



# CITY OF SACRAMENTO

17

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

MARTY VAN DUYN  
PLANNING DIRECTOR

January 24, 1985

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

JAN 29 1985

OFFICE OF THE  
CITY CLERK

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

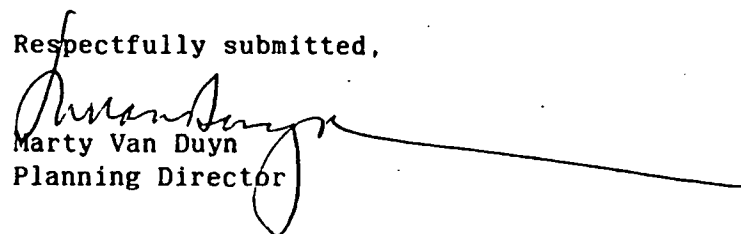
On November 29, 1984, by a vote of seven ayes and two absent, the Planning Commission recommended approval of the request subject to conditions.

#### 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 29, 1985  
District No. 1



# RESOLUTION No. 85-067

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  
**APPROVED**  
BY THE CITY COUNCIL

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

JAN 29 1985

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on January 29, 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).

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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.

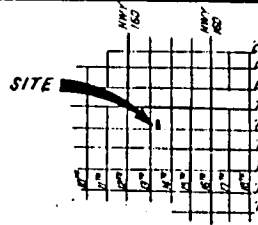
\_\_\_\_\_  
MAYOR

ATTEST:

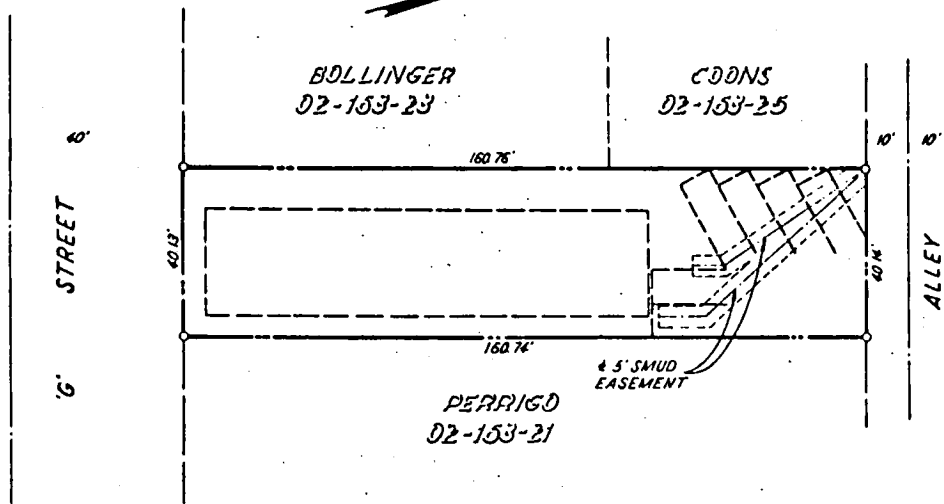
\_\_\_\_\_  
CITY CLERK

P84-400

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 & PGIE
- 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 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

10-25-04  
**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 29, 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.

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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

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APPLICANT	Raymond Vail & Assoc. - 1410 Ethan Way, Sacramento, CA 95825				
OWNER	Suan Construction Corporation - 250 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.

