

25-30

#37-#41

31-36

9-14



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

FILED
OCT 29 1985
Cont to 11-12-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
SEP 10 1985
Cont to 10-15-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
OCT 15 1985
Cont to 10-29-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

September 9, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Condominium Conversion Projects continued from December 3, 1984 and March 26, 1985 City Council meetings to allow applicant time to propose mitigation measures (P84-042, P84-044, P84-047, P84-048, P84-055)

LOCATION: Central City Community Area: 2608 Q Street, 2116 13th Street, 515 18th Street, 715 19th Street, 2508 Q Street

SUMMARY

On December 3, 1984, City Council approved the conversion of six apartment projects with a total of 46 units. Six additional projects totalling 42 units were continued to January 22, 1985 to allow the applicant time to investigate mitigation measures. Subsequent time extensions have been granted at the applicant's request.

At the June 18th City Council meeting, the applicant indicated that they were negotiating to obtain the Windsor Court site (18th, 19th, K and L Streets) to construct 99 units. The matter was continued to allow the applicant time to pursue this possibility. On September 5th staff received the attached letter from the applicant (attachment 1) indicating their intent to construct 99 apartment units on the Windsor Court and use the project as mitigation measure for the condominium conversions. Staff believes the proposal is suitable as a mitigation measure under certain conditions. Staff recommends the Council direct staff to prepare conditions for approval and continue the matter to September 25, 1985.

FILED
1982
OFFICE OF THE CITY CLERK
BY THE CITY CLERK

FILED
OCT 10 1982
OFFICE OF THE CITY CLERK
BY THE CITY CLERK

FILED
OCT 10 1982
OFFICE OF THE CITY CLERK
BY THE CITY CLERK

#37-#41

City Council

-2-

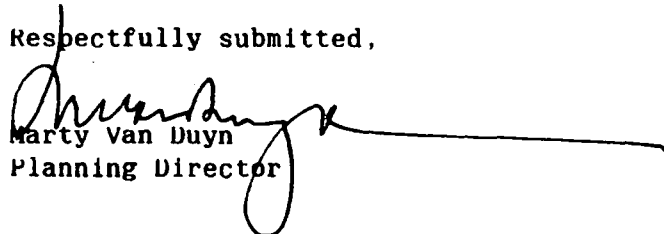
September 9, 1985

RECOMMENDATION

Staff recommends that the City Council direct staff to prepare conditions for approval of the subject Maps, Special Permits and Variances for the following projects and continue the matter to September 25, 1985.

P84-042	2608 Q Street
P84-044	2116 13th Street
P84-047	515 18th Street
P84-048	715 19th Street
P84-055	2508 Q Street

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG: pkb
attachments

September 10, 1985
District No. 4

P84-042
P84-044
P84-047
P84-048
P84-055

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

#37-#41

ATTACHMENT 1

September 4, 1985

CITY PLANNING DEPARTMENT

SEP 5 1985

RECEIVED

Mr. Art Gee
Principal Planner
City Planning Division
1231 I Street, #200
Sacramento, CA 95814

Dear Art:

On September 10 I plan to appear before the Sacramento City Council and offer to construct 99 units at Windsor Court as mitigation for being allowed to convert the apartment units that I submitted for conversion to condominiums in 1984.

I am in contract to buy the Windsor Court project from 1st Interstate Bank. Tentative agreements have been reached with Sacramento Housing Redevelopment Agency to provide me with assistance in constructing these 99 units. A copy of their proposal is attached to this letter.

It is imperative that the City Council allow me to convert my apartment units to condominiums essentially as is. That is to say I would not have to double sheet rock the walls for either fire or sound reasons. Separation of the utilities would also not be feasible.

Over 20 of my current tenants living in midtown want to buy their apartment unit as soon as possible and I would hope the City Council might vote on September 10 on all of these matters.

Sincerely,



G. Michael Montross
President

Attachment

GMM/ih

3



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



August 29, 1985

Mr. Michael Montross
Montross Barber Investments, Inc.
2050 Pioneer Court, Suite 204
San Mateo, CA 94403

Dear Mr. Montross:

This letter is a follow-up to your recent meeting with Agency staff and subsequent telephone discussion regarding your proposed plans for the acquisition of Windsor Court and construction of 99 units of family and elderly housing at 18th and L Streets. Details of your plans are outlined in two application proposals to this Agency dated August 5 and 22, 1985.

It is our understanding that a conceptual agreement has been reached between yourself and staff as follows:

1. Total estimated development cost \$7.3 million
2. Total funds committed to project by SHRA .8 million (14%)
(Final percentage to be based on actual costs)
3. Balance of project by developer equity and loans 6.5 million (86%)
4. SHRA would transfer deeded air rights of approximately 15,000 square feet (valued at \$200,000) on the northeast corner of 18th and L Streets to developer for elderly housing.
5. If the preliminary cost estimate indicates a reduction in the total development cost of 10% of \$7.3 million, then the \$800,000 pledged by SHRA for this project would be subject to review and reduced proportionally.
6. Term of agreement equals 10 years or less.
7. Developer shall be responsible for coverage of any operating negative cash flow. Conversely, if project shows a positive cash flow, Developer shall receive cash flow to offset losses up to a break-even point, at which time Developer and Agency to share proportionally as noted in Items 2 and 3.

4

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Mr. Michael Montröss
August 29, 1985
Page 2

- 8. The \$800,000 by SHRA represents a cap on financial involvement. Any additional funds needed for the initial acquisition and or construction of the project shall be the responsibility of the developer.
- 9. At time of sale or change of ownership at Year 10 or before the distribution of proceeds to Agency shall be based on one of the two following alternatives, whichever is the greater:

A. Equity Participation (at Year 10)

- (1) Repayment of equity
The Agency equity shall be calculated as follows and paid from sale proceeds along with other loans or equity.
 - (a) \$800,000 = initial amounts
 - (b) \$200,000 = value of deeded air rights
 - (c) $1.25\% \times \$1,000,000 \times 10 \text{ years} = \underline{\$125,000}$ (deferred)

\$1,125,000

- (2) Payment to Agency of any net appreciation (after remaining debt and equity is taken out of sale proceeds) shall be in proportion to Agency equity position (expressed as a percentage) to total actual cost of project, e.g.:

Example

\$7.3 million = Assume Actual Total Development Cost
 $\underline{-1.125}$ million = Agency Equity (15.4%)
 \$6.175 million = Developer (84.6%)

Assuming sale proceeds of \$13 million the proceeds would be distributed as follows:

\$13 million (6% appreciation/year)
 - 1.125 (Agency equity)
 - 1.5 (Developer equity)
 $\underline{- 4.343}$ (principal balance remaining on loan)

\$ 6.032 = Net appreciation
 - .929 (15.4% to Agency)
 - 5.103 (84.6% to Developer)

Total payment to Agency = \$1.125
 + .929 = \$2,054,000

#37-41

ATTACHMENT 1

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Mr. Michael Montross
August 29, 1985
Page 3

B. Loan to Developer

(1) Repayment of Loan (at Year 10)

The loan amount would be calculated as follows and paid from sale proceeds along with other loans and developer equity:

- (a) \$800,000 = initial amount
- (b) \$200,000 = value of deeded air rights
- (c) $1.25\% \times \$7.3 \text{ million (or actual amount)}$
 $\times 10 \text{ years (deferred)} =$
\$912,500

\$1,912,500

10. In order to determine fair market value of the project at time of sale or repayment, Agency and Developer shall each hire independent M.A.I. appraisers. Any difference in appraiser reports shall be split 50/50.

The conceptual agreement will have to be formalized in an Owner Participation Agreement and subject to approval by the Sacramento Housing and Redevelopment Commission and Agency and availability of bond funds which we hope to receive by late October. If you have any comments or changes to indicate that the ten points presented in this letter are not the understanding between yourself and staff please contact Leo T. Goto at 440-1320 for further discussion. We look forward to working with you on this project.

Sincerely

William H. Edgar
WILLIAM H. EDGAR
Executive Director

WHE/LTG:mem



CITY OF SACRAMENTO

#37-#41

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 12, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Condominium Conversion Projects continued from December 3, 1984 and March 26, 1985 City Council meetings to allow applicant time to propose mitigation measures (P84-042, P84-044, P84-047, P84-048, P84-049, P84-055)

LOCATION: Central City Community Area: 2608 Q Street, 2116 13th Street, 515 18th Street, 715 19th Street, 419-431 V Street, 2508 Q Street

SUMMARY

On December 3, 1984, City Council approved the conversion of six apartment projects with a total of 46 units. Six additional projects totalling 42 units were continued to January 22, 1985 to allow the applicant time to investigate mitigation measures. Subsequent time extensions to March 26, 1985 and to June 18, 1985 have been granted at the applicant's request.

Staff has not received from the applicant any firm proposals for mitigation measures to review nor evidence that progress is being made. Staff therefore recommends that the request for an additional ninety (90) days be denied.

BACKGROUND INFORMATION

In December 1984, the City Council approved the conversion of six apartment projects containing 46 units into condominium units. The Council continued final action on six additional projects containing 42 units to January 22, 1985. This was to give the applicant time to investigate and propose measures to mitigate the loss of rental housing below the 5% vacancy rate. Subsequent to the December meeting, the applicant had indicated that they have not been able to find measures and the City Council has granted two extensions of time. The second extension expires on June 18, 1985.

The applicant has submitted a letter (attached) to staff indicating their position on the conditions for obtaining Council approval of the additional 42 units. Staff has the following comments regarding points made in the letter:

#37-#41

1. Vacancy Rate: Although the Redevelopment Agency Bond Program will foster new construction of apartment units on a countywide basis, there is no evidence to indicate that there will be a significant addition of units in the Central City to alleviate the 1.59% vacancy rate (1984). Staff found that there has been only 29 units approved under the program to be in the Central City. These same 29 units are to be senior housing. Staff also found the current vacancy rate in CADA rental units to be about 3% (excludes units intentionally being held off market).
2. Fire Wall Requirement: This is a separate issue currently being investigated and has no relevance to the requirement of mitigation measures.
3. 90-Day Extension: In March the applicant requested and was granted a second time extension. In their correspondence they indicate they were unsure as to what measures would be acceptable. Staff, at that time, indicated that replacement housing was just one alternative and others could be proposed. Staff suggested that they develop a list of measures for discussion and pursue those that staff would support. To date no alternatives have been submitted for staff comment and there does not appear to be sufficient progress to warrant a further extension of time.

Staff notes that on P84-049 was continued with a different direction for mitigation. On this project the applicant was to prepare a program which would show that if converted there would be a high probability that the existing residents, many of which have lower incomes, would purchase the units.

RECOMMENDATION

Staff recommends that the City Council deny the application for a Tentative Map, Special Permit and Variances for the following projects and based on the attached Findings of Fact:

P84-042	2608 Q Street
P84-044	2116 13th Street
P84-047	515 18th Street
P84-048	715 19th Street
P84-055	2508 Q Street

#37 #41

City Council

-3-

June 13, 1985

Continue action on P84-049 (419-431 V Street) for ninety days as requested. In that time the applicant is to prepare and submit a purchase program to be offered to existing residents.

Respectfully submitted,

Marty Van Duyn

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager

DH:lao
attachments
P84-042, P84-044, P84-047,
P84-048, P84-049, P84-055

June 18, 1985
Districts 1 & 4

9

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

#37 #41

June 7, 1985

CITY PLANNING DIVISION

TO: Planning Director, Marty Van Duyn

JUN 10 1985

FROM: G. Michael Montross

RECEIVED

RE: Condominium Conversions

Dear Mr. Van Duyn:

I have been searching for additional residential units that I can build or rebuild and offer to the City as replacement housing for the apartment units I want to convert to condos. I thought I was close with the Clunie Hotel; however, a developer who proposed conversion of the hotel rooms into more offices paid more for the Clunie than I could offer.

The housing environment is changing rapidly in Sacramento. Thousands of new units are being constructed and thousands more are being planned. As the vacancy factor continues to rise in the 1,500 units I own and manage here, it becomes even more difficult to find economic justification for adding more units. In fact, the front page of the Sacramento Bee's Real Estate Section on Sunday, June 2, 1985, is ominously headlined "Agency Fears Overbuilt Apartment Market". In this article the Sacramento Housing & Redevelopment Agency warns "of a potentially damaging overbuilt situation". I fully agree with the SHRA and wonder why the City of Sacramento wants me to contribute to this problem even more by providing "replacement" housing.

I am requesting that the City Council waive the requirement for 2-hour fire walls (or equivalent) for my projects, so that I economically have some chance to convert the apartments into condos and sell them at prices people can afford to pay. My experience with the project at 2708 C Street convinces me that the exorbitant costs, delays and human inconvenience of retro-fitting 2-hour fire walls is impossible. These buildings would not need 2-hour fire walls if built today; so, why request me to try to exceed current building codes?

