



CITY OF SACRAMENTO

13

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
September 6, 1983

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
SEP 7 1983

MARTY VAN DUYN
PLANNING DIRECTOR

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Extension of a Special Permit to convert the Bell Apartments, an eight unit complex, into condominiums (P82-025)

LOCATION: 1311 G Street

SUMMARY:

The applicant is requesting an extension on a Special Permit to convert an eight unit apartment into condominiums. The applicant has been unsuccessful in completing the conversion of this project within one year. The Special Permits for condominium conversion projects are valid for one year within which time the applicant must complete the conversion by the sale of one unit. The Planning Commission recommended approval of this request subject to the original conditions.

BACKGROUND INFORMATION:

The subject site is located in the Central City where the vacancy rate is low at 1.9%. Although this rate is below the minimum allowed for converting rental housing into condominiums there should be no adverse effect on the rental housing stock in the area since these units are currently vacant. The units are vacant at this time to accommodate renovation of the complex to meet tentative map and Special Permit conditions.

The Planning Commission recommended approval of this request subject to the original conditions of approval. The tenant provisions that were required under the Special Permit will apply to those tenants residing in this complex when the notice to vacate was issued.

This requested extension is consistent with the Central City Plan, the General Plan and the City Zoning Code which allows for a one year extension on Special Permits.

APPROVED
BY THE CITY COUNCIL

SEP 13 1983

OFFICE OF THE
CITY CLERK

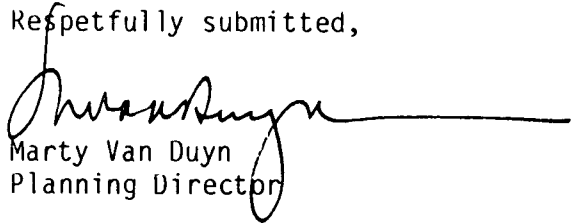
VOTE OF THE PLANNING COMMISSION

On August 11, 1983, by a vote of seven ayes and two absent the Planning Commission recommended approval of this request subject to the original conditions of approval.

RECOMMENDATION:

The staff and Planning Commission recommend the City Council approve the extension of this Special Permit for one year subject to the original conditions of approval.

Respetfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:

For: Silon Wiseman Jr.
Walter J. Slipe, City Manager

SC:lao
attachments
wp lj
P82-025

September 13, 1983
District 1



CITY OF SACRAMENTO

13

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 3, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Findings of Fact and conditions relating to the special permit and tentative map approval for converting Bell Apartments into condominiums. (P82-025)

LOCATION: 1311 "G" Street

SUMMARY

This item was originally considered by the City Council on July 13, 1982. At the July 13 hearing, the Council voted to approve this conversion subject to Findings of Fact and conditions due August 10, 1982.

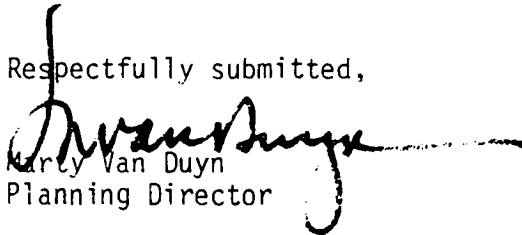
Attached are the tentative map resolution, findings of fact and special permit conditions which were developed to address specific concerns on this site.

RECOMMENDATION

The staff recommends that the City Council:

1. Approve and adopt the attached tentative map resolution with conditions; and
2. Approve and adopt the attached findings of fact with conditions for the special permit.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SC:cp
Attachments
P82-025

August 10, 1982
District No. 1

No. 28

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Extension of a Special Permit to convert the Bell Apartments, an eight-unit complex, into condominiums (P82-025)

SUMMARY: On August 10, 1983 the City Council approved the conversion of an eight-unit apartment into six condominium units. The reduction in the number of units was necessary to meet the required parking of one space per unit, and was offered by the applicant to overcome concerns over inadequate parking on this site. The special permit is only valid if the project is completed within one year. Since this project is not available for sale at this time, the applicant is requesting a one-year extension.