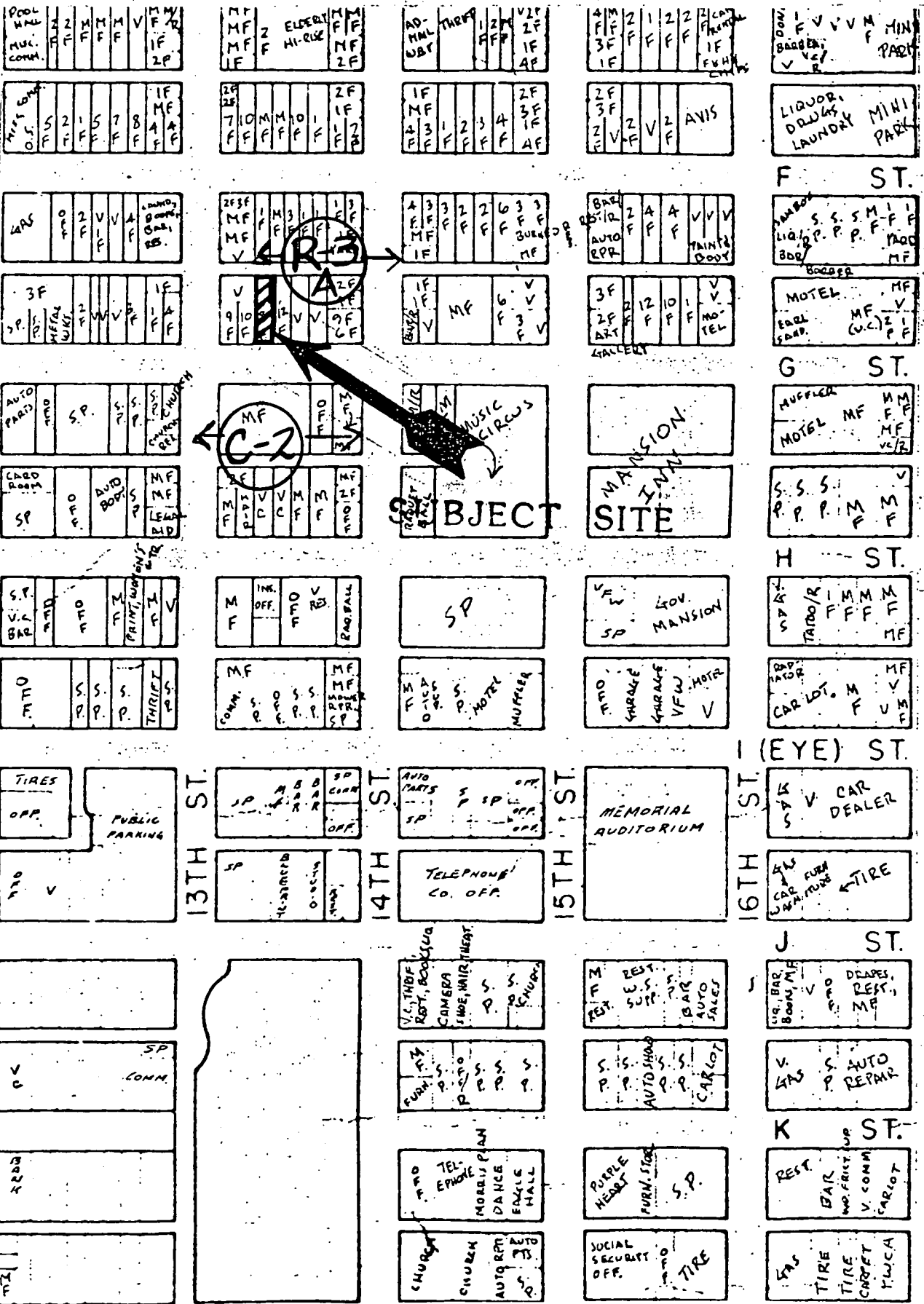
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Findings of Fact - Variance

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.