If the City Council is unwilling to alter this condition of my Use Permit, then I withdraw my applications which require replacement housing for the time being. If this request for 1-hour fire walls is granted, I would request a further extension of ninety (90) days

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

#37-#41

TO: Planning Director, Marty Van Duyn

-2-

to try to work out replacement housing with the Redevelopment Agency, First Interstate Bank, and others at the Windsor Court site at 18th & 19th K & L. I would also continue to look for other acceptable alternatives.

Thank you for your consideration.

Sincerely,



G. Michael Montross

cc. Art Gee
Dan Hendrycks



CITY OF SACRAMENTO

#37-#41

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 3, 1985

Laura Montross
Montross Barber Investments, Inc.
P.O. Box 162170
Sacramento, CA 95816

RE: P84-049 Letter of May 21, 1985

Dear Ms. Montross:

In reviewing your letter of May 21, 1985 regarding Variances for your Condominium Conversion Application for 419-431 "V" Street (P84-049), please be informed that a complete application for a Variance will be necessary including a \$200 filing fee and a \$90 Negative Declaration fee. This request will require hearings before both the Planning Commission and City Council as per the Condominium Conversion Ordinance.

Since this project has been continued twice, on January 22 and March 26, 1985 with expiration of the second continuance due on June 18, 1985, we suggest that you request a continuance in order to process the Variance. The duration of the third request for extension of time should coincide with the time necessary to process the Variance to the City Council. City Council action would terminate the extension of time or continue it further.

In your letter requesting continuance, please include a statement regarding your progress to date regarding mitigation measures as previously requested for the five continued applications also due to expire on June 18, 1985.

Staff's initial evaluation of the requested Variances is as follows:

1. The two-hour firewall requirement is currently under study. Whatever the outcome, it may be retroactive to previously approved projects.
2. Waiver of separate water and sewer utilities and sound attenuation measures are requirements of the Ordinance that we do not support.

Should you require further assistance, please contact our office. Enclosed please find a Variance application forms package.

Sincerely,

Dan Hendrycks
Associate Planner

DH:lao
attachment
cc: Art Gee
P84-049

172

May 21, 1985

#37-#41

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

TO: Mr. Art Gee
Planning Department

FROM: Laura Montross

Dear Art,

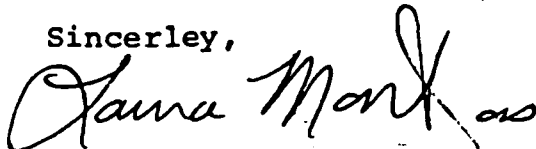
Montross Barber Investments, Inc. wants to create a low-income homeownership opportunity at 419-431 "V" St. (P84-049). This is the project that was already approved with a variance on the replacement housing due to the desperate need of any positive interjections into this depressed neighborhood.

This program will prove impossible if all of the structural requirements necessitated by the Condominium Conversion Ordinance must be met. As you know many of these requirements are extremely expensive to implement. Installing a two-hour fire wall, separate utilities, and sound attenuation measures will make the entire project cost prohibitive.

Montross Barber Investments, Inc. would like to request a variance from the aforementioned requirements. 419-431 "V" St. is ideally suited for these variances. There are sixteen units in four separate buildings. Therefore, noise and fire concerns are not as great a consideration in these one-story for-plexes as they would be in a large stacked-unit building. All of the units are spacious two-bedrooms and each unit has its own parking stall.

Thank you very much for giving this project special consideration. It is hoped that this project can only help this depressed Southside Park area neighborhood. Should you need more specific information please telephone me at 447-1256. I would be glad to help you or your staff present this to the City Council.

Sincerley,



Laura Montross

CITY PLANNING DIVISION
MAY 22 1985
RECEIVED

13



CITY OF SACRAMENTO

107-047
#37-#41

OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

December 17, 1984

Burlwood II
2050 Pioneer Court #204
San Mateo, CA 94403

Dear Gentlemen:

On December 3, 1984, the Sacramento City Council took the following action(s) for property located at 419-431 V Street:

Continue hearing to January 22, 1985; with an intent to approve the conversion and waive mitigation measures based on documentation. Intent to approve Tentative Map to divide 0.595± acres, developed with 16 apartment units, into one common lot for 16 airspace condominium units in R-3A zone; a Special Permit to convert 16 apartment units into condominiums; Variances to waive special sales and lease provisions; to waive required pest control and sound study; to reduce required parking maneuvering space from 26' to 22'. (P-84049)

Sincerely,

Anne Mason
Assistant City Clerk

LM/dp/8

cc: Planning Department

JTS Engineering

Tenant Mailing List (205)

ME

Request by JTS Engineering for a Special Permit)
to convert an apartment to Condominium,)
Variances to waive provisions of the Condo-)
minium Conversion Ordinance and a Variance to)
waive required parking for property located at)
2608 Q Street (P84-042))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, and continued to June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

Findings of Fact - Variance

1. As proposed, the Variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the Variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed Variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-042

#37-#41

Request by JTS Engineering for a Special Permit)
to convert an apartment to Condominium,)
Variances to waive provisions of the Condo-)
minium Conversion Ordinance and a Variance to)
waive required parking for property located at)
2116 13th Street (P84-044))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, and continued to June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

M

#37-#41

Findings of Fact - Variance

1. As proposed, the Variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the Variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed Variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-044

Request by JTS Engineering for a Special Permit)
to convert an apartment to Condominium,)
Variances to waive provisions of the Condo-)
minium Conversion Ordinance and a Variance to)
waive required parking for property located at)
515 18th Street (P84-047))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, and continued to June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

Findings of Fact - Variance

1. As proposed, the Variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the Variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed Variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-047

Request by JTS Engineering for a Special Permit)
to convert an apartment to Condominium,)
Variances to waive provisions of the Condo-)
minium Conversion Ordinance and a Variance to)
waive required parking for property located at)
715 19th Street (P84-048))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, and continued to June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

#37-#41

Findings of Fact - Variance

1. As proposed, the Variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the Variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed Variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-048

LB

Request by JTS Engineering for a Special Permit)
to convert an apartment to Condominium,)
Variances to waive provisions of the Condo-)
minium Conversion Ordinance and a Variance to)
waive required parking for property located at)
2508 Q Street (P84-055))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, and continued to June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

#37#41

Findings of Fact - Variance

1. As proposed, the Variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the Variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed Variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-055

287



CITY OF SACRAMENTO

47
31

FILED
AUG 27 1985
Cont. 9-10-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
JUL 23 1985
Cont to 8-27-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

MARTY VAN DUYN
PLANNING DIRECTOR

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

RECEIVED
MANAGER'S OFFICE

FILED JUN 13 1985
JUN 18 1985
Cont. to 7-16-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
JUL 16 1985
Cont to 7-23-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

June 12, 1985

City Council
Sacramento, California

Honorable Members in Session

SUBJECT: Condominium Conversion Projects continued from December 3, 1984 and March 26, 1985 City Council meetings to allow applicant time to propose mitigation measures (P84-042, P84-044, P84-047, P84-048, P84-049, P84-055)

LOCATION: Central City Community Area: 2608 Q Street, 2116 13th Street, 515 18th Street, 715 19th Street, 419-431 V Street, 2508 Q Street

SUMMARY

On December 3, 1984, City Council approved the conversion of six apartment projects with a total of 46 units. Six additional projects totalling 42 units were continued to January 22, 1985 to allow the applicant time to investigate mitigation measures. Subsequent time extensions to March 26, 1985 and to June 18, 1985 have been granted at the applicant's request.

Staff has not received from the applicant any firm proposals for mitigation measures to review nor evidence that progress is being made. Staff therefore recommends that the request for an additional ninety (90) days be denied.

BACKGROUND INFORMATION

In December 1984, the City Council approved the conversion of six apartment projects containing 46 units into condominium units. The Council continued final action on six additional projects containing 42 units to January 22, 1985. This was to give the applicant time to investigate and propose measures to mitigate the loss of rental housing below the 5% vacancy rate. Subsequent to the December meeting, the applicant had indicated that they have not been able to find measures and the City Council has granted two extensions of time. The second extension expires on June 18, 1985.

The applicant has submitted a letter (attached) to staff indicating their position on the conditions for obtaining Council approval of the additional 42 units. Staff has the following comments regarding points made in the letter:

FILED
MAY 2 1982
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

FILED
MAY 5 1982
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

FILED
MAY 1 1982
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

FILED
MAY 8 1982
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

~~18~~
41

1. Vacancy Rate: Although the Redevelopment Agency Bond Program will foster new construction of apartment units on a countywide basis, there is no evidence to indicate that there will be a significant addition of units in the Central City to alleviate the 1.59% vacancy rate (1984). Staff found that there has been only 29 units approved under the program to be in the Central City. These same 29 units are to be senior housing. Staff also found the current vacancy rate in CADA rental units to be about 3% (excludes units intentionally being held off market).
2. Fire Wall Requirement: This is a separate issue currently being investigated and has no relevance to the requirement of mitigation measures.
3. 90-Day Extension: In March the applicant requested and was granted a second time extension. In their correspondence they indicate they were unsure as to what measures would be acceptable. Staff, at that time, indicated that replacement housing was just one alternative and others could be proposed. Staff suggested that they develop a list of measures for discussion and pursue those that staff would support. To date no alternatives have been submitted for staff comment and there does not appear to be sufficient progress to warrant a further extension of time.

Staff notes that on P84-049 was continued with a different direction for mitigation. On this project the applicant was to prepare a program which would show that if converted there would be a high probability that the existing residents, many of which have lower incomes, would purchase the units.

RECOMMENDATION

Staff recommends that the City Council deny the application for a Tentative Map, Special Permit and Variances for the following projects and based on the attached Findings of Fact:

P84-042	2608 Q Street
P84-044	2116 13th Street
P84-047	515 18th Street
P84-048	715 19th Street
P84-055	2508 Q Street

City Council

-3-

June 13, 1985

~~13~~
41

Continue action on P84-049 (419-431 V Street) for ninety days as requested. In that time the applicant is to prepare and submit a purchase program to be offered to existing residents.

Respectfully submitted,

Act. Gen. Dir.

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipes, Jr.
For Walter J. Slipes, City Manager

DH:lao
attachments
P84-042, P84-044, P84-047,
P84-048, P84-049, P84-055

June 18, 1985
Districts 1 & 4

13 ~~13~~
41

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

June 7, 1985

CITY PLANNING DIVISION

TO: Planning Director, Marty Van Duyn

JUN 10 1985

FROM: G. Michael Montross

RECEIVED

RE: Condominium Conversions

Dear Mr. Van Duyn:

I have been searching for additional residential units that I can build or rebuild and offer to the City as replacement housing for the apartment units I want to convert to condos. I thought I was close with the Clunie Hotel; however, a developer who proposed conversion of the hotel rooms into more offices paid more for the Clunie than I could offer.

The housing environment is changing rapidly in Sacramento. Thousands of new units are being constructed and thousands more are being planned. As the vacancy factor continues to rise in the 1,500 units I own and manage here, it becomes even more difficult to find economic justification for adding more units. In fact, the front page of the Sacramento Bee's Real Estate Section on Sunday, June 2, 1985, is ominously headlined "Agency Fears Overbuilt Apartment Market". In this article the Sacramento Housing & Redevelopment Agency warns "of a potentially damaging overbuilt situation". I fully agree with the SHRA and wonder why the City of Sacramento wants me to contribute to this problem even more by providing "replacement" housing.

I am requesting that the City Council waive the requirement for 2-hour fire walls (or equivalent) for my projects, so that I economically have some chance to convert the apartments into condos and sell them at prices people can afford to pay. My experience with the project at 2708 C Street convinces me that the exorbitant costs, delays and human inconvenience of retro-fitting 2-hour fire walls is impossible. These buildings would not need 2-hour fire walls if built today; so, why request me to try to exceed current building codes?

If the City Council is unwilling to alter this condition of my Use Permit, then I withdraw my applications which require replacement housing for the time being. If this request for 1-hour fire walls is granted, I would request a further extension of ninety (90) days

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

~~FB~~
41

TO: Planning Director, Marty Van Duyn

-2-

to try to work out replacement housing with the Redevelopment Agency, First Interstate Bank, and others at the Windsor Court site at 18th & 19th K & L. I would also continue to look for other acceptable alternatives.

Thank you for your consideration.

Sincerely,



G. Michael Montross

cc. Art Gee
Dan Hendrycks

B
41

Request by JTS Engineering for a Special Permit)
to convert an apartment to Condominium,)
Variances to waive provisions of the Condo-)
minium Conversion Ordinance and a Variance to)
waive required parking for property located at)
2608 Q Street (P84-042))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, and continued to June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

~~13~~

41

Findings of Fact - Variance

1. As proposed, the Variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the Variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed Variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have compiled with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-042

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

P-84042
HA

July 1, 1985

Mayor Rudin
City Council Members
915 I Street
Sacramento, CA 95814

Dear Mayor Rudin and Council Members:

It has come to my attention that the 30 day postponement from the June 18 City Council Hearing has been rescheduled to July 16, a date when I will be out of the state. I request that the July 16 date be changed to July 23 so I can be available to present the mitigation proposal needed for the condominium conversion effort I have been working on with 1st Interstate Bank and Windsor Court Properties.

