



CITY OF SACRAMENTO

14

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

MARTY VAN DUYN
PLANNING DIRECTOR

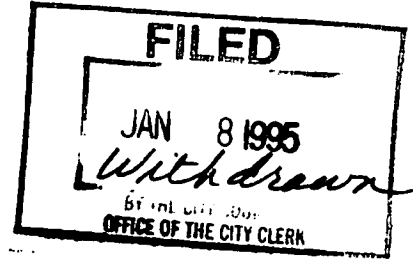
January 3, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Condominium conversion of a six-unit apartment complex (P84-400)

LOCATION: 1311 "G" Street



SUMMARY

This request involves the resubmittal of a condominium conversion project approved by the City Council on August 10, 1982. The applicant completed the necessary physical improvements for the conversion. The Special Permit and Tentative Map for the complex did, however, expire before the applicant completed the project by recording the final map and selling at least one unit in the complex, which is necessary to preserve the Special Permit. The Planning Commission and staff recommend approval of the requested entitlements since the conversion of this complex is substantially complete and the units are vacant, awaiting sale.

BACKGROUND INFORMATION

On August 10, 1982, the City Council approved a request to convert an eight-unit complex into six condominium units. In 1983 an approval was also granted to extend the Special Permit for one more year. On August 10, 1984, the Tentative Map and Special Permit both expired. Prior to expiration of the permit the applicant vacated the units and completed major renovation of the complex to meet conditions of the original approval.

The proposed conversion request is located in the Central City where the current vacancy rate for rental housing is low, at 1.9 percent. Although the vacancy rate is below the minimum level for allowing conversion, the staff and Planning Commission support the request since it is not expected that this conversion will adversely affect the housing stock in the Central City.

In addition to the Tentative Map and Special Permit, this request involves a number of Variances to waive certain provisions of the Condominium Conversion Ordinance which must be approved by both the Planning Commission and City Council. The requested Variances involve the following provisions:

- a. Required property reports and organizational documents, (Sec. 28-C-1);
- b. Tenant noticing, (Sec. 28-C-2(a)(b)(c));
- c. Tenant protection and benefits, (Sec. 28-C-5(a)(b)(c)(d)(e) & (f));
- d. The once a year hearing for all pending conversion projects, (Sec. 28).

The Staff and Planning Commission support the requested Variances since the project was previously reviewed under the Ordinance requirements; the units are currently vacant and further delay would only ensure continued vacancy pending approval.

VOTE OF THE PLANNING COMMISSION

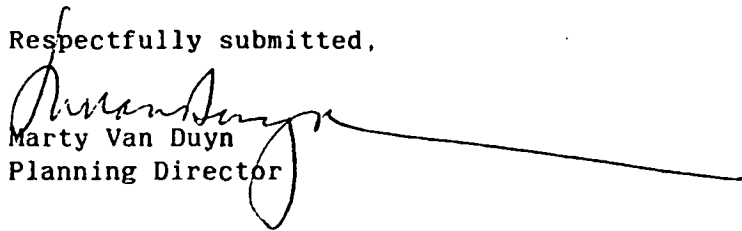
On November 29, 1984, by a vote of seven ayes and two absent, the Planning Commission recommended approval of the request subject to conditions.

RECOMMENDATION

The Planning Commission and Staff recommend the following actions:

1. Approval of the Tentative Map by adopting the attached Resolution with conditions;
2. Approval of the Special Permit subject to attached conditions and based upon attached Findings of Fact;
3. Approval of the Variance to waive the required reports based upon attached Findings of Fact;
4. Approval of the Variance to waive the tenant noticing based upon attached Findings of Fact;
5. Approval of the Variance to waive the tenant provisions based upon attached Findings of Fact; and
6. Approval of the Variance to waive the one year hearing date based upon attached Findings of Fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

SC:pkb
Attachments
P84-400

January 8, 1985
District No. 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1311 G STREET

(P- 84-400) (APN: 002-163-22)

WHEREAS, the City Council, on January 8, 1985, held a public hearing on the request for approval of a tentative map for property located at 1311 G Street;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301(k);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Central City Community Plan designate the subject site for residential use(s).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The proposed subdivision of existing multiple family dwellings into condominiums is within the Central City Community Plan area and the average annual vacancy rate for this area at the time of approval exceeds five percent or the applicant has offered measures to mitigate concern over the loss of rental housing.
5. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
6. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified and eligible tenants of low and moderate income.
7. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.
8. The tentative map for the proposed subdivision is hereby approved, subject to the following condition which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

The project shall comply with all requirements of the Zoning Ordinance and all applicable building codes.

MAYOR

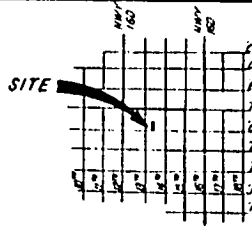
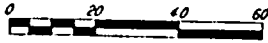
ATTEST:

CITY CLERK

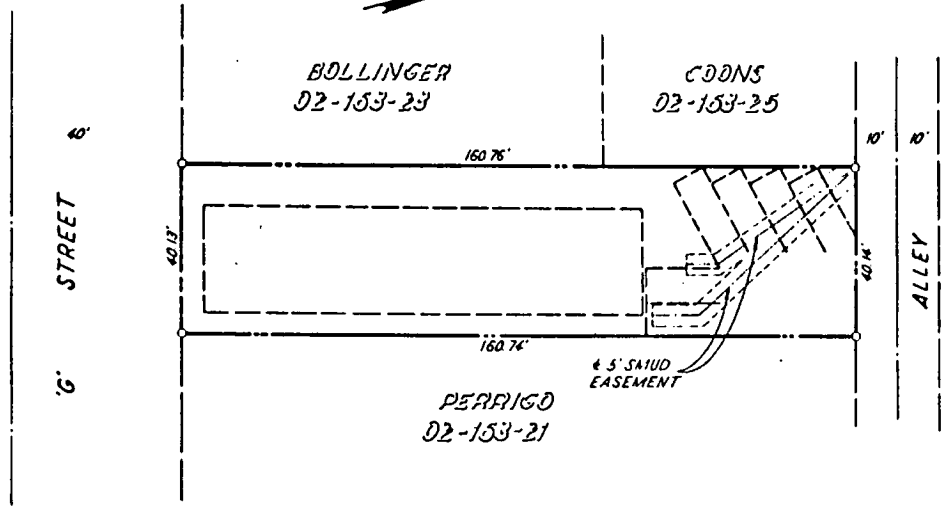
P84-400

5

RESUBMISSION
TENTATIVE MAP
BELL CONDOMINIUM
 CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP
 NO SCALE



GENERAL NOTES:

- GROSS AREA — 0.193 Ac ±
- NET AREA — 0.147 Ac ±
- PRESENT USE — RESIDENTIAL UNITS
- PROP. USE — RESIDENTIAL AIRSPACE CONDOMINIUMS
- EXIST. ZONING — R-3A
- PROP. ZONING — R-3A
- LOT SIZE — 160' x 40' ONE LOT SUBDIVISION
- PROP. IMPROVEMENTS — EXIST SIDEWALK, CURB & GUTTER
- WATER SUPPLY — CITY OF SACRAMENTO
- SEWAGE DISPOSAL — CITY OF SACRAMENTO
- DRAINAGE — CITY OF SACRAMENTO
- POWER & GAS — SMUD & PG&E
- SCHOOL DISTRICT — CITY OF SACRAMENTO
- PARK DISTRICT — CITY OF SACRAMENTO
- FIRE PROTECTION — CITY OF SACRAMENTO
- ASSESSOR'S PARCEL NO. — 02-163-22
- DESCRIPTION — THE WEST 1/2 OF LOT 7, THE BLOCK BOUNDED BY F, 'G', 13TH & 14TH STREETS
- ENGINEER — RAYMOND VAIL & ASSOC.
 1410 ETHAN WAY
 SACRAMENTO, CA. 95825
 916-929-3323
- OWNER/DEVELOPER — SUAN CONSTRUCTION CORP.
 960 FULTON AVE., STE 2
 SACRAMENTO, CA. 95825
 916-484-1181

10-25-84
RVA ENGINEERING, SURVEYING, PLANNING.
 RAYMOND VAIL AND ASSOCIATES

Request for a Special Permit to)
convert a six-unit apartment into)
condominiums and Variances to waive)
provisions of the Condominium)
Conversion Ordinance for property)
located at 1311 "G" Street (P84-400)

NOTICE OF DECISION

AND

FINDINGS OF FACT

At its regular meeting of January 8, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council approved the request subject to the following conditions and based on Findings of Fact which follow:

Conditions - Special Permit

1. The applicant shall submit detailed landscape and irrigation plans for staff's review and approval prior to filing the final map.
2. The applicant shall submit detailed plans and elevations of the trash enclosures for staff's review and approval prior to filing the final map.
3. The applicant shall submit to Planning proof of sale of the first unit sold in the complex prior to expiration of the Special Permit.