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**R-3**

**C-2**

**SUBJECT SITE**

**MANSION**

# LAND USE & ZONING MAP

08 21

78-615-11

037-7884

RAYMOND VAIL AND ASSOCIATES  
 10-23-84  
 ENGINEERING  
 SURVEYING  
**RVA**  
 MANNING

**OWNER/DEVELOPER** — SUAN CONSTRUCTION CORP.  
 960 FULTON AVE., STE. 2  
 SACRAMENTO, CA. 95825  
 916-484-1181

**ENGINEER** — RAYMOND VAIL & ASSOC.  
 1410 ETHAN WAY  
 SACRAMENTO, CA. 95825  
 916-929-3323

**DESCRIPTION** — THE WEST 1/2 OF LOT 7 IN  
 THE BLOCK BOUNDED BY E,  
 G, 13TH & 14TH STREETS.

**ASSESSOR'S PARCEL NO.** — 02-153-22

**FIRE PROTECTION** — CITY OF SACRAMENTO

**PARK DISTRICT** — CITY OF SACRAMENTO

**SCHOOL DISTRICT** — CITY OF SACRAMENTO

**POWER & GAS** — SMUD & PG&E

**DRAINAGE** — CITY OF SACRAMENTO

**SEWAGE DISPOSAL** — CITY OF SACRAMENTO

**WATER SUPPLY** — CITY OF SACRAMENTO

**PROP IMPROVEMENTS** — EXIST SIDEWALK,  
 CURB & GUTTER

**LOT SIZE** — 150' x 40' ONE LOT SUBDIVISION

**PROP ZONING** — R-3A

**EXIST ZONING** — R-3A

**PROP USE** — RESIDENTIAL AIRSPACE CONDOMINIUMS

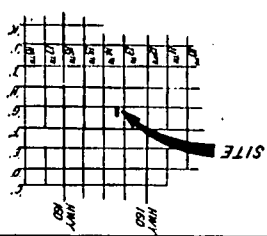
**PRESENT USE** — RESIDENTIAL UNITS

**NET AREA** — 0.147 AC. ±

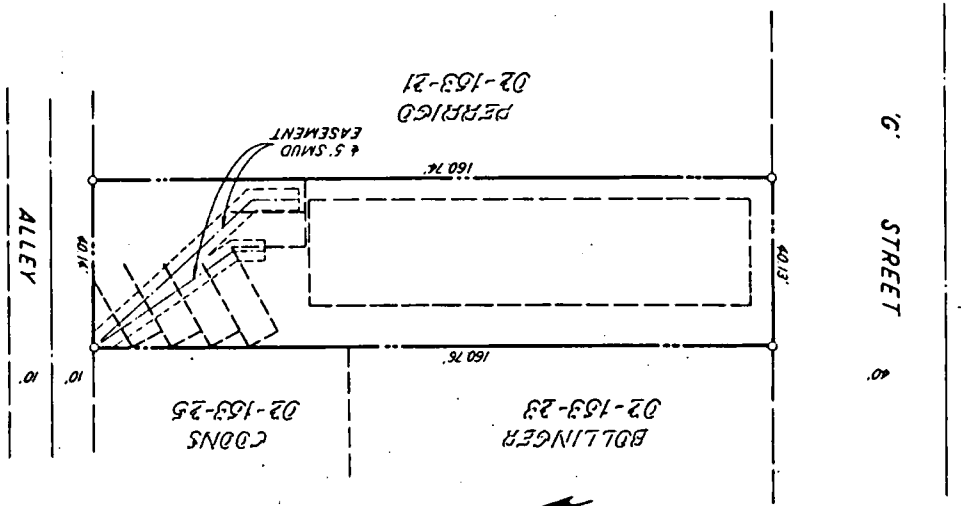
**GROSS AREA** — 0.193 AC. ±

**GENERAL NOTES:**

VICINITY MAP  
 NO SCALE



**BELL CONDOMINIUM**  
**TENTATIVE MAP**  
 RESUBMISSION  
 CITY OF SACRAMENTO, CALIFORNIA





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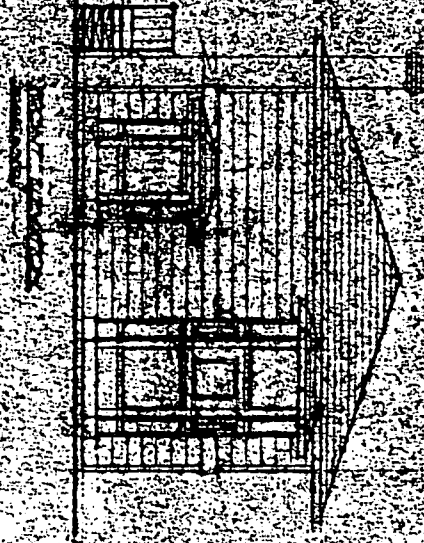
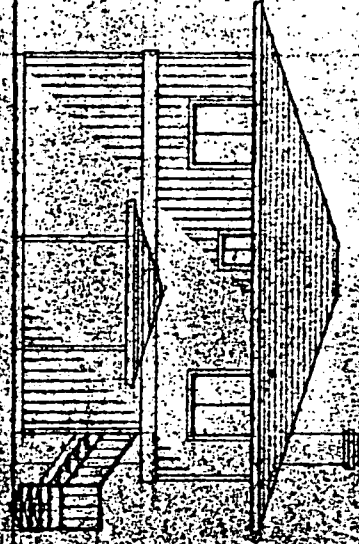
12-35-11