Sincerely,



G. Michael Montross
President

cc: ✓ Lorraine Magana-City Clerk

GMM/ih



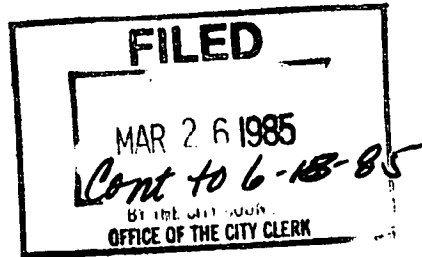


CITY OF SACRAMENTO

P-84042
41 15 24

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

MARTY VAN DUYN
PLANNING DIRECTOR



March 20, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Condominium Conversion Projects continued from the December 3, 1984 City Council meeting to allow applicant time to propose mitigation measures (P84-042, P84-044, P84-047, P84-048, P84-049, P84-055, P84-063)

LOCATION: Central City Community Area: 2608 Q Street, 2116 13th Street, 515 18th Street, 715 19th Street, 419-431 V Street, 2508 Q Street, 414 23rd Street

SUMMARY

On December 3, 1984, the City Council approved the conversion of seven apartment complexes to condominium units. The Council also approved seven additional conversions subject to the applicant providing acceptable mitigation measures. The original date set by the Council for review of the applicant's mitigation measures was January 22, 1985. The applicant has submitted a request for a second extension of time to June 15, 1985. Staff recommends approval of the request.

BACKGROUND INFORMATION

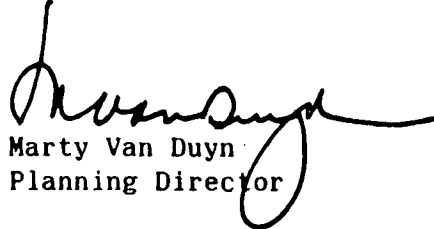
The applicant has submitted a request for a second time extension to develop mitigation measures acceptable to the City for converting seven apartment complexes to condominium units. Staff requested the applicant also submit a letter summarizing measures that they have investigated and measures that they plan to investigate. The applicant's letter responding to this request is attached.

The applicant appears to be pursuing mitigation measures and staff recommends granting the time extension.

RECOMMENDATION

Staff recommends the City Council approve the request for a time extension to June 15, 1985.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P84-042, P84-044, P84-047,
P84-048, P84-049, P84-055,
P84-063

March 26, 1985
Districts 1 & 4

BMA MANAGEMENT, INC.
2300 Q STREET, SUITE #7
SACRAMENTO, CA 95816
TELEPHONE: 916 / 447-5501

March 5, 1985

Lorraine Magana
City Clerk
915 I Street
City Hall, Room 203

RE: Condominium Conversion Hearing, dtd. 3/26/85.

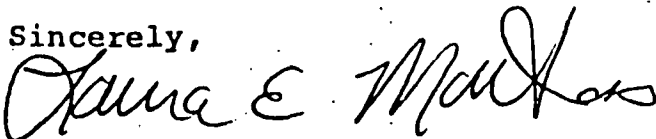
Request for Postponement

Montross Barber Investments requests the postponement of the March 26th hearing to approve condominium conversion and adopt findings of the fact for eighty-eight units in Midtown.

The postponement is being requested in order to allow the developer more time to formulate an acceptable mitigation proposal with the City Planning Department.

Montross Barber Investments plans to complete a viable mitigation package by June 15th, 1985.

Sincerely,



Laura E. Montross

cc: JTS Engineering
G. Michael Montross
City Planning Dept.

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

March 19, 1985

Mr. Art Gee
Principal Planner
City Planning Department, Suite 300
927 Tenth Street
Sacramento, California 95814

Dear Mr. Gee:

RE: Mitigation Measures & Condo Conversion Hearing:

I am writing you in response to your letter dated March 7, 1985. Unfortunately, Mr. Montross is out of the country and cannot respond personally at this time. He apologizes for any inconvenience this has caused your department and he will contact you by Thursday, March 21st, 1985.

In regard to our second extension of time request, I want to assure you that we are actively exploring a myriad of ideas. The problem is determining what will be an acceptable mitigation measure. Mr. Montross had great expectations for presenting the 175-unit Clunie Hotel, which is presently unfit for housing purposes, as a mitigation proposal. He spent a great deal of time not only formulating a purchase bid for the building, but also planning a successful low-income housing project. As you may well know, Mr. Montross was out-bid by another purchaser.

He next began to investigate possibilities with the California Hotel. This hotel is now occupied, but it is in very poor condition and many of the units are uninhabitable. He envisioned a complete living center - housing, food and recreation - for many of the city's lower income residents, being a possible mitigation measure, also.

The problem at this time, which you mentioned in your letter, is that we do not know what "suitable" mitigation measures means. The City Council raised this issue at the time it approved the conversion of 88 units. We were told that the city would decide whether or not the applicant must adhere strictly to the ordinance, or if other "suitable" measures would be acceptable. To date, we have not received any news on this topic.

Perhaps we could meet with you in the near future and determine what type of replacement housing or mitigation measure would be acceptable to the City of Sacramento.

4

MONTROSS BARBER INVESTMENTS, INC.

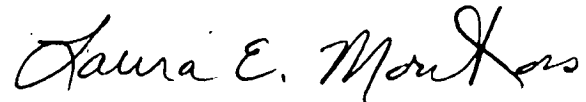
REAL ESTATE INVESTMENTS

Mr. Art Gee

Page -2-

Thank you very much for your continued patience and personal attention in our attempts to make this a healthy and viable housing alternative for downtown Sacramento.

Sincerely,



Laura E. Montross
Planning & Operations

LEM/pb

cc: Dave Shore, Councilman District I
Tom Chin
Lorraine Magana, City Clerk
G. Michael Montross



CITY OF SACRAMENTO

5

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 20, 1984

City Council
Sacramento, California.

APPROVED
BY THE CITY COUNCIL

DEC 3 1984

OFFICE OF THE
CITY CLERK

*Intent to
approve
conversion
cont. to 1-22-85*

Honorable Members in Session:

SUBJECT: Conversion of a 7 unit apartment complex into condominiums (P84-042)

LOCATION: 2608 Q Street

SUMMARY

This request involves a Tentative Map and Special Permit which are necessary for converting apartment units into condominiums. The applicant is also requesting a Variance to waive certain sections of the Condominium Conversion Ordinance. This is one of 26 condominium conversion projects being considered under the annual review of conversion applications for 1984. All 26 projects are located in the Central City Community Plan area where the vacancy rate was 5.2% at the time of application.

These 26 complexes represent 205 apartment units. The adopted Condominium Conversion Ordinance stipulates that the City shall not approve a Special Permit for conversion unless the vacancy rate for the affected area is greater than 5%. Based on the standards of Ordinance No. 4329 and concern over negative effects of converting all of these units on the rental housing stock in the Central City, staff and the Planning Commission are recommending denial of this request.

BACKGROUND INFORMATION

On July 26, 1984, the Planning Commission considered 26 condominium conversion applications with a total of 205 apartment units. At that time, staff recommended denial of all 26 projects due to concern over the effect of converting all of these units on the rental housing stock in the Central City and since the applications were incomplete in that the required pest control reports and sound studies were not provided for City review.

The hearing on these projects was continued to August 30, 1984, by the Commission to allow the applicant time to prepare a program to mitigate concerns expressed in the staff report. Prior to the August 30th hearing, the applicant submitted a program to staff which included the phasing of the 26 projects over a three-year period. The applicant also indicated that efforts were being made to secure replacement housing through the renovation of a residential hotel in the Central City or the rehabilitation of uninhabitable apartment units throughout the Central City. The applicant also requested that the Planning Commission consider allowing credit for the recently renovated Biltmore Hotel for which the owner of these complexes was responsible.

On August 30, 1984, staff recommended the Planning Commission approve in concept the conversion of 46 units. This recommendation was based on a 32 unit credit staff allowed for the renovation of the 32 room Biltmore Hotel and because the vacancy rate would allow for up to 14 units to be converted before the Central City vacancy rate dropped below the minimum level allowed of 5+ percent. The applicant was unable to provide detailed information on any additional replacement housing therefore staff did not consider this proposal.

Staff further recommended that selection of the 46 units be based upon review of each project under a set of criteria to determine which of the 26 projects would be most suitable for conversion. The criteria was designed to ensure that those projects recommended for conversion would contribute to the neighborhood stability, were not located in an area with traffic and parking problems, possessed amenities and features conducive to individual ownership and that the complex would not require major modifications or repairs that would disrupt the tenants.

In order to conduct a complete evaluation of these projects the applicant was requested to furnish a pest control report and sound study for the complexes which received the highest scores under the preliminary evaluation by staff.

On October 11, 1984, the Planning Commission recommended approval of 6 complexes totalling 46 units. The approval was based upon compliance with the established criteria. The remaining 20 projects were recommended for denial without prejudice based upon the attached evaluation. (See Exhibit A)

PROJECT EVALUATION

Applicant's Program

The applicant has requested a Variance to waive the special sales and lease provisions set forth in the Ordinance in lieu of an alternate program. The applicant's plan will utilize life time leases with a lease option plan, tenant discounts on the purchase price and a sales program for qualified tenants where the tenant can purchase a unit at a price for which the tenant is able to qualify for a loan. Under the applicant's special sales program the applicant will carry a second deed of trust for the difference between the sales price of the unit and the market price with interest and principle not due until the unit is sold or is transferred. This plan is similar to that required by the Ordinance and may prove more beneficial to tenants with lower incomes since the applicant's sales price is based upon the tenants income level.

Site Characteristics

1. Number of Units: 7
2. Size of Unit: two and three bedroom townhouse units
3. Proposed Sales Price: \$60,000 to \$70,000
4. Number of qualified low/moderate tenants: 0

The attached Exhibit A provides further detail on the specific characteristics of this complex. This exhibit lists the criteria established to determine which of the 26 projects would be most suitable for conversion. In reviewing this complex under the established criteria, this project was found to be deficient in many of the areas necessary to ensure owner occupancy of the unit which is a major consideration in allowing condominium conversion.

RECOMMENDATION

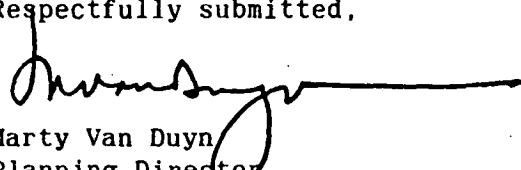
Staff and the Planning Commission recommend the following actions:

- A. Denial of the Tentative Map based on the following Findings of Fact.
- B. Denial of the Special Permit based upon the attached Findings of Fact.
- C. Denial of the Variance to waive the special sales and lease provisions, based upon attached Findings of Fact.
- D. Denial of the Variance to waive the required pest control report and sound study, based upon attached Findings of Fact.
- E. Denial of the Variance to waive 2 of 7 required parking spaces, based upon attached Findings of Fact.
- F. Denial of the Variance to reduce the required parking maneuvering spaces from 26' to 23', based upon attached Findings of Fact.

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

SC:lao
attachments
P84-042

December 3, 1984
District No. 4

MEETING DATE 10-11-84
 ITEM NO. 11A FILE # 84-042
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 2608 G STREET

Recommendation:
 Favorable
 Unfavorable
 Petition Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Grand Goodin - 811 G Street Sacramento CA 95814</u>	
<u>Grand Motion - 2300 G Street #0 Sacramento CA 95816</u>	

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO 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 *Donal*
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

City Planning Commission
Sacramento, California

Members in Session:

Subject: Decision and Findings of Fact on P84-042

Location: 2608 Q Street

Summary: On August 30, 1984 the Planning Commission considered a request to convert 26 apartment complexes into condominiums. The hearing was continued to September 27, 1984 to allow further review of the projects based upon criteria recommended by staff to determine which complexes were most suitable for conversion. The applicant was unable to provide the necessary information on the pest control reports and sound study in adequate time for the September 27th hearing and requested this item be continued to October 11, 1984.

Background Information: On August 30, 1984 the Planning Commission reviewed requests for converting 26 apartment complexes into condominiums. All 26 complexes are located in the Central City and have been submitted by the same applicant and owner.

The staff report recommended conceptual approval of 46 of the 205 units represented in the 26 conversion applications. The selection of those complexes to be approved was based upon compliance with a set of criteria developed by staff to determine which projects would benefit the community and were most suitable for conversion. Staff's recommendation to approve only 46 of the 205 units proposed was based upon the vacancy rate threshold established by the conversion ordinance and concern over the effect of converting all of these units on the rental housing stock in the Central City. In recommending approval of the 46 units staff found that, based upon the current vacancy rate, it was possible to allow 14 units to convert before the rental vacancy rate dropped below the minimum level allowed of 5+%. The remaining 32 units have been recommended for approval since staff found the applicant's rehabilitation of the 32 unit Biltmore Hotel to be a satisfactory measure in mitigating concern over the loss of rental housing in this area.