Findings of Fact - Special Permit

1. The Special Permit is consistent with the General Plan in that the vacancy rate in the Central City is below that allowed for conversion, however, the units are vacant and have been for at least a year and it is therefore not expected that this conversion will adversely affect the availability of rental housing in the area.
2. The proposed conversion project is located in the Central City where the vacancy rate is below that allowed for conversion, however, due to the fact that the units are vacant, it is not expected that tenant relocation and displacement problems will result.
3. Adequate comparable replacement housing will not be necessary since the units are vacant.
4. The applicant has complied with all the requirements of the Zoning Ordinance pertaining to condominium conversions for the application procedure as advertised.
5. The proposed conversion, as conditioned, complies with all development standards set forth in Section 28-C-3 of the Ordinance.
6. The proposed conversion project is not a unique and needed rental housing resource in the City in that tenant displacement problems will not occur with this conversion considering the fact that the units are vacant and have been upgraded for condominiums under a previous application.

Findings of Fact - Variance

1. Issuance of the Variances to waive the tenant provisions, noticing requirements, property report and once a year hearing date is not a special privilege extended to one individual property owner in that such circumstances exist that would make these requirements impossible or impractical to meet since the units are vacant and have been upgraded to condominium standards.
2. Granting the Variance is not a Use Variance since condominiums are allowed in this zone.
3. Granting the Variance is not a disservice in that it will not be injurious to the public welfare or other property owners in the vicinity since the units are vacant and tenant displacement and relocation problems will not result with this conversion.
4. The project is consistent with the General Plan and the Central City Plan which designate the site for residential purposes.

MAYOR

ATTEST:

CITY CLERK

P84-400

CITY PLANNING COMMISSION

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

APPLICANT	Raymond Vail & Assoc. - 1410 Ethan Way, Sacramento, CA 95825				
OWNER	Suan Construction Corporation - 950 Fulton Avenue #2, Sacramento, CA 95825				
PLANS BY	Raymond Vail & Assoc. - 1410 Ethan Way, Sacramento, CA 95825				
FILING DATE	10-25-84	50 DAY CPC ACTION DATE		REPORT BY:	SC:sg
NEGATIVE DEC.	Ex. 15301(k) EIR	ASSESSOR'S PCL NO.	002-163-22		

- APPLICATION:
- A. Tentative Map - Subdivision Ordinance
 - B. Special Permit (Condominium Conversion) (Section 28)
 - C. Variance to waive reports (Section 28-C-1)
 - D. Variance to waive tenant notice (Section 28-C-2-(a)(b)(c))
 - E. Variance to waive tenant provisions (Section 28-C-5-(a)(b)(c)(d)(e) & (f))
 - F. Variance to waive required one hearing date (Section 28)

LOCATION: 1311 G Street

PROPOSAL: The applicant is requesting the necessary entitlements to renew a condominium conversion project which has been completed physically, however, the map and necessary entitlements have expired.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-3A
Existing Land Use of Site: Six unit apartment complex

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Residential; C-2
East: Residential; R-3A
West: Residential; R-3A

Parking Required: Six
Parking Provided: Six
Property Dimensions: 40' x 160'
Property Area: 0.2+ acre
Density of Development: 40 d.u. per acre
Square Footage of Building: 5,200 square feet
Significant Features of Site: Existing apartment and trees
Topography: Flat
Street Improvements/Utilites: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 14, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the attached conditions.

BACKGROUND INFORMATION: On August 10, 1982 the City Council approved a special permit and tentative map to convert the Bell apartments into condominiums. The applicant subsequently applied for an extension of the special permit which was due to expire on August 10, 1983. On August 10, 1984 both the tentative map and the special permit for this conversion project expired. The complex has been renovated to meet the conditions of approval and the units have been vacant for over a year due to the necessary construction. Prior to construction the tenants were properly relocated and offered the tenant benefits required by ordinance.

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

- A. The complex is located in the Central City where the multiple family housing vacancy rate is currently low at 1.9 percent. Although the vacancy rate is below that allowed for converting rental housing into condominiums, there should be no adverse effect on the rental housing stock in this area since the units are presently vacant and have been for some time. These units were vacated to accommodate renovation of the complex necessary to meet tentative map and special permit conditions. It should also be noted that significant renovation was necessary in this complex since the applicant was required to reduce the number of units from eight to six as approved by the City Council.
- B. When this project was reviewed for final map check it was discovered that building inspections reviewed the project as an apartment and therefore the tentative map and special permit conditions were not considered when the permits were issued. Subsequent to the completion of the renovation the project was inspected by City Police, Fire, Building Inspections and Planning. During this inspection a number of minor questions arose regarding specific compliance with map and special permit requirements. In order to address these unresolved issues a note has been placed on the map to insure that the building is in compliance with applicable building codes. Planning staff also noted during the inspection that the landscape plans and plans for the trash enclosure had not been submitted as required therefore a condition will be placed on the special permit requiring these plans.
- C. This request involves a number of variances to waive certain provisions in the Condominium Conversion Ordinance. The variances involve the following provisions:

1. Variance to waive Section 28-C-1

This section of the Condominium Conversion Ordinance requires that the applicant submit a property report which includes; a boundary map, organizational documents, an annual operating budget, an FHA Regulatory Agreement, an engineer's report on the condition of structure, and a building history.

Staff supports this variance since a report including these items was submitted with the original application for this proposed conversion and the report was reviewed by various City departments and conditions based on this review have been met.

2. A variance to waive the required tenant noticing. This provision is not applicable since the property is vacant. Staff, therefore, supports the variance to waive the noticing requirements.
3. A variance to waive the tenant provisions set forth in Section 28-C-5-(a)(c)(d) & (f). These provisions include the following benefits and tenant protection:
 - "(c.) The sales and lease program for qualified low and moderate income tenants."
 - "(ii) The relocation assistance for eligible tenants."
 - "(iii) A copy of all relocation assistance to be provided shall be given to each tenant."
 - "(iv) Long term leases for elderly and handicapped tenants."
 - "(v) The anti-discrimination provisions on the sale of a unit to tenants who opposed the conversion."
 - "(vi) The preconversion protection which limits rent increases to tenants in the complex for a period of two years."

Staff supports the variance to waive these provisions since there are no existing tenants who could benefit from the tenant program.

4. A variance to waive the once a year review and hearing for all pending conversion applications. In this particular instance, staff supports the request to waive the once a year hearing for conversion projects. Staff's position is based on the fact that the applicant has successfully completed the physical upgrading of this complex to comply with all required conditions of the original application and additional review of this project is therefore unnecessary. If the project were to be reviewed, along with any new applications, in 1985, it would be at least June before the applicant could sell one of these units which are currently vacant and ready for marketing. In addition, since the units are vacant, it is not expected that this conversion will adversely affect the available rental housing stock in the area.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Recommend approval of the tentative map, subject to the following conditions;
- B. Recommend approval of the special permit, subject to the following conditions and based upon findings of fact to follow;
- C. Recommend approval of the variance to waive the required reports, based upon findings of fact which follow;

- D. Variance to waive the tenant noticing, based upon findings of fact which follow;
- E. Variance to waive the tenant provisions, based upon findings of fact which follow; and
- F. Variance to waive the required once a year hearing for conversion projects, based upon findings of fact which follow.

Condition - Tentative Map

The project shall comply with all requirements of the Zoning Ordinance and all applicable building codes.

Conditions - Special Permit

1. The applicant shall submit detailed landscape and irrigation plans for staff's review and approval prior to filing the final map.
2. The applicant shall submit detailed plans and elevations of the trash enclosures for staff's review and approval prior to filing the final map.
3. The applicant shall submit to Planning proof of sale of the first unit sold in the complex prior to expiration of the special permit.

Findings of Fact - Special Permit

1. The special permit is consistent with the General Plan in that the vacancy rate in the Central City is below that allowed for conversion, however, the units are vacant and have been for at least a year and it is therefore not expected that this conversion will adversely affect the availability of rental housing in the area.
2. The proposed conversion project is located in the Central City where the vacancy rate is below that allowed for conversion, however, due to the fact that the units are vacant, it is not expected that tenant relocation and displacement problems will result.
3. Adequate comparable replacement housing will not be necessary since the units are vacant.
4. The applicant has complied with all the requirements of the Zoning Ordinance pertaining to condominium conversions for the application procedure as advertised.
5. The proposed conversion, as conditioned, complies with all development standards set forth in Section 28-C-3 of the Ordinance.
6. The proposed conversion project is not a unique and needed rental housing resource in the City in that tenant displacement problems will not occur with this conversion considering the fact that the units are vacant and have been upgraded for condominiums under a previous application.