FRONT ELEVATION

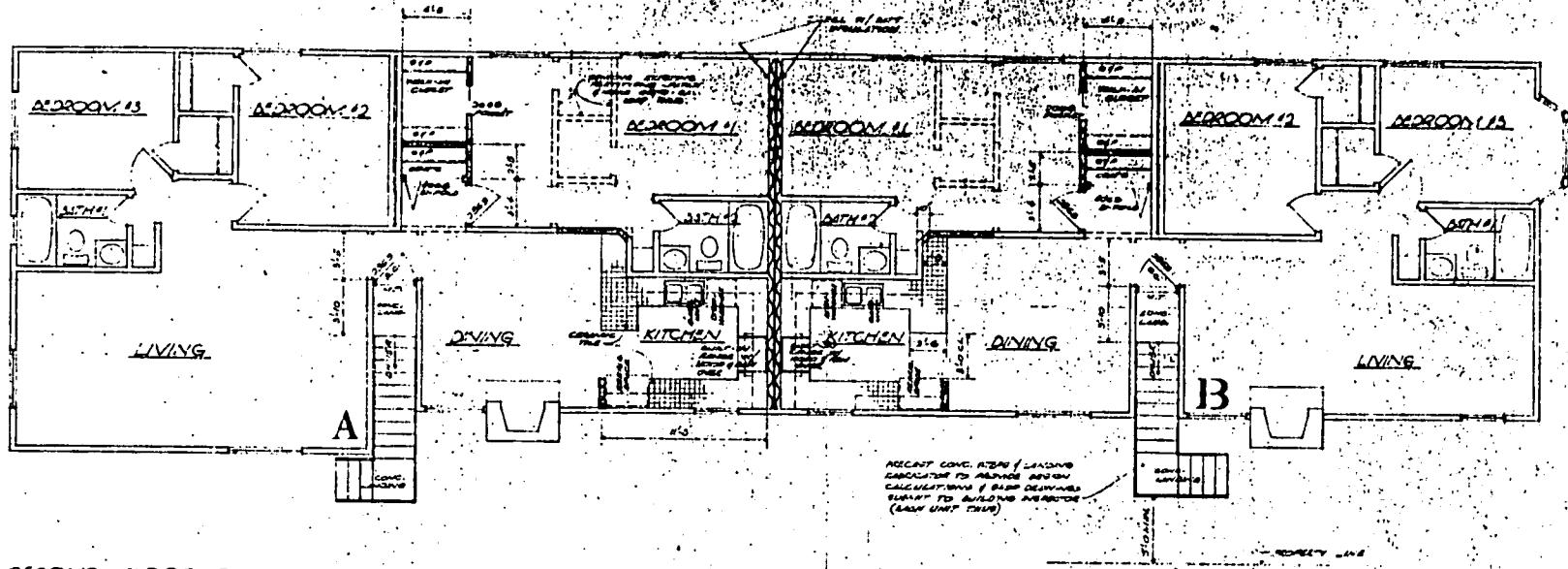


FRONT ELEVATION



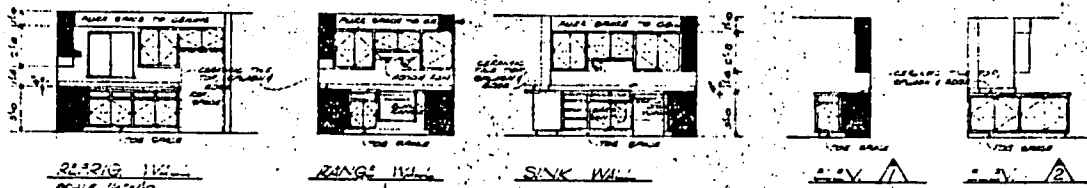
FRONT ELEVATION

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**SECOND FLOOR PLAN - EXISTING APT. BUILDING**  
SCALE 1/4"=1'-0"