Based upon the current vacancy rate and the mitigation measures offered by the applicant, the Planning Commission recommended approval of the staff report. The Commission directed staff to review the 26 projects based upon the criteria outlined in the staff report and to return back to the Commission with the results of this review.

Staff is submitting nine projects totalling 75 units for the Commission's consideration. Although the Commission's action was to recommend approval on 46 units, the additional units are being submitted in the event that one of the top ranking projects is eliminated from consideration due to public testimony or for other reasons. (See attached list of nine projects in order of preference by score.)

Those projects not being recommended for approval at this time are to be denied without prejudice and the one year restriction on submitting a new application is to be waived.

Based upon compliance with the review criteria (see attached Exhibit A) this complex was found deficient of many of the features determined to be essential for encouraging owner occupied housing. Staff is, therefore, recommending denial of this request.

Recommendation: Staff recommends the following actions:

- A. Denial of the Tentative Map;
- B. Denial of the Special Permit based upon findings of fact which follow;
- C. Denial of the Variance to waive the special sales and lease provisions, based upon findings of fact to follow;
- D. Denial of the Variance to waive the required pest control report and sound study, based upon findings of fact to follow;
- E. Denial of the Variance to waive two of seven required parking spaces, based upon findings of fact to follow;
- F. Denial of the Variance to reduce the required parking maneuvering spaced from 26' to 23' based upon findings of fact to follow:

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.

4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

Findings of Fact - Variance

1. As proposed, the variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
2. As proposed, the variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
3. The proposed variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

Respectfully submitted,



Art Gee,
Principal Planner

SC:sg

CONDOMINIUM CONVERSION
PROJECT REVIEW CRITERIA - CENTRAL CITY
PHYSICAL FEATURES

(Total of 20 points possible, 5 points maximum for each category)

- (1.6) 1. The conversion will contribute to neighborhood stability.
- a. Ownership is consistent with other residential uses in the neighborhood;
 - b. The surrounding area is predominantly residential;
 - c. The conversion is consistent with applicable community plan goals;
- (3.9) 2. The units contain amenities which encourages ownership:
- a. Useable balcony or patio;
 - b. Fireplace;
 - c. Laundry facilities;
 - d. Storage space or room;
 - e. Energy conservation items;
 - f. Custom architectural design (interior)
 - g. Central heat and air;
 - h. Dishwasher;
 - i. At least 75% of the complex contain units with 650 sq.ft. of living area or greater;
- (1.3) 3. The project site contains amenities which encourages ownership:
- a. Not located on a major street;
 - b. Covered or enclosed parking;
 - c. Common useable open space or recreational facilities;
 - d. Security features;
 - e. 1 to 1 parking;
 - f. On street parking available;
 - g. At least 50% of open common area is landscaped with living vegetation;

- h. Automatic irrigation;
 - i. Standard access and maneuvering space for parking;
 - j. Private entries;
 - k. Custom architectural design (exterior);
4. The condition of the units and site will result in minimal disturbance to the tenants during necessary repairs and upgrading and will additionally assist in providing more affordable units:
- a. Minimal modifications are necessary to meet noise transmission standards;
 - b. No major pest damage;
 - c. No evidence of neglect of routine maintenance on the project exterior;
 - d. No evidence of neglect or routine maintenance in the units;

<u>Projects</u>		<u>No. Units</u>
1.	P84-040 2617 'D' Street	12.7 14 units
2.	P84-041 2216 'T' Street	11.1 7 units
3.	P84-054 2326 'V' Street	11.1 7 units
4.	P84-046 615-23rd Street	11 4 units
5.	P84-052 2117-22nd Street	10.8 10 units
6.	P84-063 414-23rd Street	10.3 <u>4 units</u> 46 units
<u>Alternate Projects</u>		
7.	P84-050 2116 'D' Street	9.8 9 units
8.	P84-051 2712 'E' Street	9.6 16 units
9.	P84-047 515-18th Street	8.9 (delete)

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Inc., 811 J Street, Sacramento, CA 95814		
OWNER	Gemini I Apt., 2050 Pioneer Court #204, San Mateo, CA 94403		
PLANS BY	Applicant		
FILING DATE	1/31/1984	50 DAY CPC ACTION DATE	5/31/1984
REPORT BY:	SC		
NEGATIVE DEC.	15301(k)	EIR	ASSESSOR'S PCL NO. 007-336-02

- APPLICATION:**
1. Tentative Map to divide a 0.147± acre site, developed with seven apartment units, into one common lot for seven airspace condominium units in the Single Family (R-1B) zone;
 2. Special Permit to convert seven apartment units into condominiums;
 3. Variance to waive the special sales and lease provisions (Section 28-C-5(a));
 4. Variance to waive the required pest control report and sound study (Section 28-C-1(c));
 5. Variance to waive two of seven required parking spaces (Section 28-C-3(a));

LOCATION: 2608 O Street

SUMMARY: The Gemini Apartments consist of a seven unit townhouse complex located in the Central City. The applicant is proposing to convert these units into individual ownership. The vacancy rate in the Central City is presently 5.2 percent, which is above the required minimum for allowing the conversion of rental housing into condominiums, however, these complexes represent 2.8% of rental housing stock in the Central City and if all the units were converted the vacancy would be reduced below that allowed.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multi family Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Apartment Complex (seven units)

Surrounding Land Use and Zoning:

North: Apartments; R-3A
South: Apartments; C-4
East: Apartments; R-3A
West: Apartments; R-3A

Parking Required: Seven spaces
Parking Provided: Five spaces
Property Dimensions: 40' x 160'
Property Area: 0.15 acres
Density of Development: 47 units per acre
Square Footage of Units: 880 sq. ft. - 1,100 sq. ft.
Height of Structure: Two story; 19 ft.
Significant Features of Site: Existing apartment
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Brown and rust
Exterior Building Materials: Brick, stucco and wood veneer

APPLC. NO. 84-042

MEETING DATE May 31, 1984

CPC ITEM NO. 6

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 18, 1984, by a vote of five ayes, three absent, and one abstention, the Subdivision Review Committee recommended approval of this map, subject to the conditions attached in Exhibit A.

APPLICANTS' ALTERNATIVE RELOCATION AND SALES AND LEASE PLAN

RELOCATION PLAN

- Required** 1. A public hearing, as required by City Ordinance, shall be held
Sec.28-2(B) at a convenient location so the owners and tenants may fully discuss all aspects of this project.
- Not** 2. Each tenant should be given the opportunity to personally con-
Required sult with the owner or their agent as to all aspects of the project and how they apply specifically to that particular tenant.
- Not** 3. Upon approval of the condominium conversion permit and commence-
Required ment of sale of the units, the owners or their representatives shall be available to the tenants on a continuing basis until all have been properly relocated, have purchased their units, or executed long-term leases. The owners shall remain involved with the project through to its satisfactory conclusion for all concerned.
- Not** 4. If the conversion permit is approved, the owners agree to report
Required any written grievances they receive from any tenant to the City Planning Commission during the initial conversion process. The owners will also report any actions taken regarding these grievances, any necessary action taken to prevent recurrence of similar problems.
- Required** 5. Each eligible tenant has the right to receive relocation assis-
Sec.28-C-5(b) tance and relocation allowances from the applicant. Any tenant that holds a lifeterm lease in effect, is justly evicted, or terminates tenancy on his or her own accord is ineligible for all relocation assistance and allowances.

Relocation assistance and allowances will include the following:

- A. Rental housing availability reports of comparable units within the area.
- B. Transportation, if necessary, will be provided at the expense of the owner to any of the comparable units listed in the report.
- C. A relocation allowance of \$600 or the payment of all moving expenses, unless the tenant moves more than 50 miles away from the subject property. A move of more than 50 miles makes the tenant ineligible for relocation allowances.

The ordinance requires that the applicant pay a relocation fee of \$600 or \$500 if the unit is furnished, or the actual moving costs for all eligible tenants who wish to relocate. The tenants who are moving outside of the SMSA (Sacramento Metropolitan Statistical Area) are to be provided the relocation fee of \$500 or \$600 only.

D. Low income, elderly, handicapped and single parents with a minor child at home will be provided with the following:

1. payment of the last month's rent in the new unit;
2. transfer of all deposits, minus damages to the new unit, at the option of the tenant;
3. payment of any rental difference of up to \$100 per month for a period of one year.

Not Required 6. Unless it places an unreasonable economic burden on the owner, they shall make units within the project available and affordable to eligible low and moderate income tenants in the same ratio as they now exist (as of January 31, 1984) in the complex.

Required 7. No tenant will be unjustly evicted and no tenant's rent will be increased (1) more frequently than once every six months or (2) in an amount greater than the increase in fair market rents as established by HUD for assisted units on an annualized basis. This does not apply, however, if a tenant's existing lease already calls for a rent increase or if his or her relocation has not been completed by January 31, 1986.

Required 8. Leases for special eligible tenants will be unconditionally offered to each eligible tenant who is elderly, or handicapped, and to each qualified low and moderate income tenant who does not purchase a unit under the sales program, a written lease for a term of three (3) years on the unit in which the tenant resides at the time the special permit is approved or a comparable unit within the project. Each such lease shall provide that the tenant shall have four (4) successive options to renew the lease upon the terms and conditions of each original lease. The rental paid for the first year of the original lease shall be the rental paid by the tenant on the date that the notice of intent to convert was filed. Thereafter, the rental may be increased annually on the anniversary date of the lease, commencing with the first anniversary date; provided, however, that the annual percentage increase in rent shall not exceed 7%.

Not Required 9. All tenants who are tenants at the time the special permit is approved are eligible for a lifetime lease. The holder of this lifetime lease is not entitled to receive any relocation assistance or benefits or execute the three (3) year lease for special eligible tenants, detailed in #4 above. This lifeterm lease includes a lease-option plan, and rent control provisions.

The maximum rent outlined in the rental agreement submitted by the applicant will be no more frequent than every six months nor in an amount to exceed the consumer price index for the same period.

APPLICANTS' PURCHASE INCENTIVES FOR LOW AND MODERATE INCOME TENANTS

In addition to a higher level of maintenance and repair, residents of the condominiums will receive the equity build-up, appreciation, and substantial tax advantage inherent in home ownership. For many of the tenants in this project, the conversion may be a meaningful opportunity to purchase a home.

**Not
Required**

1. All current tenants, at the time the units are offered for sale, will be given special purchase incentives that will help make the purchase of a home affordable. The following discounts will be offered to all tenants:
 - A. A minimum 4% discount from the initial selling price of the unit to the general public;
 - B. A minimum 7% discount from the initial selling price of the unit to general public purchasers will be given to all tenants 62 years of age or older, handicapped or disabled;
 - C. A \$1,000 to \$1,500 additional discount off of the purchase price to all buyers who purchase a unit in an "as is" condition, excluding any City required renovations.

**Not
Required**

2. The following lease-option purchase plan will be available to all tenants who hold a lifetime lease:
 - A. The tenant is granted the option of selling back the lifetime lease to the owners for 25% of all rent paid from the date of execution of the lease. The value will not be less than 25% of ten (10) months rent, or more than 25% of eighteen (18) months rent. This sum will be credited exclusively towards the cash downpayment when the tenant has completed contract to purchase a unit. The owner is obligated to buy the lifetime lease at the time the tenant has completed contract to purchase a unit. The contract purchase shall be at the market rate minus discounts. If tenant has not executed a contract to purchase within 30 days from notification of the commencement date of unit sales, then the owner is no longer obligated to purchase the lifetime lease.

**Not
Required**

3. The owner shall offer for sale to all qualified low and moderate income tenants the unit in which they live at the time the special permit for the conversion project is approved, or a comparable

unit within the project, at terms that are affordable to the tenant. The applicant will use FHA single family purchase programs or any other programs available.

The terms shall be at which the tenant can qualify for financing, through an established financial institution, for the unit for a minimum of thirty (30) years and for which the total monthly housing costs would not exceed 35% of the tenant's monthly income.

Whenever a unit is sold to a qualified tenant, the unit shall be encumbered by a second deed of trust securing an obligation in an amount equal to the difference between the amount of the note secured by the first deed of trust plus the downpayment and the sale price. The beneficiary under the second deed of trust shall be the owner.

The second deed of trust shall provide for the following:

- A. Simple interest on the amount secured shall accrue at a rate not exceeding 5% per annum;
- B. Neither principal nor interest shall be payable until the obligation secured by the second deed of trust has matured. The obligation shall mature when the unit is conveyed, transferred, leased, rented or otherwise alienated by the tenant.

If, at the time the offer for sale at affordable terms is made the assets of the qualified tenant are not sufficient to cover the downpayment and closing costs on the unit required by the financing on the unit, the owner shall pay all or a portion of the amount secured by the second deed of trust on the unit.