Findings of Fact - Variance

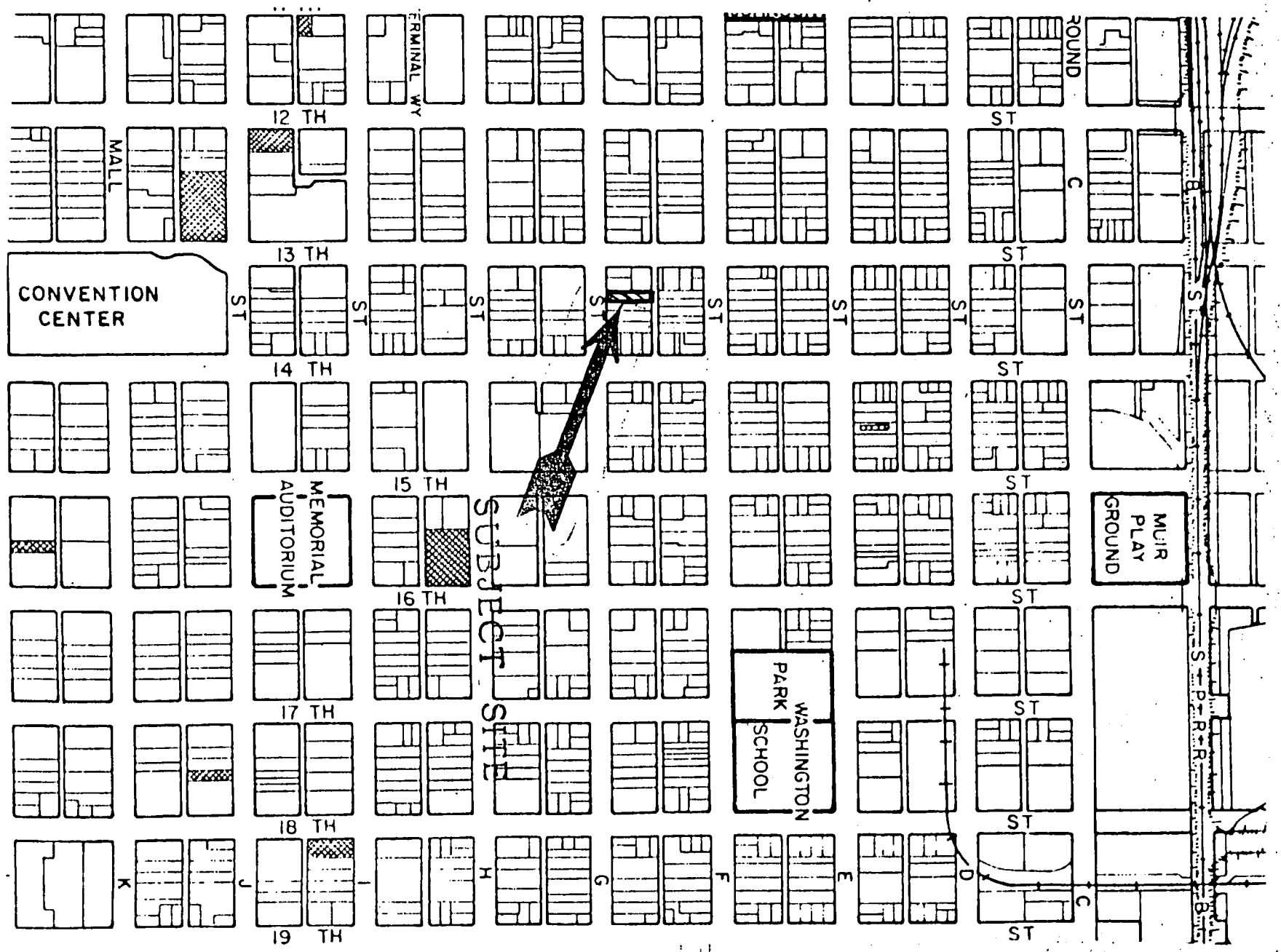
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2. Granting the variance is not a use variance since condominiums are allowed in this zone.
3. Granting the variance is not a disservice in that it will not be injurious to the public welfare or other property owners in the vicinity since the units are vacant and tenant displacement and relocation problems will not result with this conversion.
4. The project is consistent with the General Plan and the Central City Plan which designate the site for residential purposes.

OS4-46c

14
11-29-84

NO. 30

VICINITY MAP



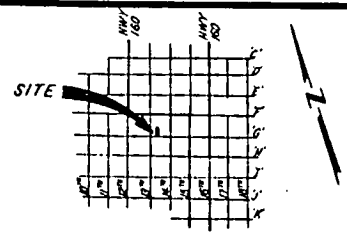
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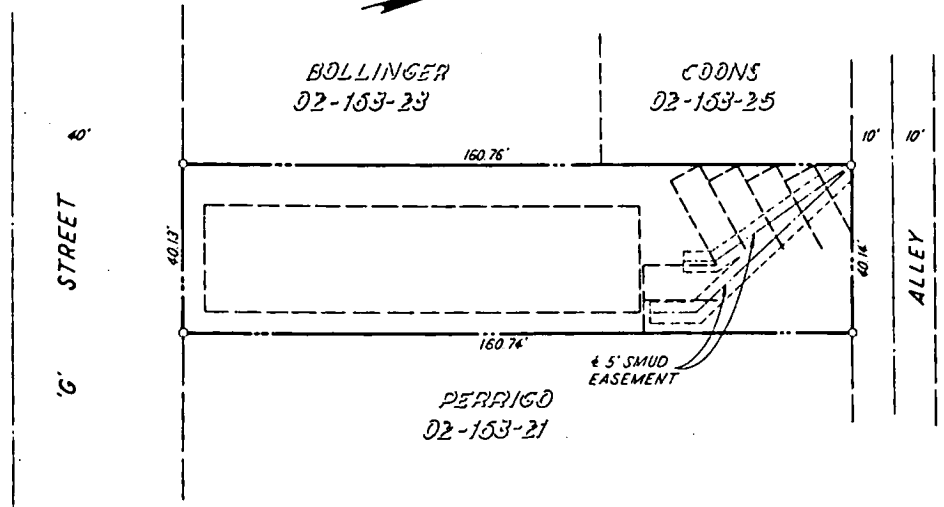
No. 20

RESUBMISSION

TENTATIVE MAP BELL CONDOMINIUM CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP
NO SCALE



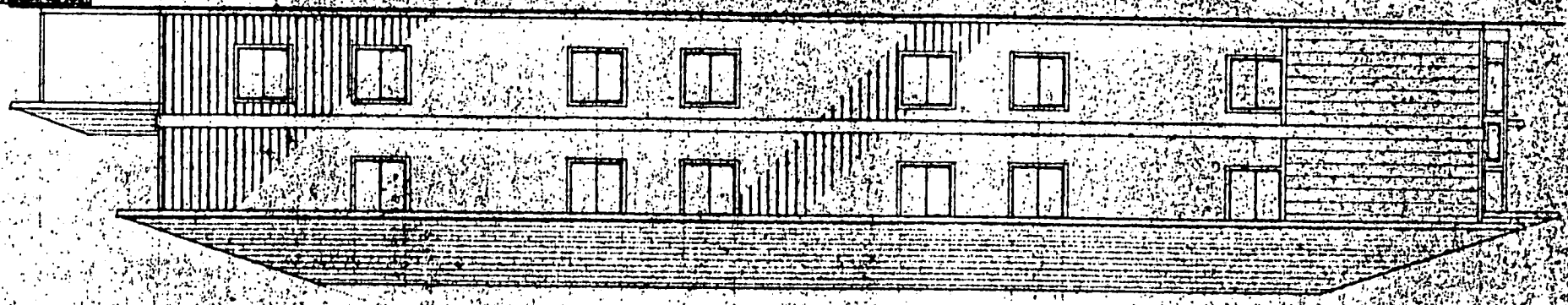
GENERAL NOTES:

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- NET AREA — 0.147 Ac. ±
- PRESENT USE — RESIDENTIAL UNITS
- PROP. USE — RESIDENTIAL AIRSPACE CONDOMINIUMS
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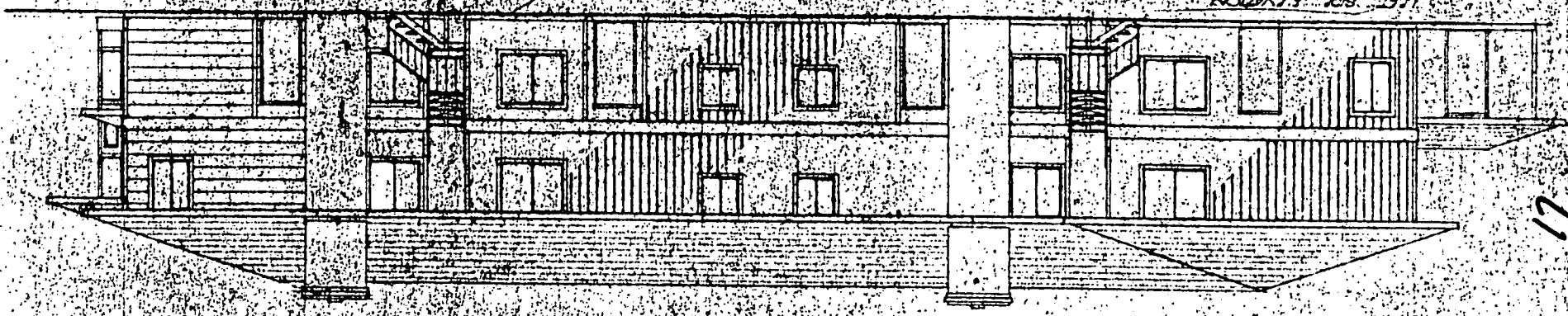
10-25-84
RVA ENGINEERING
 SURVEYING
 PLANNING
 RAYMOND VAIL AND ASSOCIATES

