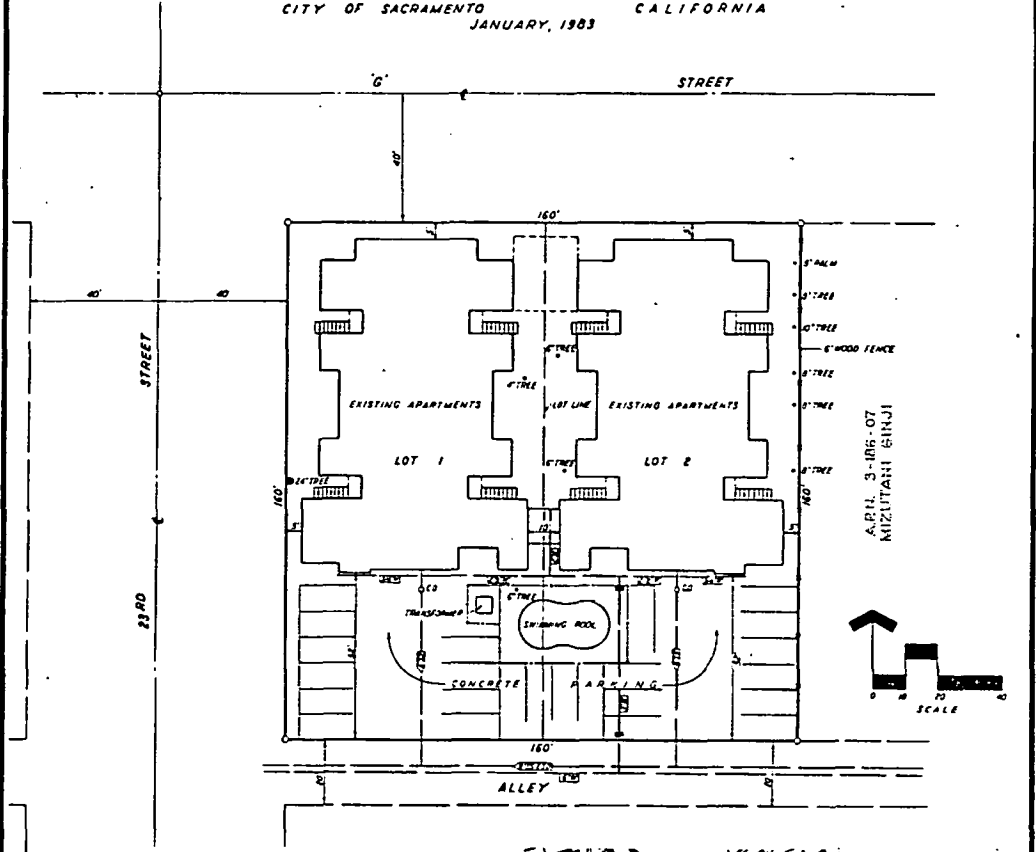
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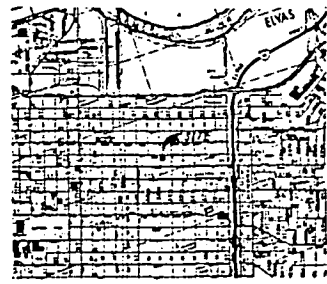
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# TENTATIVE MAP MIDTOWN CONDOMINIUMS PHASE I

2300 G STREET  
A CONDOMINIUM SUBDIVISION  
LOTS 1 & 2 ON BLOCK BOUNDED BY  
23<sup>RD</sup> ST., 'G' ST., 24<sup>TH</sup> ST., & 'H' ST.  
CITY OF SACRAMENTO CALIFORNIA  
JANUARY, 1983



- GENERAL NOTES**
- CROSS AREA 0.53+ ACRES
  - PRESENT USE APARTMENT
  - PROPOSED USE ATTACHED SINGLE FAMILY DWELLING UNITS TO BE SOLD AS CONDOMINIUMS
  - EXISTING ZONING R-3A
  - PROPOSED ZONING R-3A
  - WATER SUPPLY CITY OF SACRAMENTO
  - SEWAGE DISPOSAL CENTRAL SEWER DISTRICT
  - FIRE DISTRICT CITY OF SACRAMENTO
  - SCHOOL DISTRICT SACRAMENTO UNIFIED
  - POWER & GAS UTILITIES SMUD & PG&E
  - ASSESSOR'S PARCEL NO 03-186-18
  - ENGINEER RAYMOND VAIL & ASSOCIATES 1410 ETHAN WAY SACRAMENTO, CALIF 95825 916-429-1222
  - OWNER 2300 G ST., A LIMITED PARTNERSHIP 1050 POWERS CT SAN MATEO, CA 94401



LOCATION MAP  
NO SCALE



D 83041

5-5-83 20

P-83001

**RAYMOND VAIL & ASSOCIATES**  
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING  
1410 ETHAN WAY, SACRAMENTO, CALIFORNIA 95825 (916) 429-1222

117404 NO. 117404

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 33-unit apartment complex into 33 condominium units in the Light Density Multiple Family zone for property located at 2300 G Street. (P-83041)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/23

cc: Planning Department

Raymond Vail and Associates  
1410 Ethan Way  
Sacramento, CA 95825