1. ALL MAIN ENTRY DOORS SHALL BE SOLID CORE IF AS PERMITTED BY SINGLE-CYLINDER DEADBOLT LOCKS MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
  - a. THE DOOR SHALL HAVE A THICKNESS OF AT LEAST ONE INCH IF CONSTRUCTED OF A TO REAL CUTOFF DOOR
  - b. HAVE A CYLINDER GUARD DEIGNED & CONSTRUCTED TO RESIST EFFORTS OF WEAPONING / PUNCHING
2. ALL MAIN ENTRY DOORS SHALL BE EQUIPPED WITH A VIEWER OR WINDOW WHICH WILL PROVIDE AT LEAST A 180° VIEW OF THE ROOM IMMEDIATELY OUTSIDE.
3. ALL CONVICTION WALLS SHALL MEET REQUIREMENTS OF TITLE 24 OR STATE CODE RELATIVE TO SOUND ABSTENTION.
5. BUBBLE DETECTORS SHALL BE USED INSTEAD TO COMPLY W/ CODE.
6. ALL EXHAUST VENTS TO ATTIC SHALL BE LOCATED ON ROOF AT LEAST 6'-0" FROM WALL FACE.
7. ATTIC SHALL BE INSULATED TO MEET R-19.
8. CONDENSATE OVERFLOW DRAINS SHALL BE PROVIDED ON UPPER AIR CONDITIONING UNITS.
9. ALL DEFICIENCIES NOTED IN PREVIOUS REPORT TO BE CORRECTED.
10. PROVIDE BACD RESISTANCE: IN SUBDIVISION.
11. EACH ENTRANCE TO THE COMMON AREA & STAIRWAY SHALL BE ILLUMINATED ACCORDING TO REQUIREMENTS OF THE LOCATION OR THE VENTILATION OF THE UNIT OR STAIRWAY WITHIN THE COMMON AREA.
12. PROVIDE A MINIMUM MAINTAINED ONE FOOT CANCELS OF LIGHT AT THE SURFACE OF FLOORING & STAIRS, MAINTAINED FROM 15 FT. BEYOND STAIR TO 1/2 HR. AFTER EXTINGUISHER.
13. PROVIDE A MINIMUM MAINTAINED ONE FOOT CANCELS OF LIGHT AT THE SURFACE OF LIGHT FIXTURES & RECEPTS RELATED TO WITHIN THE COMMON DURING HOURS OF OCCUPANCY.
14. ALL EXTERIOR LIGHTING SOURCES SHALL BE COVERED W/ WEATHER & VANDALISM RESISTANT COVERS.
15. WATER SERVICE SHALL MEET THE REQUIREMENTS OF SECTION 29-C-30 (1) OF THE BUILDING REGULATIONS.
16. SEWER SERVICE SHALL COMPLY W/ THE REQUIREMENTS OF SECTION 29-C-30(1) OF THE BUILDING REGULATIONS.
17. EIGHTH LAUNDRY PLUMBING SHALL BE PROVIDED AT A COST OF ONE FOR EACH UNIT. SEE THE 1ST & 2ND FLOOR PLAN SETS IN PARAGRAPHS 1.35-17.
18. EXISTING ROOF FRAMING IS RECOMMENDED ROOF TRUSS.



NOT RECORDED  
RECEIVED  
APR 28 2006  
SACRAMENTO COUNTY  
SACRAMENTO

REVISION TO  
1511 G ST SACRAMENTO CALIF  
L. PAUL GIBSON/DREW GRAPHICS SERVICE  
2017 ABBEY WAY, SACRAMENTO CA 95812  
SECOND FLOOR PLAN  
CABINET ELEVATIONS  
2006