ARCHITECTS
1000 BROADWAY
NEW YORK

NO. 1177 - 25 - 1977

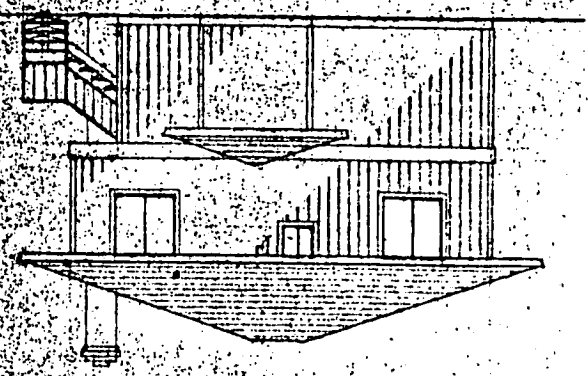
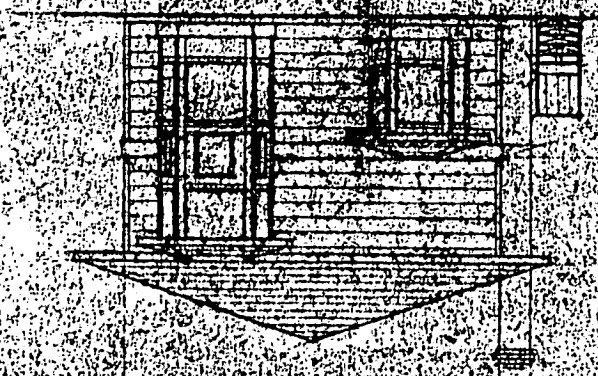


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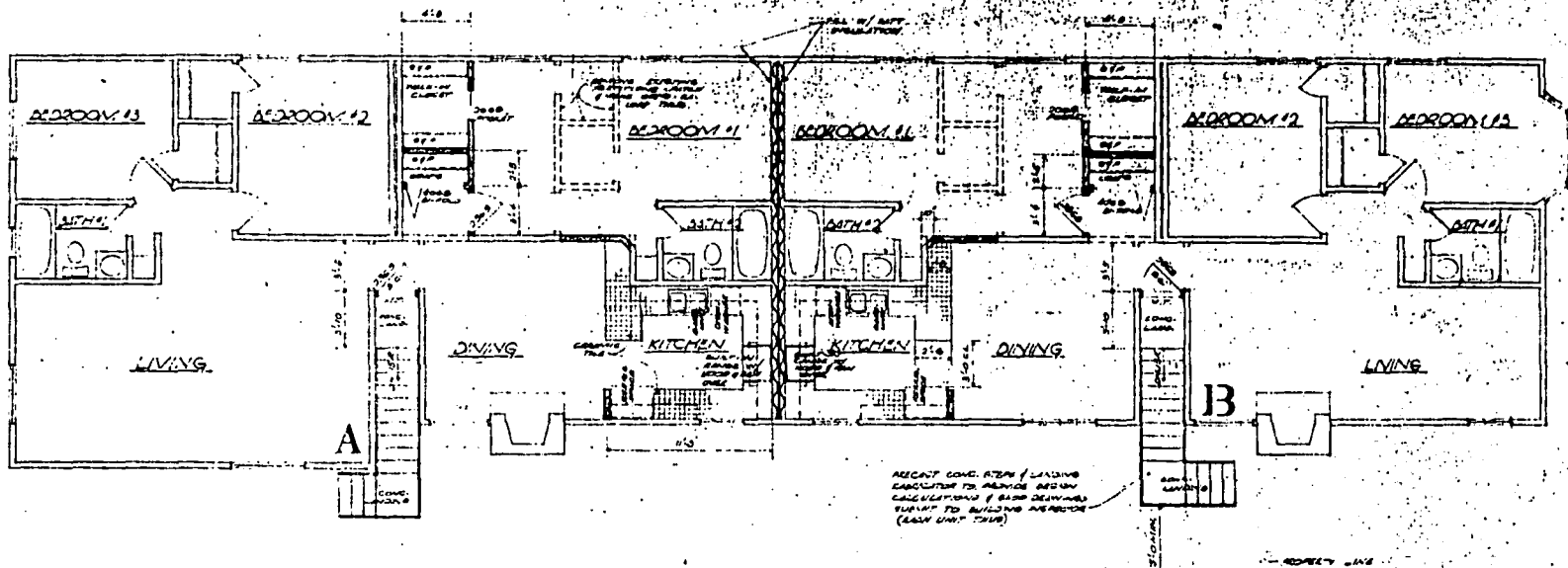
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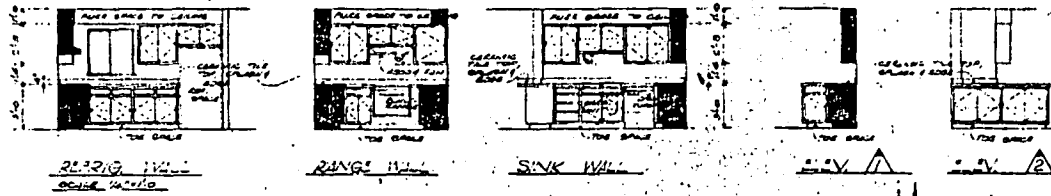
2148-1177





SECOND FLOOR PLAN - EXISTING 1ST BUILDING
SCALE 1/4" = 1'-0"

1. ALL MAIN ENTRY DOORS SHALL BE SOLID CORE & BE PROVIDED W/ SINGLE - CYLINDER DEADBOLT LOCKS MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. THE DOOR SHALL HAVE A THICK OF AT LEAST ONE (1) INCH & BE CONSTRUCTED OF 1/2" TO 3/4" THICK DOOR
 - B. HAVE A CYLINDER GUARD SECURED & CONNECTED TO THE STRIKE BY MEANS OF HARDENED STEEL
2. ALL MAIN ENTRY DOORS SHALL BE EQUIPPED W/ EITHER A VIEWER OR WINDOW WHICH WILL PROVIDE AT LEAST A 180° VIEW OF THE AREA IMMEDIATELY OUTSIDE.
3. ALL CONDUITS WHICH SHALL MEET REQUIREMENTS OF TITLE 24 OF 2014 CODE RELATIVE TO ROUND PENETRATION.
3. EXISTING DETECTIVE SHALL BE RELOCATED TO COMPLY W/ 2004.
4. ALL EXISTING ATTIC SHALL BE LOCATED ON ROOF AT LEAST 8"0" FROM WALL FACE.
5. ATTIC SHALL BE INSULATED TO MEET R-19.
6. CONDENSATE DRAINAGE SHALL BE PROVIDED ON LOWER AIR CONDITIONING UNITS.
7. ALL DEVICES NOTED IN REF. SECTION REFER TO BE CORRECTED TO PROVIDE PRO. RELIEF VALVE IN SUBSECTION.
8. AT EACH ENTRANCE TO THE CONCRETE STAIRS & STAIRWAYS SHALL BE AN UNINTERRUPTED REPRESENTATION OF THE LOCATION OF THE VERGE & THE UNIT DESIGNATIONS WITHIN THE CONCRETE.
9. PROVIDE A MINIMUM MAINTAINED ONE FOOTWIDE OF LIGHT AT THE SURFACE OF EACHING HOTO & OTHER MAINTAINED ROOM 75% IN AREA SUBJECT TO 15% IN OTHER ROOMS.
10. PROVIDE A MINIMUM MAINTAINED ONE FOOTWIDE OF LIGHT AT THE SURFACE OF HALLS, STAIRWAYS & REARERS LOCATED TO WITHIN THE CONCRETE OVERING HOURS OF OPERATION.
11. ALL EXTERIOR LIGHTING ASSEMBLY SHALL BE COVERED W/ INERTIAL & NON-FLAMMABLE "EYE SHIELD" COVER.
12. WATER SERVICE SHALL MEET THE REQUIREMENTS OF SECTION 29-1.20 (1) OF THE 2014 CODE.
13. SEWER SERVICE SHALL COMPLY W/ THE REQUIREMENTS OF SECTION 29-1.20 (2) OF THE 2014 CODE.
14. EIGHTHOUR LEADENED PLUMBING SHALL BE PROVIDED AT A RATIO OF ONE FOR EACH UNIT UNIT PER THE 1976 UAC & 2004-2014 UAC IN PARAGRAPHS 4-20-70.
15. EXISTING ROOF FRAMING IS RECOMMENDED ROOF TRUSSES.