The qualified tenant shall have 90 days from the date the offer is made to accept the offer of sale.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. Currently the multiple family rental housing vacancy rate in the Central City is 5.2%. This vacancy rate was determined from a survey of 7,227 units located in the Central City. This project is one of 26 proposed condominium conversion applications within the Central City this year. These 26 applications represent 205 units or 2.8% of the rental housing stock within the Central City. If all of these projects were to be approved for conversion to condominiums, the rental vacancy rate would be reduced to 2.4% which is below the minimum vacancy rate allowed for conversion of 5% or greater. It is, therefore, only possible to approve, at the very most, 14 of these units or 0.19% of the housing stock before the vacancy rate will be reduced below the allowable level for conversion.
2. In addition to these 26 proposed projects, the City Council approved two condominium conversion projects within the Central City in 1983. The two projects approved for conversion in 1983 represented 47 units or 0.6% of the rental housing stock. These units have not yet converted, however, when they do convert it is expected that the vacancy rate will further decline.

3. The 26 applications being considered for conversion this year have been submitted by the same applicant and group of owners. These same individuals represented the two projects approved in the Central City last year. Most of these projects were constructed within the last 10-15 years and provide similar housing opportunities and rents with very few exceptions. Since these projects alone consist of 3% of the total rental housing stock in the Central City and they represent a large portion of the newer rental housing, it is expected that adequate comparable rental housing will not be available if all these projects are approved.
4. In submitting these 26 applications the applicant requested that the City waive the required pest control reports and sound studies which are used in evaluating condominium conversion projects. These reports are valuable in determining the suitability of a project for conversion purposes by providing information on the physical condition of the structure and the measures that will be necessary to meet required code if possible. Due to the large number of applications received this year, the information provided by these studies would have proved valuable in deciding which project, or projects, should be approved since it is not possible to approve all of the requests in light of the concern over the vacancy rate.
5. The applicant has also requested a variance to waive the special sales and lease provisions outlined in the ordinance in lieu of an alternative program. The applicant is, however, proposing to offer the relocation assistance required by the ordinance. In addition, the applicant is offering a lifetime lease to all eligible tenants. Staff has reviewed the lease to be used and has no objections to this proposal especially since the long term lease outlined in the ordinance is also available at the option of the tenant. The most significant feature of the applicant's alternative sales and lease program is the use of a lease option plan which will allow a portion of the tenants' monthly rent to be applied to the downpayment on the unit if the tenant elects to purchase. The applicant's special sales program for qualified low and moderate income tenants is similar to that required by the ordinance in that the applicant will offer the unit to the tenant at an affordable price and carry a second deed of trust for the difference between the sales price and the market price. The main difference between the applicant's plan and the ordinance is that the applicant will be offering the unit to the qualified tenant at a price for which the tenant is able to secure a loan instead of the apartment market price as set forth in the ordinance. This provision will aid in providing ownership opportunities for tenants with lower incomes since the purchase price of the unit is determined by the tenants' income and ability to pay for the unit. Staff, therefore, supports the applicant's request to use an alternative program for the special sales and lease provisions.
6. In reviewing the rental history of these projects, staff noted concern over the number and percentage of rent increases in recent months. Some units have had rental increases of up to 20% in the last year. These excessive rent increases may have forced a number of the tenants out of the complex prior to application and subsequently reduced the number of eligible tenants who could possibly benefit from the tenant

provisions offered by the applicant. Of the 205 households residing in the 26 projects proposed for conversion, only 135 tenants are considered eligible since the remainder have moved into the complex subsequent to the applicant's notice of intent to convert.

7. At the present time, none of the 26 projects being considered for conversion to condominium comply with the required development standards. None of the complexes provide the parking required by the ordinance. The required two hour fire separation is not provided and it will be necessary to construct a two hour fire wall or provide approved fire sprinklers in the units. Since a sound study was not performed on these projects, it is impossible to determine what modifications will be necessary to meet the minimum sound impact and transmission levels required by the ordinance. In addition to these deficiencies, the City Building Inspections Division indicated a number of code violations which were present in these projects. The Building Division found the following code deficiencies in this complex:
- a. The tub and shower enclosures were not properly sealed;
 - b. The door to the water heater has been sealed so that combustable air cannot be properly vented;
 - c. The common area lighting and sidewalk are in need of repair or replacement.
8. This complex consists of a single two story structure developed with seven two and three bedroom townhouse units. The complex is located on a narrow lot so the proposed common area is very limited. Each unit is provided with a fireplace and small patio which is located in the five foot setback area. On-site parking is provided at the rear of the site and the parking is deficient by two spaces. In addition, the parking access is provided from an unimproved alley and if the project is approved the applicant will be required to improve the alley from the closest street through the length of the site which is adjacent to the alley.

In addition to the parking deficiency, staff and the Building Division observed the poor quality of on-site maintenance. In light of these concerns, staff does not find this complex suitable for conversion to condominiums.

Staff also has concern that, if this project is approved along with any other projects proposed for conversion, the vacancy rate in the Central City would be reduce below the minimum level allowed for conversion. If this occurs, it is believed that tenant relocation and displacement problems will result since the rental housing stock will not be great enough to accommodate the demand for rental housing in the Central City. Staff is, therefore, recommending denial of this request.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State CEQA Guidelines (Sec. 15301(k)).

STAFF RECOMMENDATION:

1. Denial of the Tentative Map;
2. Denial of the Special Permit based upon findings of fact which follow;
3. Denial of the Variance to waive the special sales and lease provisions based upon findings of fact to follow;
4. Denial of the Variance to waive the required pest control report and sound study, based upon findings of fact to follow;
5. Denial of the Variance to waive seven of 27 required parking spaces based upon findings of fact to follow;

Findings of Fact - Special Permit

- A. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

- B. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represent a considerable number of the newer rentals in the Central City with comparable rents and housing type.
- C. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.
- D. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

Findings of Fact - Variance

- A. As proposed, the variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood.

- B. As proposed, the variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
- C. The proposed variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

TENTATIVE MAP CONDITIONS (P84-042)

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is established through an approved subdivision improvement agreement.

1. If street lights do not currently exist then the applicant/owner shall enter into an agreement with the City to participate in any future assessment district to provide street lights when they are installed in the neighborhood.
2. If on-site parking is provided from an unimproved alley then the applicant/owner shall improve the alley to City standards from the closest public street through the entire length of the subject property to the satisfaction of the Public Works Department.
3. Separate water and sewer services are required for each lot. The existing water and sewer services shall be located and main extensions or reconstruction may be required to meet City code. This will be provided to the satisfaction of the Public Works Department prior to final map approval.
4. If on-site parking is provided from an unimproved alley then the applicant/owner shall improve the alley to City standards from the closest public street through the entire length of the subject property to the satisfaction of the Public Works Department.
5. Separate water and sewer services are required for each lot. The existing water and sewer services shall be located and main extensions or reconstruction may be required to meet City code. This will be provided to the satisfaction of the Public Works Department prior to final map approval.
6. Water and sewer service shall comply with Sec. 28-C-3-b (i) & (ii) of the Zoning Ordinance.
7. Sound transmission and sound impact levels shall meet the minimum standards set forth in Sec. 28-C-3 (c) of the Zoning Ordinance. A sound study shall be submitted to County Health for review and approval prior to filing a final map.
8. Each unit shall meet the minimum fire safety standards set forth in Sec. 28-C-3 (d) of the Zoning Ordinance.
9. All existing assessments shall be paid.
10. The following safety and crime prevention measures shall be provided where applicable:
 - a. All open parking lots and carports shall be provided with a minimum maintained one footcandle 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.

(P84-042)

- b. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) 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.
- c. All building numbers and street addresses shall be clearly visible from all public or private accesses. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
- d. Parking spaces shall be numbered in such a manner that the space numbers do not correspond to the addresses or unit numbers of residences.
- e. 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:
 - 1) the bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack;
 - 2) the cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching;
 - 3) the deadbolt shall be of the pin tumbler type with a minimum of five pins.
- f. All door hinges shall be secured with a minimum of two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the frame to which the hinge is attached.
- g. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.A. Gauge steel, bronze or brass, and shall be secured to a wood jam with not less than 2 No. 8 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 8 machine screws.
- h. Sliding door and window assemblies shall be so designed that the door/window cannot be lifted from the track when the door or window is in the closed position on the first floor only.
- i. Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior, first floor only.
- j. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door when the door is closed. This view may be provided by a one-way door viewer designed to provide at a minimum 180° yield of view.

12

(P84-042)

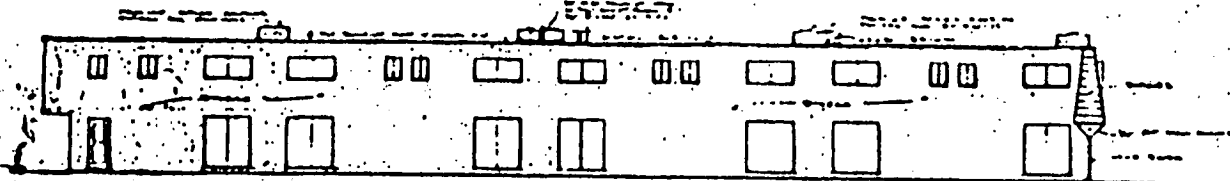
- k. The declaration of conditions, covenant and restrictions shall give the officers of the home owners' association strong and specific powers to have towed away all unauthorized parked vehicles from non-dedicated streets, alleys and parking lots.
- l. Nothing in the declaration of conditions, covenants 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.
11. Ground fault circuit interrupters shall be provided in all bathroom receptacles.
12. All units shall comply with Article XXII of Chapter 9 of the City Code for energy conservation requirements.
13. Trash enclosures for dumpsters shall not be located nearer than 10 feet to combustible material nor beneath a window when adjacent to non-combustible structures. The trash enclosure or dumpster shall not be located in the required off-street parking spaces.
14. All tub and shower wall penetrations shall be properly sealed.
15. The temperature pressure relief valve shall be installed with a drain so that it terminates outside of the building.
16. The water heater room shall be provided combustion air as the louvered door is now sealed.
17. Each unit shall be provided an approved smoke detector.
18. The main electric service riser support shall be replaced.
19. The missing outside light fixtures at brick entrance post and at electrical meter room shall be replaced.
20. The sidewalk at the side of the building has a raised section and shall be repaired.
21. 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 conditions for this project. Assurances of compliance with such conditions or City approved alternatives, meeting the intent of the City Zoning Ordinance, shall be provided prior to final map approval.

RESIDENT SURVEY

For Resident(s) of 2607 Q Street

1. How long have you been a resident of this complex? ___ years ___ months
2 - less than 1 year; 3 - 1+ years
2. Why did you move into this complex? Check most important reasons(s).
a. 3 close to work b. 1 close to services (shopping, church, etc.)
c. ___ good management d. 1 amenities e. 1 like rent rates
f. ___ other
3. How long do you plan on living at this complex? 3 unknown or 1 @ 10 year(s).
Under What conditions? _____
4. If this project is offered for sale within the price range estimated (price ranges will be disclosed to you by the owner) for the project, are you interested in purchasing the unit in which you are now living, or another in the complex? ___ yes 4 no 1 undecided
5. If you are unable to purchase a unit, will you be able to locate a comparable unit to rent within this vicinity? 1 yes 3 no 1 uncertain.
6. Are you a special category tenant?: check space if applicable
a. 63 years of age or older ___
b. Handicapped or disabled ___
c. Low or moderate income as defined by U.S. Department of Housing and Urban Development: Low 3 Mod. 1 (See attached table to determine income status.)
d. Single head of household residing with one or more minor (under age 18) children 1.
7. Do you approve in principle of this proposed conversion to condominium housing? 1 yes 4 no ___ undecided Why or why not? _____
not suitable for conversion; would reduce the available rental housing in area.