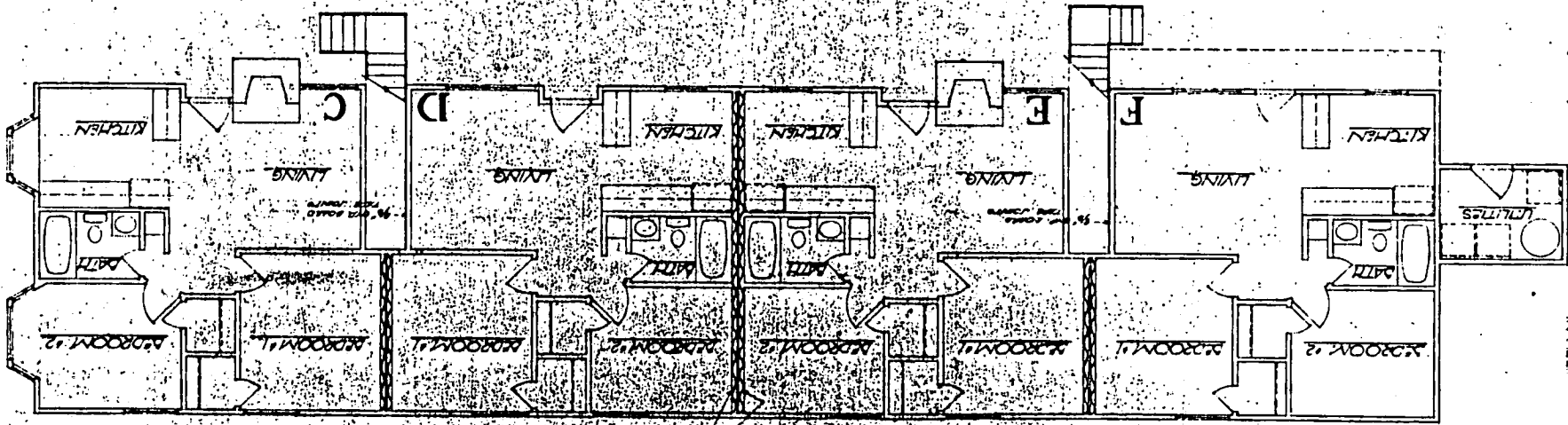
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No. 21

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1ST FLOOR PLAN  
 104  
 1911 G. 57 SACRAMENTO CALIF.  
 RENOVATION TO  
 1911 G. 57 SACRAMENTO CALIF.  
 1911 G. 57 SACRAMENTO CALIF.

767  
 ISSUED  
 1911 G. 57  
 SACRAMENTO CALIF.



FIRST FLOOR PLAN  
 104

48-86-11  
 B

PSA-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 _____			\$ _____
<input type="checkbox"/> Community Plan Amend _____		Res. _____	\$ _____
<input type="checkbox"/> Rezone _____		Res. _____	\$ _____
<input checked="" type="checkbox"/> Tentative Map to resubdivide 0.1± ac. into one common lot & 6 airspace condo lots in R-3A zone	RAC		\$ _____
<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		\$ _____
<u>Variance to waive Sec. 28-C-2(a),(b) &amp; (c) of Zoning Ordinance</u>	AFF		\$ _____
<input checked="" type="checkbox"/> <del>Plan Review</del> Variance to waive Sec. 28-C-5(a),(b),(c), (d),(e) & (f) of Zoning Ordinance	AFF		\$ _____
<u>Variance to waive requirements for one hearing</u>	AFF		\$ _____
<input checked="" type="checkbox"/> <del>Plan Review</del> 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

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

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

Location: 1311 H Street

Recommendation:  
 Favorable w/cond  
 Unfavorable  Petition  Correspondence

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

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

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

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

- 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. 206 FILE P 84-400  
 M \_\_\_\_\_

Location: 1311 G Street

Recommendation:

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

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

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

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

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
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- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_











#17  
1.29.1985

January 30, 1985

Suan Construction Corporation  
950 Fulton Avenue #2  
Sacramento, CA 95825

Dear Gentlemen:

On January 29, 1985, the Sacramento City Council took the following action(s) for property located at 1311 G Street:

Adopted Resolution adopting Findings of Fact approving the Tentative Subdivision Map to resubdivide 0.1± acres into one common lot and six airspace condominium lots; Special Permit to convert a six unit apartment complex into condominiums; Variances to waive Sections 28-C-1, 28-C-2 (a-c), 28-C-5 (a-f) of the Comprehensive Zoning Ordinance; Variance to waive requirements for one hearing date per year for all pending condominium conversion projects. (P-84400)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/17

cc: Planning Department

Raymond Vail & Associates  
1410 Ethan Way  
Sacramento, CA 95825

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 29, 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

17

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

Request for a Special Permit to )  
convert a six-unit apartment into )  
condominiums and Variances to waive )  
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located at 1311 "G" Street (P84-400) )

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17

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ANNE RUDIN  
MAYOR

ATTEST:

LORRAINE MAGANA  
CITY CLERK

P84-400

~~CERTIFIED AS TRUE COPY  
of *Findings of Fact*  
FEB 1 1985  
DATE CERTIFIED  
DEPUTY CITY CLERK, CITY OF SACRAMENTO~~