CABINET ELEVATIONS CROWN CAB UNIT "A" SEE SECTION 4 CORNER HAND.

NOT RECORDED
RECEIVED
NOV 20 2014
SACRAMENTO COUNTY
PLANNING & ZONING DEPARTMENT
S.A.H.

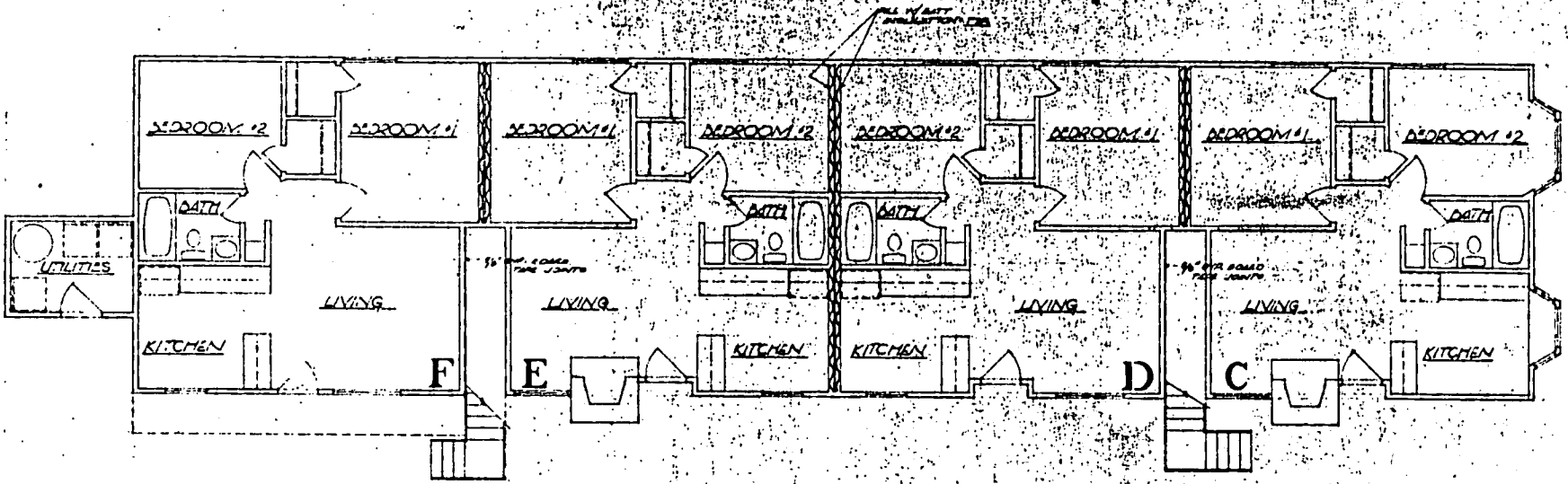
REVISION TO
1811 G ST SACRAMENTO, CALIF.
IF THIS SUBMITTAL REQUIRES SERVICE
CALL A SERVICE UNIT, SACRAMENTO 481-1112
SECOND FLOOR PLAN
CABINET ELEVATIONS
November 2014

P94-WC

18

No. 20

PS4-410



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

11-24-84
19

RECEIVED
ISSUED
12/1/85
SACRAMENTO
COUNTY
XAH

RENOVATION TO
1311 'G' ST. SACRAMENTO CALIF.
SACRAMENTO COUNTY
SACRAMENTO COUNTY
1st FLOOR PLAN
1004

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1311 G STREET

(P- 84-400) (APN: 002-163-22)

WHEREAS, the City Council, on January 8, 1985, held a public hearing on the request for approval of a tentative map for property located at 1311 G Street;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301(k);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Central City Community Plan designate the subject site for residential use(s).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The proposed subdivision of existing multiple family dwellings into condominiums is within the Central City Community Plan area and the average annual vacancy rate for this area at the time of approval exceeds five percent or the applicant has offered measures to mitigate concern over the loss of rental housing.
5. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
6. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified and eligible tenants of low and moderate income.
7. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.
8. The tentative map for the proposed subdivision is hereby approved, subject to the following condition which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

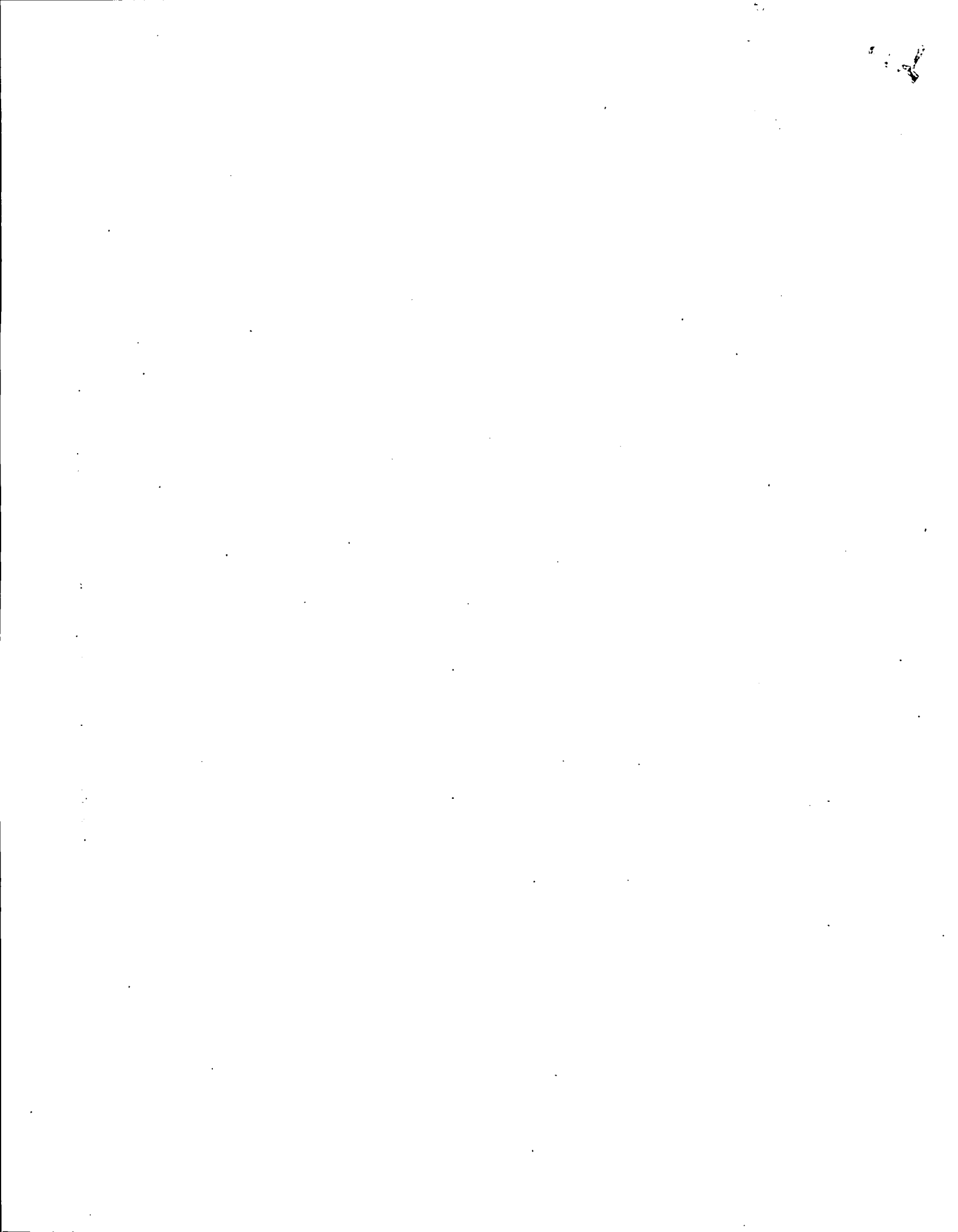
The project shall comply with all requirements of the Zoning Ordinance and all applicable building codes.

