



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 29, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request to extend exemption period for projects that were approved prior to the Central City Rezoning (P-8817)

SUMMARY

The attached Ordinance would extend the time limit in order to obtain building permits for certain projects that were approved prior to the Central City rezonings. The staff recommends that the Council adopt the Ordinance.

BACKGROUND INFORMATION

On October 20, 1981, the City Council granted a request to allow additional time in order to obtain building permits for three projects that were previously approved by the Planning Commission and City Council. These projects are located at 618 15th Street, 2119 L Street, and 2201 N Street. They are all residential type projects.

The Council requested staff to prepare an Ordinance that would allow the additional time to obtain building permits. The attached Ordinance is being presented for Council consideration.

It would require building permits to be obtained by June 24, 1982.

Page 1

APPROVED
BY THE CITY COUNCIL

NOV 4 1981

OFFICE OF THE
CITY CLERK

City Council

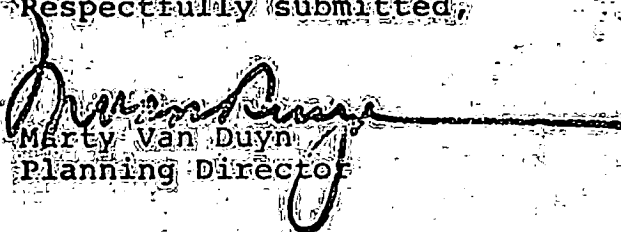
-2-

October 29, 1981

RECOMMENDATION

The staff recommends that the Council adopt the attached Ordinance Amendment.

Respectfully submitted,



Marty Van Duyn
Planning Director

Recommendation Approved:



Walter J. Gripe
City Manager

MVD:HY:10
Attachments
P-8817

November 4, 1981
District Nos. 1, 3, 4

ORDINANCE NO. 81-099

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE EXEMPTING CERTAIN PROJECTS LOCATED IN THE CENTRAL CITY FROM THE PROVISIONS OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO NON-CONFORMING USES AND DECLARING SAID ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Exemption.

(a) Notwithstanding the provisions of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, any development project within the Central City for which approval of a tentative subdivision map, special permit, variance, rezoning, General Plan or Community Plan amendment, site plan review, or review by the Architectural Review Board, Preservation Board, City Planning Commission, or City Council has been granted and effective after January 1, 1979 and prior to June 5, 1980 and for which approval would have remained effective but for the adoption of Ordinance No. 4369, Fourth Series, which established new zoning classifications in portions of the Central City in connection with the adoption of the Sacramento Central City Comprehensive Plan, shall be permitted to proceed with development subject to the provisions of paragraph (b) of this Section.

(b) Any development project described in paragraph (a) of this Section shall be permitted to develop; provided, that the project complies with all conditions of approval and all provisions of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, which would have applied to the project had the property not been rezoned by Ordinance No. 4369; that building permits are issued and construction on the project commences on or before June 24, 1982; and that construction is diligently pursued to completion on or before December 24, 1982.

(c) Projects which comply with and are constructed pursuant to the provisions of this Section shall thereafter be deemed legal nonconforming uses and shall be subject to all the provisions of Section 12 and all other sections of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series.

APPROVED
BY THE CITY COUNCIL

NOV 4 1981

OFFICE OF THE
CITY CLERK

SECTION 2. Emergency.

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are as follows:

1. Ordinance No. 4369, Fourth Series, effective July 4, 1980 rezoned portions of the Central City in a manner inconsistent with certain projects which had been approved, but had not been issued a building permit or begun construction, on such date.
2. Ordinance No. 4377, Fourth Series, effective June 24, 1980 permitted such specified projects to obtain building permits and commence construction until June 24, 1981.
3. To permit these projects to develop as approved and to avoid any unnecessary delays in development, it is necessary to immediately further extend the time in which building permits may be issued and construction must commence.

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK





CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
OCT 14 1981

CITY PLANNING DEPARTMENT

725 J STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

October 14, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request to extend exemption period for a six-unit condominium project that was approved prior to the Central City rezonings. (P-8817)

LOCATION: 618 - 620 15th Street

SUMMARY

The developer is requesting additional time in order to obtain building permits for a six-unit condominium project that was effected by the adoption of the Central City Plan and rezonings. The above referenced project was allowed one year in which to obtain building permits. The developer was unable to obtain the permits within the time limits and is therefore requesting an extension of time.