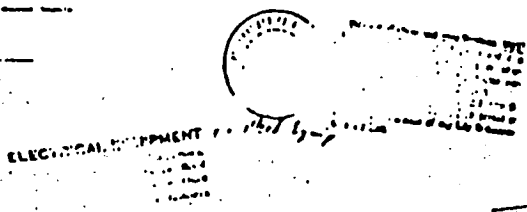
8. Do you have any comments related to the owner's request? _____



LEFT SIDE ELEVATION

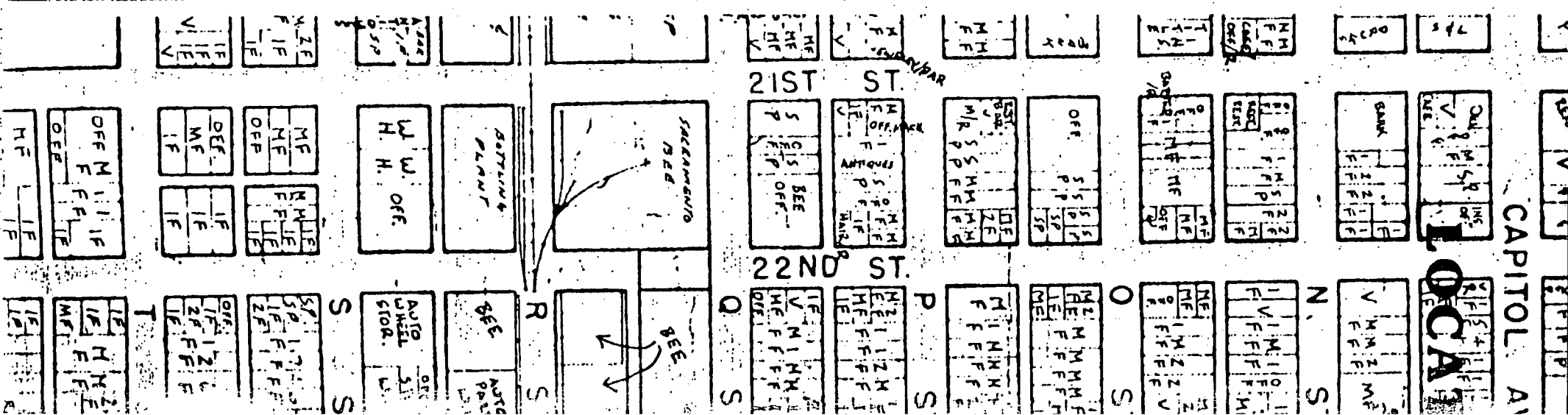
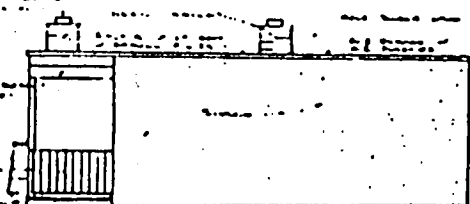


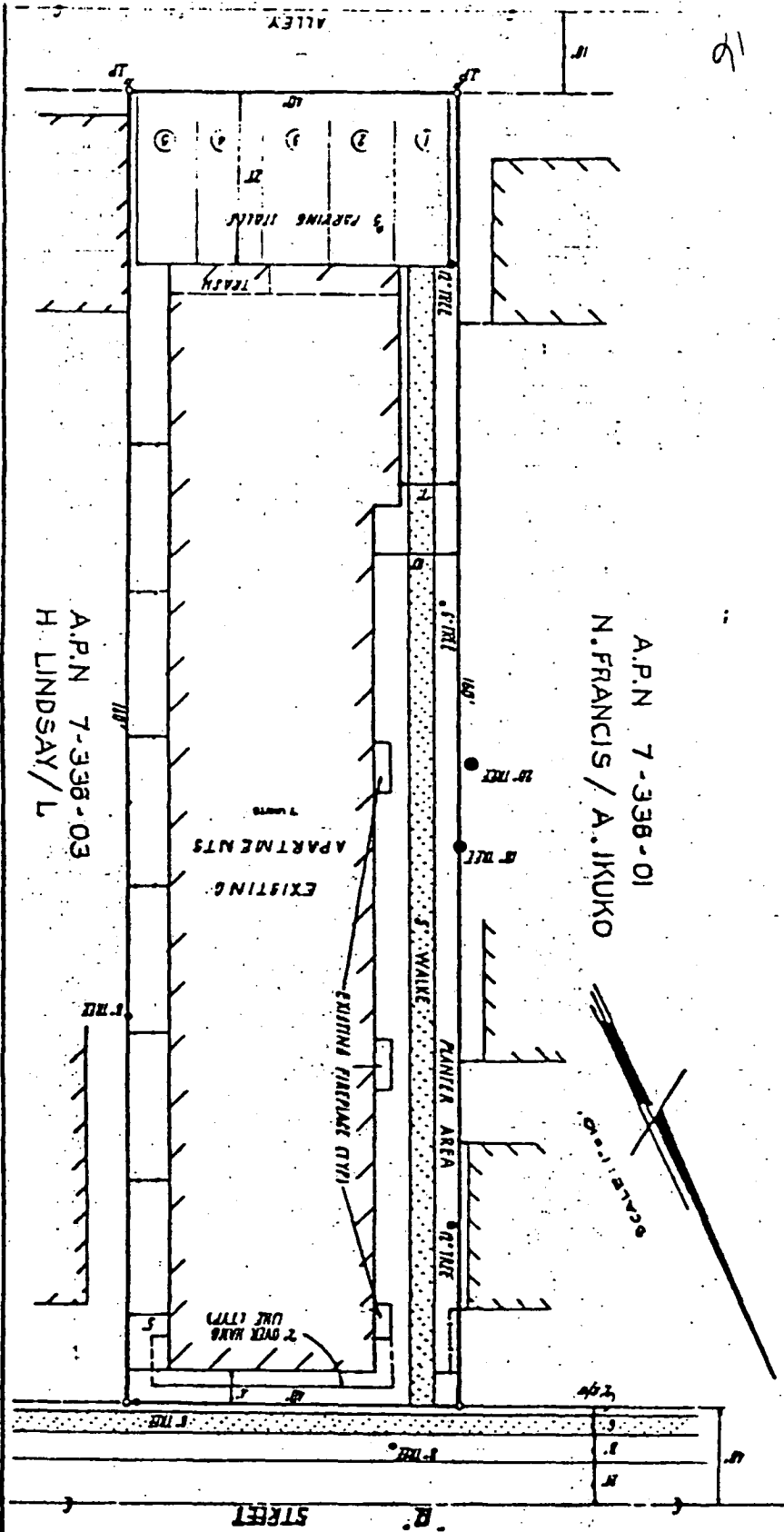
FRONT (NORTH SIDE) ELEVATION



ISSUED
M.S.
[Signature]

ROOF TO BE DRAINED
TO THE STREET
[Other illegible text]

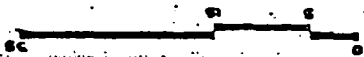




A.P.N. 7-338-03
H. LINDSAY/L

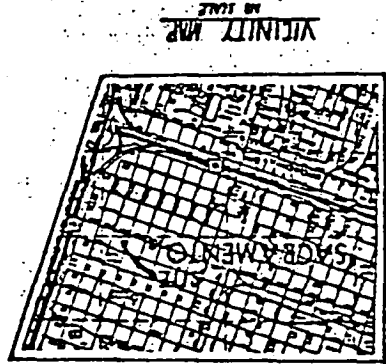
A.P.N. 7-338-01
N. FRANCIS / A. IKUKO

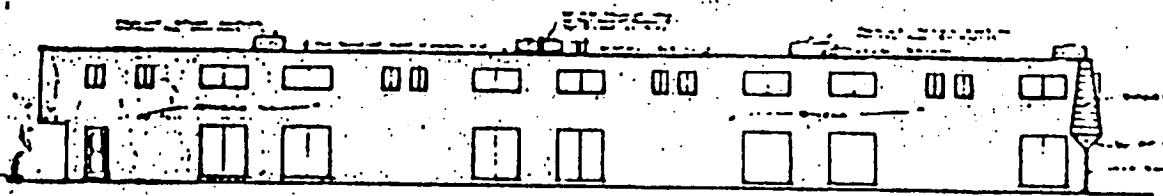
SCALE: 1" = 10'



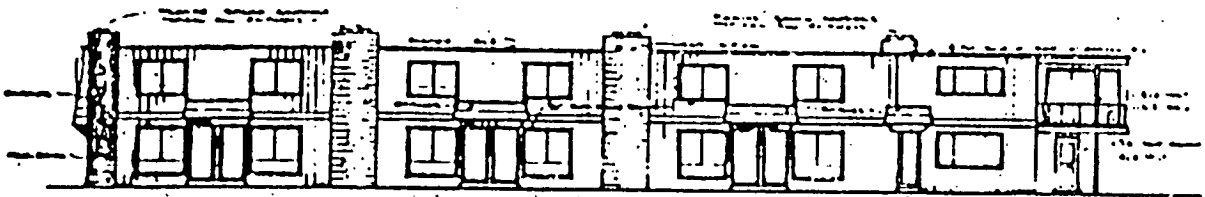
6608 Q STREET
A CONDOMINIUM SUBDIVISION
OF A PORTION OF LOT 2 ON THE BLOCK
BOUNDED BY Q, 27TH, R AND 26TH STREETS
CITY OF SACRAMENTO
CALIFORNIA
JTS
ENGINEERING
CONSULTANTS, INC.
JANUARY 1984

GENERAL NOTES:
1. INDICATES PARKING AS CURRENTLY UTILIZED
2. INDICATES PARKING INCORPORATED WITH CURRENT ZONING REGULATIONS OR A SPACE WITH VARIANCE REQUESTED.
DATE: 1/11/84
JTS ENGINEERING CONSULTANTS, INC.
815 J STREET
SACRAMENTO, CA 95816
(916) 441-4708
OWNER/DEVELOPER:
2050 PIONEER COURT
SAN MATEO, CA 94403
GROSS AREA:
0.147 (ACRES) 6400 SQ. FT.
PRESENT USE:
APARTMENTS
PROPOSED USE:
CONDOMINIUM
EXISTING ZONING:
R-1A
PROPOSED ZONING:
R-1A
SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
ASSESSOR'S PARCEL NO.:
7-338-03
UTILITIES:
GAS:
ELECTRICITY:
S.M.S.D.
PACIFIC BELT
TELEPHONE:
CITY OF SACRAMENTO
CITY OF SACRAMENTO
449-5273
449-5273
449-5273
449-5273
449-5273



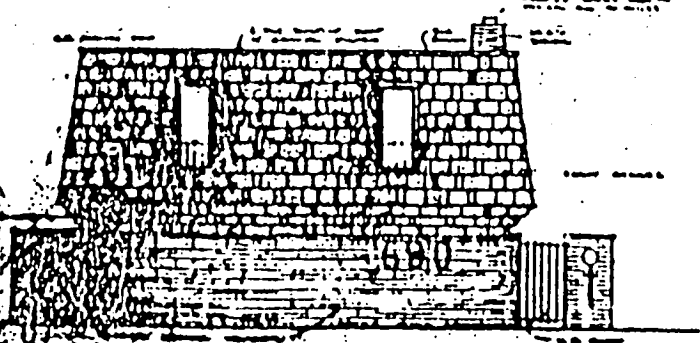


LEFT SIDE ELEVATION



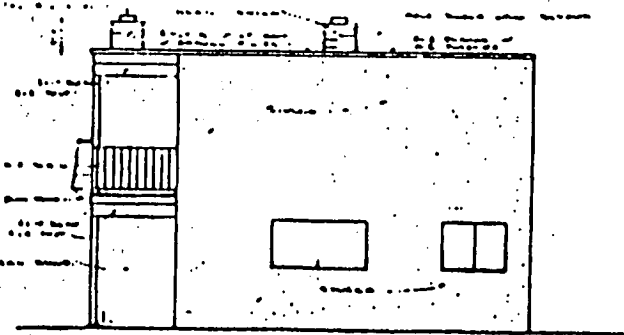
FRONT (NORTH SIDE) ELEVATION

11



STONE STRUCTURE ELEVATION

ROOF TO BE DRAINED
TO THE SEWER
BY A 4" DIA. PIPE
NEAR THE
SIDE WALL



REAR ELEVATION

ELECTRICAL EQUIPMENT
BY THE
OWNER

ISSUED
MAY 1970

BMA MANAGEMENT, INC.
2300 G STREET, SUITE #7
SACRAMENTO, CA 95816
TELEPHONE: 916 / 447-5501

P-84042 18
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
JAN 7 2 39 PM '85

FILED
JAN 27 1985
Cont to 3-26-85
OFFICE OF THE CITY CLERK

January 3, 1985

Lorraine Magana,
City Clerk
915 I Street
City Hall, Room 203

Re: Condominium Conversion Hearing, dtd. 1/22/85

Request For Postponement.

Montross Barber Investments requests the postponement of the January 22nd hearing to approve condominium conversion and adopt findings of the fact for eighty-eight units in midtown.

The postponement is being requested in order to allow the developer more time to formulate an acceptable mitigation proposal with the City Planning Department.

It is hoped that Montross Barber Investments will present a viable mitigation plan in one to two months from today.

Sincerely,

Laura E. Montross

3-26-85

Laura E. Montross
Planning & Operations

LEM:aw

cc: JTS Engineering,
G. Michael Montross
City Planning Dept.

P-84042



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

NOV 2 11 01 AM '84

LM

MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5504

October 30, 1984

HRG Date: 11-26-84
FCA DATE: 12-~~6~~³-84

MEMORANDUM

TO: Lorraine Magana, City Clerk

FROM: Leslie Oldridge

SUBJECT: Request to Set Public Hearings FOR CONDOMINIUM CONVERSIONS

1. P84-038 Various requests for property located at 2400 Q Street. (D4)
(APN: 007-332-01)

1. Tentative Map to divide 0.3+ acres, developed with 27 apartment units, into one common lot for 27 airspace condominium units in R-3A zone.
2. Special Permit to convert 27 apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive required pest control and sound study.
5. Variance to waive seven of 27 required parking spaces.
6. Variance to reduce required parking maneuvering space from 26' to 19'.