MAYOR

ATTEST:

CITY CLERK

P84-400



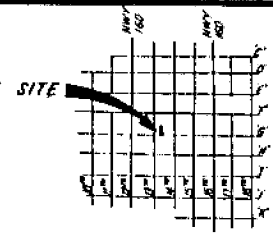
084-4100

11-00-04

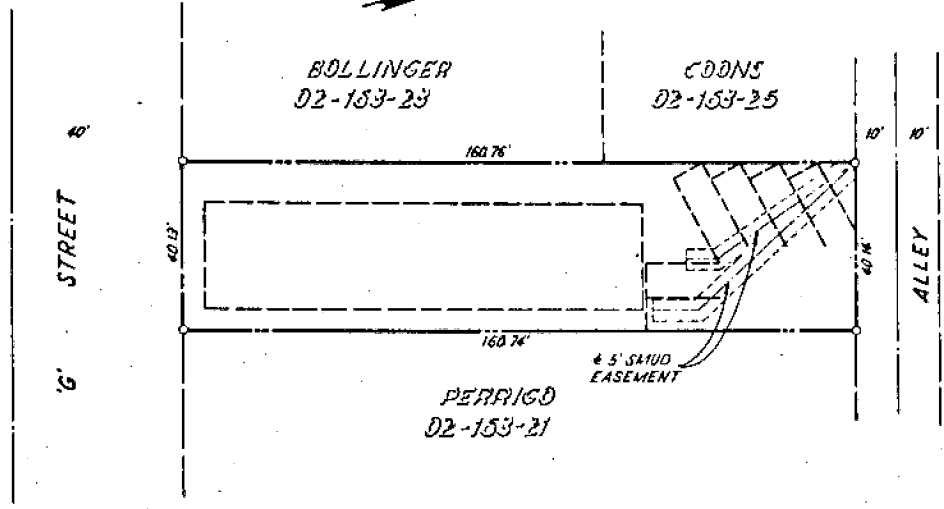
11-00-04

RESUBMISSION

TENTATIVE MAP BELL CONDOMINIUM CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP
NO SCALE



GENERAL NOTES:

- GROSS AREA - 0.193 AC. ±
- NET AREA - 0.147 AC. ±
- PRESENT USE - RESIDENTIAL UNITS
- PROP. USE - RESIDENTIAL AIRSPACE CONDOMINIUMS
- EXIST. ZONING - R-3A
- PROP. ZONING - R-3A
- LOT SIZE - 160' x 40' ONE LOT SUBDIVISION
- PROP. IMPROVEMENTS - EXIST. SIDEWALK, CURB & GUTTER
- WATER SUPPLY - CITY OF SACRAMENTO
- SEWAGE DISPOSAL - CITY OF SACRAMENTO
- DRAINAGE - CITY OF SACRAMENTO
- POWER & GAS - SMUD & PG&E
- SCHOOL DISTRICT - CITY OF SACRAMENTO
- PARK DISTRICT - CITY OF SACRAMENTO
- FIRE PROTECTION - CITY OF SACRAMENTO
- ASSESSOR'S PARCEL NO. - 02-153-22
- DESCRIPTION - THE WEST 1/2 OF LOT 7 & THE BLOCK BOUNDED BY 'G', 13TH & 14TH STREETS
- ENGINEER - RAYMOND VAIL & ASSOC.
1410 ETHAN WAY
SACRAMENTO, CA. 95825
916-929-3323
- OWNER/DEVELOPER - SUAN CONSTRUCTION CORP.
950 FULTON AVE. STE 2
SACRAMENTO, CA. 95825
916-484-1181

10-25-04
RVA
 ENGINEERING
 SURVEYING
 PLANNING
 RAYMOND VAIL AND ASSOCIATES

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1311 G STREET

(P- 84-400) (APN: 002-163-22)

WHEREAS, the City Council, on January 8, 1985, held a public hearing on the request for approval of a tentative map for property located at 1311 G Street;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301(k);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Central City Community Plan designate the subject site for residential use(s).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The proposed subdivision of existing multiple family dwellings into condominiums is within the Central City Community Plan area and the average annual vacancy rate for this area at the time of approval exceeds five percent or the applicant has offered measures to mitigate concern over the loss of rental housing.
5. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
6. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified and eligible tenants of low and moderate income.
7. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.
8. The tentative map for the proposed subdivision is hereby approved, subject to the following condition which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

The project shall comply with all requirements of the Zoning Ordinance and all applicable building codes.

MAYOR

ATTEST:

CITY CLERK

P84-400

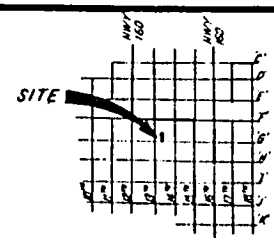
08L-1160

11-00-04

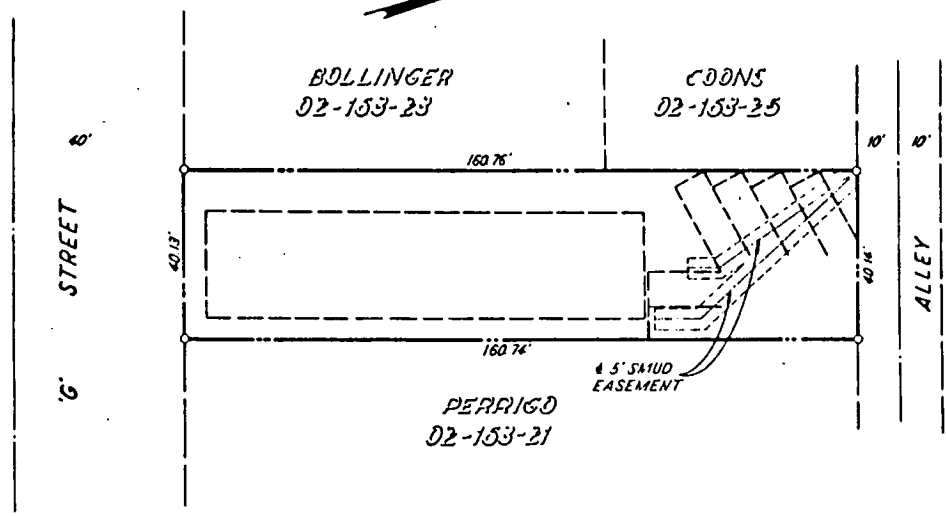
N. 30

RESUBMISSION

TENTATIVE MAP BELL CONDOMINIUM CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP
NO SCALE



GENERAL NOTES:

- GROSS AREA - 0.193 Ac. ±
- NET AREA - 0.147 Ac. ±
- PRESENT USE - RESIDENTIAL UNITS
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SACRAMENTO, CA. 95825
916-484-1181

10-25-04
RVA
 ENGINEERING
 SURVEYING
 PLANNING
 RAYMOND VAIL AND ASSOCIATES

Request for a Special Permit to)
convert a six-unit apartment into)
condominiums and Variances to waive)
provisions of the Condominium)
Conversion Ordinance for property)
located at 1311 "G" Street (P84-400))

NOTICE OF DECISION

AND

FINDINGS OF FACT

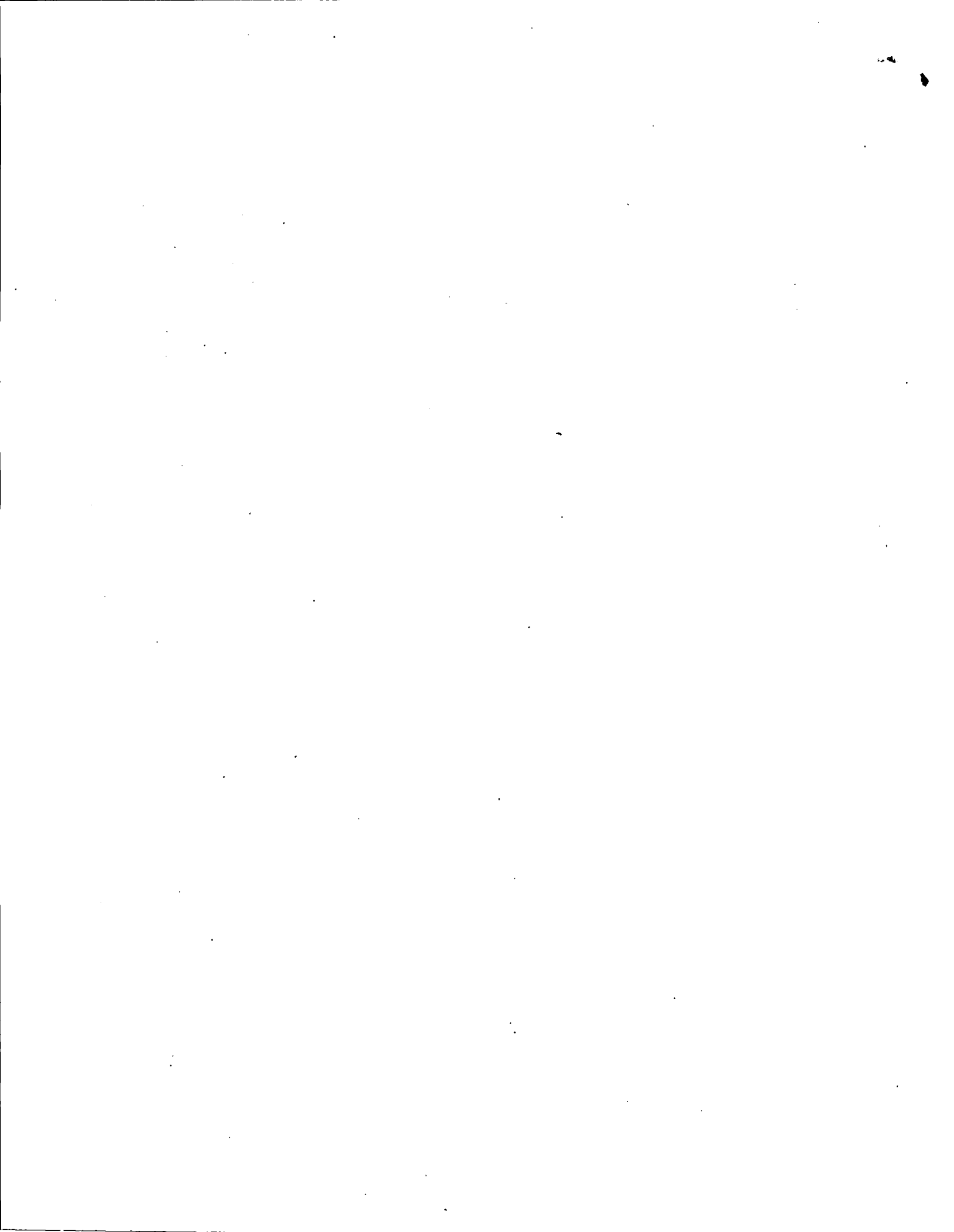
At its regular meeting of January 8, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council approved the request subject to the following conditions and based on Findings of Fact which follow:

Conditions - Special Permit

1. The applicant shall submit detailed landscape and irrigation plans for staff's review and approval prior to filing the final map.
2. The applicant shall submit detailed plans and elevations of the trash enclosures for staff's review and approval prior to filing the final map.
3. The applicant shall submit to Planning proof of sale of the first unit sold in the complex prior to expiration of the Special Permit.

Findings of Fact - Special Permit

1. The Special Permit is consistent with the General Plan in that the vacancy rate in the Central City is below that allowed for conversion, however, the units are vacant and have been for at least a year and it is therefore not expected that this conversion will adversely affect the availability of rental housing in the area.
2. The proposed conversion project is located in the Central City where the vacancy rate is below that allowed for conversion, however, due to the fact that the units are vacant, it is not expected that tenant relocation and displacement problems will result.
3. Adequate comparable replacement housing will not be necessary since the units are vacant.
4. The applicant has complied with all the requirements of the Zoning Ordinance pertaining to condominium conversions for the application procedure as advertised.
5. The proposed conversion, as conditioned, complies with all development standards set forth in Section 28-C-3 of the Ordinance.
6. The proposed conversion project is not a unique and needed rental housing resource in the City in that tenant displacement problems will not occur with this conversion considering the fact that the units are vacant and have been upgraded for condominiums under a previous application.



Findings of Fact - Variance

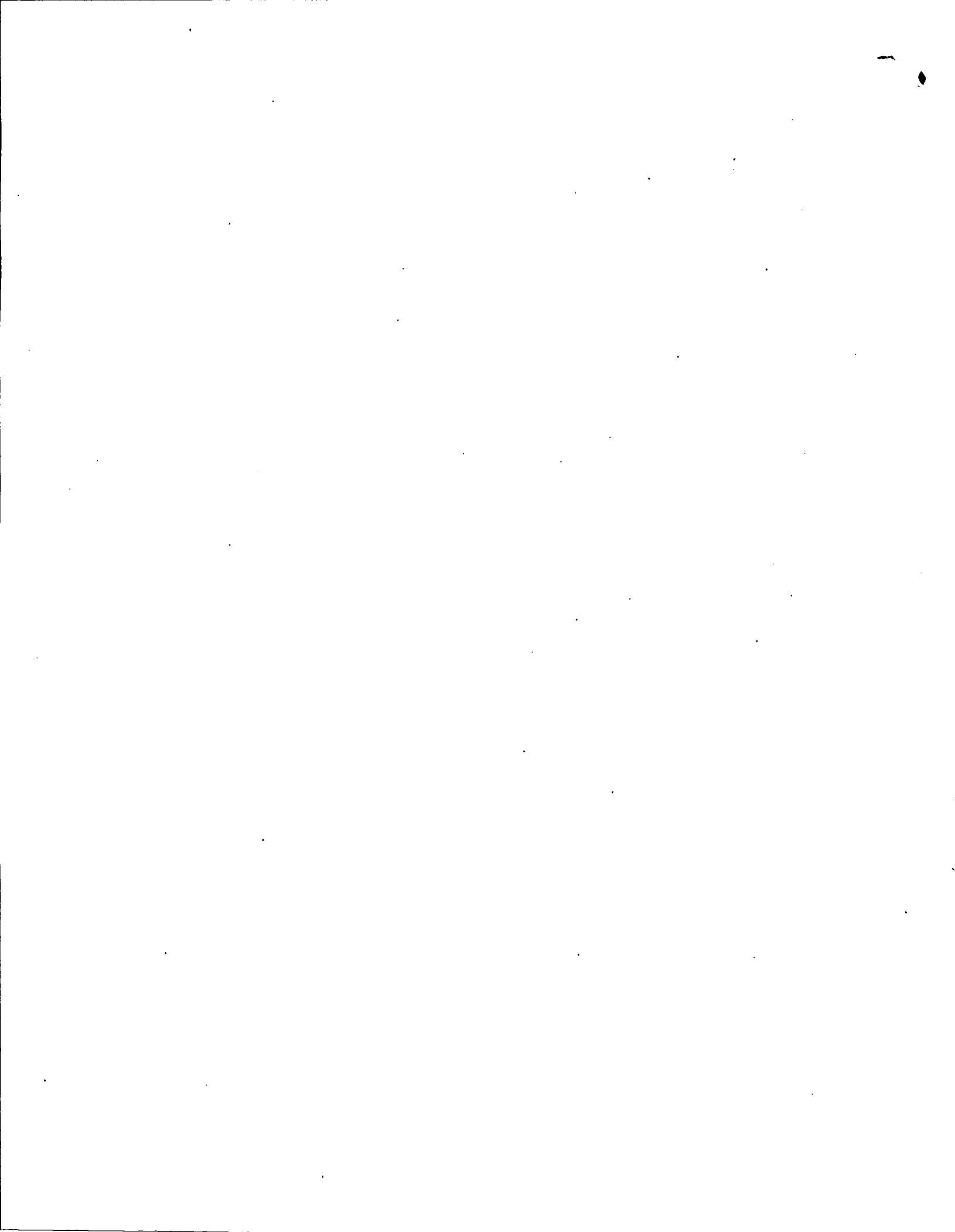
1. Issuance of the Variances to waive the tenant provisions, noticing requirements, property report and once a year hearing date is not a special privilege extended to one individual property owner in that such circumstances exist that would make these requirements impossible or impractical to meet since the units are vacant and have been upgraded to condominium standards.
2. Granting the Variance is not a Use Variance since condominiums are allowed in this zone.
3. Granting the Variance is not a disservice in that it will not be injurious to the public welfare or other property owners in the vicinity since the units are vacant and tenant displacement and relocation problems will not result with this conversion.
4. The project is consistent with the General Plan and the Central City Plan which designate the site for residential purposes.