BACKGROUND INFORMATION

On May 15, 1980, the City Council adopted the Central City Plan. The adoption of the plan resulted in the rezoning of certain properties in order to allow consistency with the new plan. Of the properties that were rezoned, there were 11 properties where the Planning Commission/City Council had approved development plans (i.e. Tentative Map, Special Permits, etc.), and the projects had not been constructed nor building permits issued. These projects would not comply with the new rezonings. The City Council, therefore, adopted an Ordinance (No. 4377) which would exempt those projects from the new zoning requirements. The Ordinance, however, required the developers to obtain building permits within one year (June 24, 1981) from the effective date of the Ordinance.

The developers of the above referenced project indicated that they were not able to obtain building permits within the one-year time limit because of financial problems and obtaining approvals from other

agencies. They are, therefore, requesting that the City Council allow them additional time to obtain building permits in order to proceed with the project. The applicants have indicated that they are near completion of their final subdivision map.

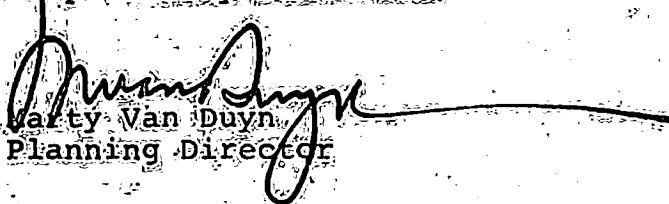
If the Council wishes to grant additional time, the staff would return with the necessary ordinance amendment to accomplish the extension. The extension, however, would allow other projects that have not been constructed additional time also. To date, only three of the eleven projects have not been issued building permits.

RECOMMENDATION

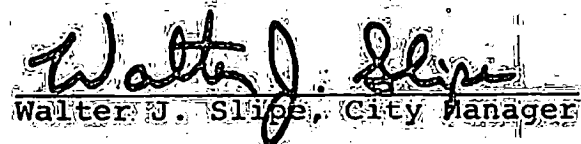
If the Council wishes to grant the time extension, the proper action would be to direct staff to prepare the necessary Ordinance for Council consideration. The Council must also indicate how long of an extension they wish to allow.

If the Council does not wish to grant the extension, the proper action would be to deny the request.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slips, City Manager

MVD:HY:jm
Attachment
P-8817

October 20, 1981
District No. 1

CITY PLANNING COMMISSION
JUN 8 1981
CITY PLANNING COMMISSION
JUN 8 1981
RECEIVED

June 8, 1981

Art Gee
Principal Planner
Sacramento Planning Department
725 J Street
Sacramento, California 95814

RE: Mansion La Mancha
6 Unit Condominium Project

Dear Art:

This letter is to request an extension of the "Special Permit" to build 6 condominiums on the property located at 618-620 15th Street, known as Parcel #002-165-13 and 002-165-14 for one more year. The Permit will expire in July.

We have proceeded in the development both financially and physically.

1. Approval of project, CC& R etc, thru Department of Real Estate.
2. Tentative Map approval and processing and approval of final map.
3. Finishing of the architectural plans to present to the City by June 10, 1981.
4. Making Preliminary plans for Construction Loan with a small Business Guarantee Loan and "Freddie Mac" Take Out Loans.
5. Preparation of For Sale Sign and Brochures.
6. Have authority thru DRE to take reservations on Units.
7. Paid out over \$25,000 in expenses and interest on land.

But - we have been reluctant to "proceed with haste" because of higher interest rates and the lack of sales of existing condominiums already on Market.

- Continued -

Art. Gee
Principal Planner
Page 2

Condominiums in the Central City are a great project. We do feel that the condominiums that have not sold have been caught up in the sluggish home sales market, higher interest rates and the general slowing of the economy.

As Developers and Principals we have discussed the situation and came up with the decision that it is not in the best interest of the Central City and it would be very expensive for us to build with the interest rates so high. We do feel that interest rates will come down within the next year.

Hopefully you in the Planning Department also agree with us and will extend our Special Permit for one more year. If you do have any questions do please call me at 391-8770 and I will be calling you.

Sincerely,

Bea Simpson

Bea Simpson
Principal, Realtor Associate