2. P84-039 Various requests for property located at 2206 V Street. (D4)
(APN: 010-163-25)

1. Tentative Map to divide 0.3+ acres, developed with 18 apartment units, into one common lot for 18 airspace condominium units in R-1B zone.
2. Special Permit to convert 18 apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive required pest control and sound study.
5. Variance to waive six of 18 required parking spaces.

3. P84-040 Various requests for property located at 2617 D Street. (D1)
(APN: 003-096-25)

1. Tentative Map to divide 0.3+ acres, developed with 14 apartment units, into one common lot for 14 airspace condominium units in R-1B zone.
2. Special Permit to convert 14 apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive four of 14 required parking spaces.

4. P84-041 Various requests for property located at 2216 T Street. (D4)
(APN: 010-103-06)
 1. Tentative Map to divide 0.14+ acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 2. Special Permit to convert seven apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive three of seven required parking spaces.

5. P84-042 Various requests for property located at 2608 Q Street. (D4)
(APN: 007-336-02)
 1. Tentative Map to divide 0.147+ acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 2. Special Permit to convert seven apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive two of seven required parking spaces.
 6. Variance to reduce required parking maneuvering space from 26' to 23'.

6. P84-047 Various requests for property located at 515 18th Street. (D4)
(APN: 003-122-01)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-3A zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive two of four required parking spaces.

7. P84-048 Various requests for property located at 715 19th Street. (D4)
(APN: 003-174-01)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-3A zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive two of four required parking spaces.

8. P84-049 Various requests for property located at 419-431 V Street. (D1)
(APN: 009-114-20,21,22,23)
 1. Tentative Map to divide 0.595+ acres, developed with 16 apartment units, into one common lot for 16 airspace condominium units in R-3A zone.
 2. Special Permit to convert 16 apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to reduce required parking maneuvering space from 26' to 22'.

9. P84-050 Various requests for property located at 2116 D Street. (D1)
(APN: 003-131-07)
 1. Tentative Map to divide 0.15+ acres, developed with nine apartment units, into one common lot for nine airspace condominium units in R-1B zone.
 2. Special Permit to convert nine apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of nine required parking spaces.
 6. Variance to reduce required parking maneuvering space from 26' to 22'.

10. P84-043 Various requests for property located at 1630 P Street. (D4)
(APN: 006-293-10)
 1. Tentative Map to divide 0.07+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-5 zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.

11. P84-044 Various requests for property located at 2116 13th Street. (D4)
(APN: 009-142-10)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-3A zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.

12. P84-045 Various requests for property located at 300 25th Street. (D5)
(APN: 003-092-09)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units, into one common lot for four airspace condominium units in R-1B zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.

13. P84-046 Various requests for property located at 615 23rd Street. (D4)
(APN: 003-185-01)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment Units, into one common lot for four airspace condominium units in R-1B zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive one of four required parking spaces.

14. P84-051 Various requests for property located at 2712 E Street. (D1)
(APN: 003-152-23)
1. Tentative Map to divide 0.3+ acres, developed with 16 apartment units, into one common lot for 16 airspace condominium units in R-1B zone.
 2. Special Permit to convert 16 apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of 16 required parking spaces.
 6. Variance to increase compact parking percentage from 30% to 41%.
15. P84-052 Various requests for property located at 2117 22nd Street. (D4)
(APN: 010-104-19)
1. Tentative Map to divide 0.17+ acres, developed with ten apartment units, into one common lot for ten airspace condominium units in R-1B zone.
 2. Special Permit to convert ten apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive three of ten required parking spaces.
16. P84-053 Various requests for property located at 2418 V Street. (D4)
(010-171-07)
1. Tentative Map to divide 0.15+ acres, developed with eight apartment units, into one common lot for eight airspace condominium units in R-3A zone.
 2. Special Permit to convert eight apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of eight required parking spaces.
17. P84-054 Various requests for property located at 2326 V Street. (D4)
(010-165-08)
1. Tentative Map to divide 0.15+ acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 2. Special Permit to convert seven apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive three of seven required parking spaces.
18. P84-055 Various requests for property located at 2508 Q Street. (D4)
(APN: 007-334-02)
1. Tentative Map to divide 0.15+ acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-3A zone.
 2. Special Permit to convert seven apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive three of seven required parking spaces.
 6. Variance to reduce required parking maneuvering space from 26' to 21'.

19. P84-056 Various requests for property located at 2710 E Street. (D1)
(APN: 003-152-05)
 1. Tentative Map to divide 0.15+ acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 2. Special Permit to convert seven apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive two of seven required parking spaces.
 6. Variance to reduce required parking maneuvering space from 26' to 20'.

20. P84-057 Various requests for property located at 2031 27th Street. (D5)
(APN: 010-127-21)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-3A zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.

21. P84-058 Various requests for property located at 2212 19th Street. (D4)
(APN: 010-151-12)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-1B zone.
 2. Special Permit to convert four apartment units condominiums.
 3. Variance to waive the special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive one of four required parking spaces.
 6. Variance to reduce required 8' minimum width for parking stalls to 7' for two on-site parking spaces.

22. P84-059 Various requests for property located at 2406 F Street. (D1)
(APN: 003-191-04)
 1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-1B zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.

23. P84-060 Various requests for property located at 2425 L Street. (D4)
(APN: 007-102-16)
1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-3A zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.
24. P84-061 Various requests for property located at 1831 H Street. (D1)
(APN: 003-172-14)
1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-3A zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.
25. P84-062 Various requests for property located at 220 26th Street. (D5)
(APN: 003-095-41)
1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-1B zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive four of four required parking spaces.
26. P84-063 Various requests for property located at 414 23rd Street. (D1)
(APN: 003-133-12)
1. Tentative Map to divide 0.074+ acres, developed with four apartment units, into one common lot for four airspace condominium units in R-1B zone.
 2. Special Permit to convert four apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SD 2/1/84

Project Location 2608 'Q' Street

P 84-042

Assessor Parcel No. 007-336-02

Owners Gemini I Apartments

Phone No. _____

Address 2050 Pioneer Court, #204, San Mateo, CA 94403

Applicant JTS Engineering, Inc.,

Phone No. _____

Address 811 'J' Street, Sacramento, CA 95814

Signature _____

C.P.C. Mtg. Date 10/11/84

REQUESTED ENTITLEMENTS

Environ. Determination Exempt 15301(k)

General Plan Amend _____

Community Plan Amend _____

Rezone _____

Tentative Map to divide 0.147± ac. developed with 7 apartment units into one common lot for seven airspace condominium units in R-1B zone

Special Permit to convert 7 apartment units into condominiums

Variances to waive special sales and lease provisions; Variance to waive required pest control and sound study; Variance to waive two of

~~Plan Review~~ seven required parking spaces

Variance to reduce required parking maneuvering space from 26 ft. to 23 ft.

PUD _____

Other _____

ACTION ON ENTITLEMENTS

Commission date	Council date	Filing Fees
-----------------	--------------	-------------

10-11-84

\$ _____

Res. _____

\$ _____

Res. _____

\$ _____

Ord. _____

RD

\$ _____

Res. _____

RD

\$ _____

based on Foff

RD based on F of F

\$ _____

RD based on F of F

RD based on F of F

\$ _____

RD based on F of F

\$ _____

\$ _____

FEE TOTAL \$ _____

RECEIPT NO. 2037

By/date SC 2/1/84

Sent to Applicant: _____

Date

By: _____

Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P 84-042

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84
 ITEM NO. 11A FILE # 84-042
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 2608 Q STREET

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Imad Siddiqui</u>	<u>- 811 Q Street, Sacramento, CA 95814</u>
<u>Darryl Martin</u>	<u>- 2300 G Street #7, Sacramento, CA 95816</u>

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO 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 Denial
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84
 ITEM NO. 11B FILE # 84-042
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 2608 Q STREET

Recommendation:

- Favorable
- Unfavorable *WTF*
- 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
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	<i>absent</i>			
Ishmael	✓			
Ramirez	<i>absent</i>			
Simpson	<i>absent</i>			
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY ^{RESERVED} 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84

ITEM NO. 11C FILE # 84-042

M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: 2608 Q STREET

Recommendation:

- Favorable
- Unfavorable *WTFP*
- Petition
- Correspondence

<u>PROPONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	<i>WTFP</i>			
Ishmael	✓			
Ramirez	<i>WTFP</i>			
Simpson	<i>WTFP</i>			
Holloway	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO ~~APPROVE~~ ^{RECOMMEND} 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 COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84
 ITEM NO. 110 FILE # 84-042
 M _____

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| GENERAL PLAN AMENDMENT | <input type="checkbox"/> | TENTATIVE MAP | <input type="checkbox"/> |
| COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> | SUBDIVISION MODIFICATION | <input type="checkbox"/> |
| REZONING | <input type="checkbox"/> | LOT LINE ADJUSTMENT | <input type="checkbox"/> |
| SPECIAL PERMIT | <input type="checkbox"/> | ENVIRONMENTAL DET. | <input type="checkbox"/> |
| VARIANCE | <input checked="" type="checkbox"/> | OTHER _____ | |

Location: 2608 Q STREET

Recommendation:

- | | | |
|---|-----------------------------------|---|
| <input type="checkbox"/> Favorable | <input type="checkbox"/> Petition | <input type="checkbox"/> Correspondence |
| <input checked="" type="checkbox"/> Unfavorable
<i>WTF</i> | | |

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Ferris	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Goodin	<input checked="" type="checkbox"/>			
Hunter	<i>absent</i>			
Ishmael	<input checked="" type="checkbox"/>			
Ramirez	<i>absent</i>			
Simpson	<i>absent</i>			
Holloway	<input checked="" type="checkbox"/>			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY ^{RECOMMEND} 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84
 ITEM NO. 11E FILE P 84-042
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: 2608 Q STREET

Recommendation:

- Favorable
- Unfavorable *WTF*
- 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
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	(Absent)			
Ishmael	✓			
Ramirez	(Absent)			
Simpson	(Absent)			
Holloway	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO ~~APPROVE~~ ^{RECOMMEND} 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84
 ITEM NO. 11E FILE P 84-042
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 2608 Q STREET

Recommendation:

- Favorable
- Unfavorable WTF
- Petition
- Correspondence

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	absent			
Ishmael	✓			
Ramirez	absent			
Simpson	absent			
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO ^{RECOMMEND} 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

AFFIDAVIT OF MAILING

ON November 20, 1984 NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

- P-84042** - Various requests for property located at 2608 Q Street.
(D4) (APN: 007-336-02)
- A. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 - B. Special Permit to convert seven apartment units into condominiums.
 - C. Variance to waive special sales and lease provisions.
 - D. Variance to waive required pest control and sound study.
 - E. Variance to waive two of seven required parking spaces.
 - F. Variance to reduce required parking maneuvering space from 26' to 23'.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- () OWNER OF PROPERTY: **Gemini I Apartments**
- () APPLICANT: **JTS Engineering, Inc.**
- () APPELLANT (IF APPLICABLE):
- () MAILING LIST FOR P-NUMBER **84042**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 20th DAY OF **November**, 1984.

Batharina M. Nielsen
SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

November 14, 1984

Gemini I Apartments
2050 Pioneer Court, #204
San Mateo, CA 94403

On November 2, 1984, the following matter was filed with my office to set a hearing date before the City Council:

P-84042 - Various requests for property located at 2608 Q Street.
(D4) (APN: 007-336-02)

- A. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
- B. Special Permit to convert seven apartment units into condominiums.
- C. Variance to waive special sales and lease provisions.
- D. Variance to waive required pest control and sound study.
- E. Variance to waive two of seven required parking spaces.
- F. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been set for December 3, 1984, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

LORRAINE MAGANA
CITY CLERK

Janice Beaman
Deputy City Clerk

cc: MAILING LIST P-84042 (53)

JTS Engineering, Inc., Applicant

Doris Lacy
Attorney at Law

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

NOV 27 11 37 AM '84 1631 26th Street

Sacramento, California 95816

November 26, 1984

City of Sacramento
Office of the City Clerk
915 I Street - City Hall Room 203
Sacramento, California 95814

Re: Gemini I Apartments
2050 Pioneer Court, #204
San Mateo, California 94403
ZONING REQUEST

Attn: Janice Beaman, Deputy City Clerk

Dear Ms. Beaman:

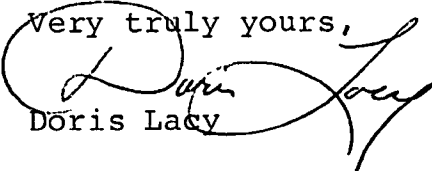
Several of my neighbors will be unable to attend the hearing set on December 3, 1984, at 7:30 p. M., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. I am representing several neighbors who wish to oppose any variances on property at 2608 Q Street because of the major traffic problems in this area.

The above address is my personal home address and the parking in this area now is impossible with all the apartments and the houses with no off-street parking, that it is impossible now to park in front of your house.