MAYOR

ATTEST:

CITY CLERK

P84-400



SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SC 10/26/84

Project Location 1311 'G' Street P84400
 Assessor Parcel No. 002-163-22
 Owners Suan Construction Corporation Phone No. _____
 Address 960 Fulton Ave., #2, Sacramento, CA 95825
 Applicant Raymond Vail & Associates Phone No. _____
 Address 1410 Ethan Way, Sacramento, CA 95825
 Signature _____ C.P.C. Mtg. Date 11-29-84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15301(k)</u>	11/29/84	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to resubdivide 0.1± ac. into one common lot & 6 airspace condo lots in R-3A zone	RAC	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit to convert 6-unit apartment complex into condominiums	AC	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Variances to waive Sec. 28-C-1 of Zoning Ordinance	AFF	_____	\$ _____
Variance to waive Sec. 28-C-2(a),(b) & (c) of Zoning Ordinance	AFF	_____	_____
<input checked="" type="checkbox"/> Plan Review Variance to waive Sec. 28-C-5(a),(b),(c), (d),(e) & (f) of Zoning Ordinance	AFF	_____	\$ _____
Variance to waive requirements for one hearing	AFF	_____	_____
<input checked="" type="checkbox"/> Plan Review date per year for all pending condo conversion projects	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

RECEIPT NO. 4532
By/date SC 10-26-84

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 Yellow - department file Pink - permit book

P84-400

SACRAMENTO CITY PLANNING COMMISSION

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

MEETING DATE November 29, 1984
 ITEM NO. 20A FILE P 84-400
 M _____

Location: 1311 H Street

Recommendation:

- Favorable w/cond.
- Unfavorable
- Petition
- Correspondence

PROPONENTS

NAME

ADDRESS

OPPONENTS

NAME

ADDRESS

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	<u>absent</u>			
Ferris	<u>✓</u>			
Fong	<u>✓</u>			
Goodin	<u>✓</u>			
Hunter	<u>✓</u>		<u>✓</u>	
Ishmael	<u>✓</u>			<u>✓</u>
Kamirez	<u>✓</u>			
Simpson	<u>absent</u>			
Holloway	<u>✓</u>			

1401

D. W. McKENZIE, Director
DOUGLAS M. FRALEIGH, Deputy Director
W. C. WANDERER, JR., Deputy Director



COUNTY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

HIGHWAYS AND BRIDGES DIVISION . . . James C. Ray, Chief
ROOM 201 • 827 SEVENTH STREET
SACRAMENTO, CALIFORNIA 95814
(916) 440-5966/6291

DEC 17 REG'D

December 12, 1984

Mel Johnson, Director
Department of Public Works
City of Sacramento
915 I Street, Room 207
Sacramento, CA 95814

Dear Mr. Johnson:

Enclosed herewith is a copy of the Resolution adopted by the Board of Supervisors supporting a Transportation Corridor and requesting legislative action in the south and east areas of the County.

It might be well for the City to consider supporting this type of legislation.

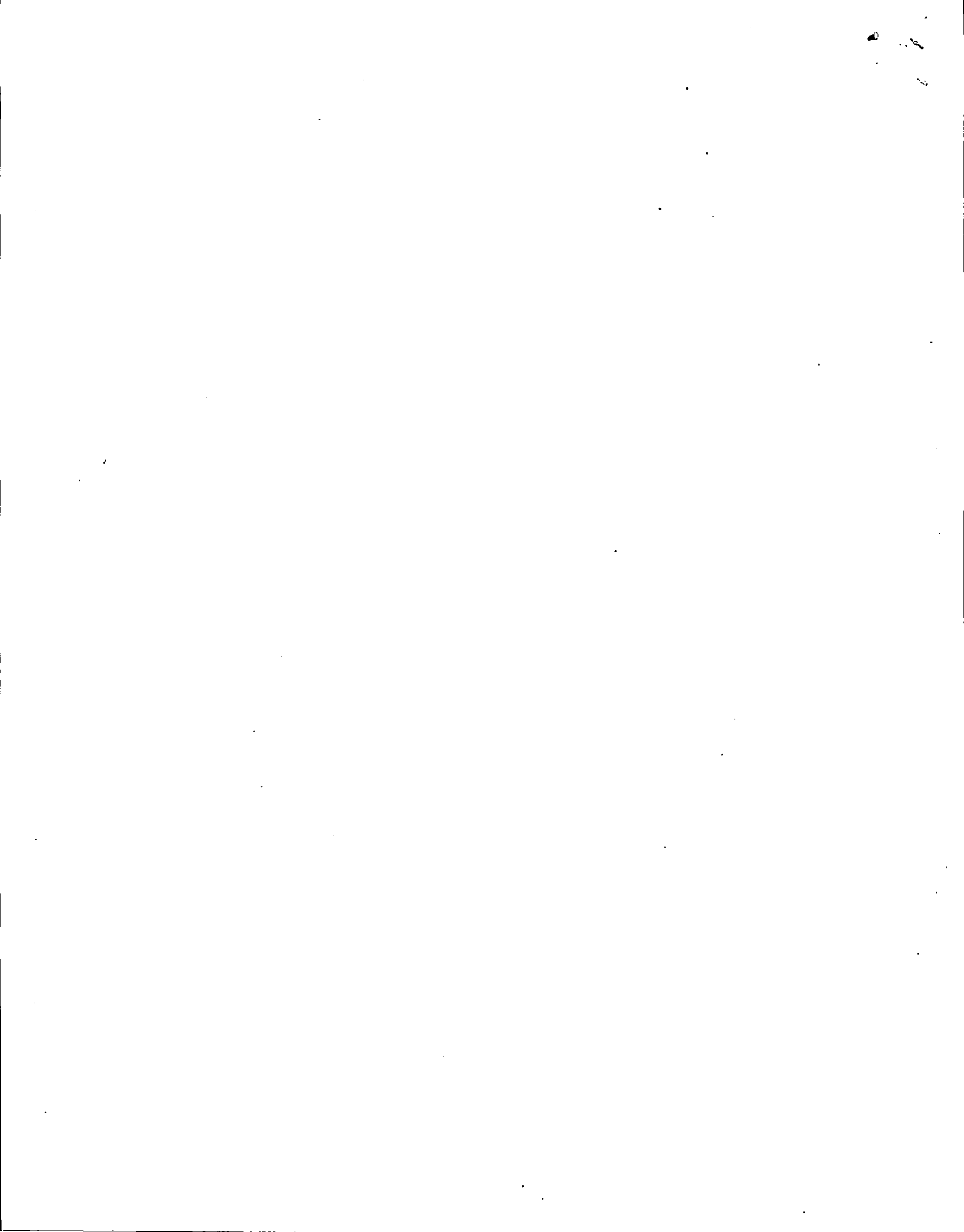
Very truly yours,

James C. Ray, Chief
Highways & Bridges Division

JCR:mm

cc: Marty Van Duyn, City Planning Director
Doug Pope, City Councilman

REPORT BACK IN 2ND WEEK



RESOLUTION NO. 84-1458

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, IN SUPPORT OF EXTENDING STATE HIGHWAYS WITHIN SACRAMENTO COUNTY

WHEREAS, the County of Sacramento has studied the need for road improvements in its east county area, and is concerned about improving State highway traffic circulation in the South and East portion of Sacramento County; and

WHEREAS, The City of Roseville is concerned about severe traffic congestion on Douglas Boulevard and Sunrise Boulevard; and

WHEREAS, the County of Placer is concerned about severe traffic congestion on Douglas Boulevard and increasing traffic problems on Sierra College Boulevard and Auburn-Folsom Road; and

WHEREAS, the City of Folsom is currently studying the need for an additional crossing of the American River; and

WHEREAS, El Dorado County has determined that a need exists for major road improvements in the El Dorado Hills area; and

WHEREAS, there is a great need for joint study, planning, and implementation of road connections between and through each jurisdiction consistent with projected traffic needs; and

WHEREAS, Caltrans-District 3's Draft Route Concept Report of June 1984, identified substantial needs in the South and East areas of the County.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Sacramento requests that the Legislature of the State of California take under consideration appropriate changes in the State Highway System to provide for improved State Highway access in Sacramento County.

BE IT FURTHER RESOLVED that the Legislature reinstate Route 65 in Sacramento County, from Route 104 to the Sacramento-Placer County Line, and extend Route 148 easterly to connect with Route 65.

BE IT FURTHER RESOLVED that copies of this Resolution be sent to all the members of the State Senate and Assembly representing Sacramento County in the State Legislature; Leo Trombatore, Director of the Department of Transportation; and members of the California Transportation Commission.

On a motion by Supervisor BRYAN, seconded by Supervisor SMOLEY, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 20th day of November, 1984, by the following vote

to-wit:

- AYES: Supervisors BRYAN, COLLIN, SMOLEY
- NOES: Supervisors NONE
- ABSENT: Supervisors JOHNSON, SHEEDY

In accordance with Section 25103 of the Government Code of the State of California, a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento, on

NOV 20 1984

By Sylvia Flora
Deputy Clerk, Board of Supervisors

Sandra P. Smoley
CHAIRMAN OF THE BOARD OF SUPERVISORS

(SEAL)

ATTEST: Beverly A. Williams
Clerk of The Board of Supervisors

FILED

NOV 20 1984

BOARD OF SUPERVISORS.
BY Beverly A. Williams
CLERK OF THE BOARD

11

11

MEMORANDUM

TO: WALTER J. SLIPE, CITY MANAGER

FROM: LORRAINE MAGANA, CITY CLERK

SUBJECT: REFERRAL OF ITEM NO. 14-1, COUNCIL
AGENDA OF JANUARY 8, 1985

DATE: JANUARY 15, 1985

Pursuant to Council action, the following matter is referred to you:

Request Resolution supporting reinstatement of Route 65 in Sacramento County from Route 104 to the Sacramento-Placer County Line and extend Route 148 easterly to connect with Route 65; and a request regarding the policy issue of transportation.

LM/dbp/14-1

cc: Planning