We are opposed to division of the acres into one common lot, opposed to converting seven apartments into condominiums, opposed to any waiver of special sales and lease provisions, opposed to variances to waive two of the seven required parking spaces, and opposed to any variances that would reduce the amount required for parking maneuvering space from 26 to 23'.

Would you please forward to my home address cited above any forms or formal opposition to the proposal above to provide a formal opposition to the above variances.

Very truly yours,


Doris Lacy

cc: John L. Mitchell,
William P. Valdez

Request by JTS Engineering for a Special Permit)
to convert an apartment to condominium, Variances)
to waive provisions of the Condominium Conversion)
Ordinance and a Variance to waive required parking)
for property located at 2608 Q Street (P84-042))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its Special Meeting of December 3, 1984, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

The proposed Tentative Map is not consistent with the General Plan Policy to prohibit the conversion of rental housing into condominiums where the annual multiple family housing vacancy rate is 5% or less unless mitigation measures have been proposed to address concerns over the loss of rental housing in the Community Plan area.

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance in that the approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

2. Adequate comparable replacement housing will not be available since this project, along with all the others proposed for conversion this year, represents a considerable number of the newer rentals in the Central City with comparable rents and housing type.
3. The project does not meet the required development standards for condominium conversion in that adequate parking is unavailable as it relates to the number of spaces provided and/or maneuvering space and the applicant is proposing this requirement be waived.

- 4. This project represents a unique and needed rental housing resource in the Central City considering the number of similar rental housing opportunities which have been approved for conversion or are being proposed this year. It is, therefore, expected that tenant displacement problems will result with this proposed conversion.

Findings of Fact - Variance

- 1. As proposed, the variance would be injurious to the public welfare or other property owners in the area in that adequate parking will not be available on-site and this could create parking and traffic problems for future homeowners and other residents in the neighborhood since this project is located in a neighborhood with existing traffic and parking problems.
- 2. As proposed, the variance is contrary to the Zoning Code for condominium conversions which requires one parking space per dwelling unit.
- 3. The proposed variance to waive the required sound study and pest control report constitutes a special privilege extended to one property owner in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

MAYOR

ATTEST:

CITY CLERK

P84-042



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

November 14, 1984

To All Concerned Tenants

This is to inform you that the City Council will be considering an application for the conversion of your apartment complex into condominiums. A hearing on this request has already been acted on by the City Planning Commission and the final decision will be made by the City Council.

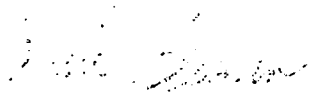
This hearing has been set for December 3, 1984, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California.

You are invited to attend this hearing and you have the right to be heard should you have any comments regarding the request to convert your apartment complex into condominiums.

If you have any questions regarding this notice or your project as it relates to the conversion request please contact the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

LORRAINE MAGANA
CITY CLERK


Janice Beaman
Deputy City Clerk

JB/kmn
cc: TENANT MAILING LIST (205)

December 10, 1984

Gemini I
2050 Pioneer Court #204
San Mateo, CA 94403

Dear Gentlemen:

On December 3, 1984, the Sacramento City Council took the following action(s) for property located at 2608 Q Street:

Intent to approve conversion and adopt Findings of Fact on January 22, 1985 approving Tentative Map to divide 0.147± acres; a Special Permit to convert seven apartment units into condominiums; Variances to waive special sales and lease provisions; to waive required pest control and sound study; to reduce two of the seven required parking spaces; and to reduce required parking maneuvering space from 26' to 23'. (P-84042)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Anne Mason
Assistant City Clerk

LM/dbp/5

cc: Planning Department

JTS Engineering
811 J Street
Sacramento, CA 95814

AFFIDAVIT OF MAILING

ON January 16, 1985, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

- P-84042** - Various requests for property located at 2608 Q Street.
(D4) (APN: 007-336-02)
- A. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 - B. Special Permit to convert seven apartment units into condominiums.
 - C. Variance to waive special sales and lease provisions.
 - D. Variance to waive required pest control and sound study.
 - E. Variance to waive two of seven required parking spaces.
 - F. Variance to reduce required parking maneuvering space from 26' to 23'.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- () OWNER OF PROPERTY: **Gemini I Apartments**
- () APPLICANT: **JTS Engineering, Inc.**
- () APPELLANT (IF APPLICABLE):
- () MAILING LIST FOR P-NUMBER **84042**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 16th DAY OF **January**, 1985.

Katharina M. Nelson
SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

January 11, 1985

Gemini I Apartments
2050 Pioneer Court, #204
San Mateo, CA 94403

On January 22, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

- P-84042** - Various requests for property located at 2608 Q Street. (D4) (APN: 007-336-02)
- A. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 - B. Special Permit to convert seven apartment units into condominiums.
 - C. Variance to waive special sales and lease provisions.
 - D. Variance to waive required pest control and sound study.
 - E. Variance to waive two of seven required parking spaces.
 - F. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been further continued to March 26, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

LORRAINE MAGANA
CITY CLERK

Janice Beaman
Deputy City Clerk
JB/kmn

cc: MAILING LIST P-84042 (53)
JTS Engineering, Inc., Applicant

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

March 19, 1985

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 20 1 00 PM '85

Mr. Art Gee
Principal Planner
City Planning Department, Suite 300
927 Tenth Street
Sacramento, California 95814

Dear Mr. Gee:

RE: Mitigation Measures & Condo Conversion Hearing:

I am writing you in response to your letter dated March 7, 1985. Unfortunately, Mr. Montross is out of the country and cannot respond personally at this time. He apologizes for any inconvenience this has caused your department and he will contact you by Thursday, March 21st, 1985.

In regard to our second extension of time request, I want to assure you that we are actively exploring a myriad of ideas. The problem is determining what will be an acceptable mitigation measure. Mr. Montross had great expectations for presenting the 175-unit Clunie Hotel, which is presently unfit for housing purposes, as a mitigation proposal. He spent a great deal of time not only formulating a purchase bid for the building, but also planning a successful low-income housing project. As you may well know, Mr. Montross was out-bid by another purchaser.

He next began to investigate possibilities with the California Hotel. This hotel is now occupied, but it is in very poor condition and many of the units are uninhabitable. He envisioned a complete living center - housing, food and recreation - for many of the city's lower income residents, being a possible mitigation measure, also.

The problem at this time, which you mentioned in your letter, is that we do not know what "suitable" mitigation measures means. The City Council raised this issue at the time it approved the conversion of 88 units. We were told that the city would decide whether or not the applicant must adhere strictly to the ordinance, or if other "suitable" measures would be acceptable. To date, we have not received any news on this topic.

Perhaps we could meet with you in the near future and determine what type of replacement housing or mitigation measure would be acceptable to the City of Sacramento.

MONTROSS BARBER INVESTMENTS, INC.

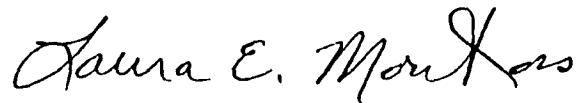
REAL ESTATE INVESTMENTS

Mr. Art Gee

Page -2-

Thank you very much for your continued patience and personal attention in our attempts to make this a healthy and viable housing alternative for downtown Sacramento.

Sincerely,



Laura E. Montross
Planning & Operations

LEM/pb

cc: Dave Shore, Councilman District I
Tom Chin
Lorraine Magana, City Clerk
G. Michael Montross



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

July 10, 1985

Gemini I
2050 Pioneer Court #204
San Mateo, CA 94403

On July 16, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

P-84042 - Various requests for property located at 2608 Q Street.
(D4) (APN: 007-336-02)

1. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
2. Special Permit to convert seven apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive required pest control and sound study.
5. Variance to waive two of seven required parking spaces.
6. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been further continued to July 23, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone (916) 449-5604.

Sincerely,

Janice Beaman
Deputy City Clerk

JB/dbp

cc: JTS Engineering
MAILING LIST P-84042 (205)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

May 17, 1985

Gemini I Apartments
2050 Pioneer Court #204
San Mateo, CA 94403

On March 26, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

P-84042 - Various requests for property located at 2608 Q Street. (D4) (APN: 007-336-02)

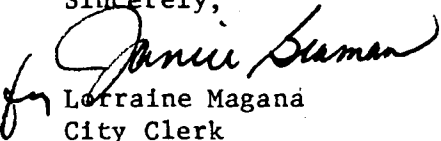
1. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
2. Special Permit to convert seven apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive required pest control and sound study.
5. Variance to waive two of seven required parking spaces.
6. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been further continued to June 18, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/dbp

cc: JTS Engineering
MAILING LIST P-84042 (53)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

August 6, 1985

Gemini I Apartments
2050 Pioneer Court #204
San Mateo, CA 94403

On July 23, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

P-84042 - Various requests for property located at 2608 Q Street. (D4) (APN: 007-336-02)

1. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
2. Special Permit to convert seven apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive required pest control and sound study.
5. Variance to waive two of seven required parking spaces.
6. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been further continued to August 27, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone (916) 449-5604.

Sincerely,

Janice Beaman
Deputy City Clerk

JB/dbp

cc: JTS Engineering
MAILING LIST P-84042 (53)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

August 28, 1985

Gemini I Apartments
2050 Pioneer Court #204
San Mateo, CA 94403

On August 27, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

P-84042 - Various requests for property located at 2608 Q Street. (D4)
(APN: 007-336-02)

1. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
2. Special Permit to convert seven apartment units into condominiums.
3. Variance to waive special sales and lease provisions.
4. Variance to waive required pest control and sound study.
5. Variance to waive two of seven required parking spaces.
6. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been further continued to September 10, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone (916) 449-5604.

Sincerely,

Janice Beaman
Deputy City Clerk

cc: JTS Engineering
MAILING LIST P-84042 (53)

MONTROSS BARBER INVESTMENTS, INC.

REAL ESTATE INVESTMENTS

SEP 3 8 19 AM '85



August 23, 1985

Lorraine Magana
City Clerk
915 I St.
City Hall, Room 203
Sacramento, CA 95814

Re: Condominium Conversion Hearing, dated 8/27/'85
Request for Postponement

Montross Barber Investments, Inc. requests the postponement of the August 27th hearing to approve condominium conversion and adopt findings of fact for 2608 Q, 515-18th, 2508 Q, 2116 13th, and 715 19th Sts.

The postponement is being requested in order to allow the developer more time to complete negotiations with the Sacramento Housing and Redevelopment Agency and First Interstate Bank in the purchase and development of the Windsor Court project.

Sincerely,

A handwritten signature in cursive script that reads "Laura Montross". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Laura Montross
Property Manager

cc: Art Gee
David Mogavero
G. Michael Montross

*Cont to
9-10-85*

A handwritten note in cursive script that reads "Cont to" followed by "9-10-85". A long arrow points from the bottom right of the note towards the right edge of the page.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

September 17, 1985

Gemini I Apartments
2050 Pioneer Court #204
San Mateo, CA 94403

On September 10, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

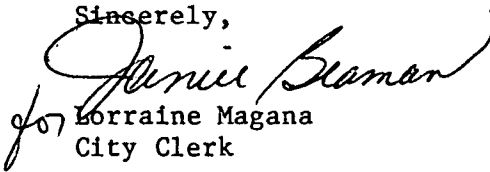
- P-84042 - Various requests for property located at 2608 Q Street. (D4) (APN: 007-336-02)
1. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 2. Special Permit to convert seven apartment units into condominiums.
 3. Variance to waive special sales and lease provisions.
 4. Variance to waive required pest control and sound study.
 5. Variance to waive two of seven required parking spaces.
 6. Variance to reduce required parking maneuvering space from 26' to 23'.

This hearing has been further continued to October 15, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone (916) 449-5604.

Sincerely,


for Lorraine Magana
City Clerk

cc: JTS Engineering
MAILING LIST P-84042 (50)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

Gemini I Apartments
2050 Pioneer Court #204
San Mateo CA 94403

October 23, 1985

On October 15, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

- P-84042 - Various requests for property located at 2608 Q Street. (D4)
- A. Tentative Map to divide 0.147± acres, developed with seven apartment units, into one common lot for seven airspace condominium units in R-1B zone.
 - B. Special Permit to convert seven apartment units into condominiums.
 - C. Variance to waive special sales and lease provisions.
 - D. Variance to waive required pest control and sound study.
 - E. Variance to waive two of seven required parking spaces.
 - F. Variance to reduce required parking maneuvering space from 26' to 23'.


This hearing has been further continued to November 12, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

LORRAINE MAGANA, City Clerk


Deputy City Clerk

cc: JTS Engineering, 811 J St, 95814
Mailing List P-84042 (50)

November 18, 1985

Gemini I Apartments
2050 Pioneer Court #204
San Mateo CA 94403

Dear Sirs:

On November 12, 1985, the Sacramento City Council took the following action(s) for property located at 2608 Q Street (P-84042):

The hearing was closed; adopted Resolution No. 85-862 adopting Findings of Fact approving Special Permit and Variances.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Deputy City Clerk

LM/mls/9

Enclosure

cc: Planning Department
JTS Engineering, 811 J St, 95814