BACKGROUND INFORMATION: This project is located in the Central City where the rental vacancy rate was 5.7 percent at the time of approval. This vacancy rate has subsequently dropped to 1.9 percent. Although the complex was occupied at the time of approval, it has since been vacated to accommodate renovation. Because the complex is vacant it should have no adverse effect on the rental housing stock in the Central City.

At the present time, the applicant is proceeding with on-site improvements and upgrading necessary to complete the final map on this project. Since this project is small it consists of only one phase and, therefore, all improvements necessary to comply with the tentative map and special permit must be completed prior to filing the final map. Staff has no objections to the requested extension in light of the improvements that are being accomplished on this site.

On May 17, 1983 the Planning Commission considered a request by staff to revoke the special permit on this project, and based upon evidence submitted at this hearing, the Commission found that the applicant had satisfactorily complied with the special permit conditions relating to tenant benefits.

STAFF RECOMMENDATION: Staff recommends the Commission forward this request to the City Council with a favorable recommendation, subject to the original conditions of approval.

Respectfully submitted,



Howard Yee
Principal Planner

SC:bw

Attachments

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A
REQUEST FOR TENTATIVE MAP FOR BELL APARTMENT CONDO-
MINIUMS (APN: 002-163-22)(P82-025)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Bell Apartment Condominiums, located at 1311 "G" Street,

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 13, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Central City Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat, pursuant to CEQA, Section 15101k.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site as conditioned.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. The proposed subdivision of existing multiple family dwellings into condominiums is within the Central City Community Plan area and the average annual vacancy rate for this area at the time of approval is greater than five percent and no tenant displacement or any adverse effects upon the rental housing stock in the area is expected with this proposed conversion.
- I. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance, and as conditioned.
- J. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified, eligible tenants of low and moderate income as required by the Comprehensive Zoning Ordinance, Section 28, Subsection C-5(a).
- K. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The tentative map be approved subject to the following conditions:

Prior to the filing of the final map, the applicant shall fully complete all the following improvements and fully comply with all the following conditions to the satisfaction of the City, or enter into an improvement agreement with the City to insure completion and compliance at those times specified in the agreement.

A. The following conditions or improvements, to the extent related to a particular unit, shall be completed prior to the close of escrow on such unit (for unit specific improvements).

1. The project shall be retrofitted with the following measures to promote energy conservation.

a. All accessible attic space over conditioned spaces shall be insulated to a minimum thermal resistance value of R-19 or whatever value is required at time of sale.

Exemption

Existing ceiling insulation meets or exceeds R-11 throughout at least 90 percent of the existing ceiling area.

b. All swinging doors which separate conditioned from unconditioned spaces shall be fully weather stripped or gasketed in such a manner as to effectively and reliably limit air infiltration. Adhesive foam-type weather stripping will not constitute compliance.

c. All domestic water heaters shall be fitted with external insulation blankets rated at a minimum thermal resistance value of R-12 as installed.

d. All uninsulated transverse ducts, plenums, fitting joints of all heating and cooling equipment in unconditioned areas such as attics, crawl spaces, garages and basements shall be sealed with pressure sensitive tape or mastic to prevent air loss and shall be insulated to a thermal resistance of R-5 or 6.

e. The first five feet of hot water piping leading from electrical resistance, natural gas, or other fossil fuel fire domestic water heaters shall be insulated to a minimum resistance value of R-4.

f. There shall be no broken window or hole in the building envelope where the light or air may be detected passing from an unconditioned space to a conditioned space.

g. All shower fixtures shall be fitted with flow restrictions or low-flow shower heads such that the maximum flow rate of the fixture does not exceed three gallons per minute maximum flow.

h. All electrical wall outlet and wall switch plates which are located between conditioned and unconditioned space shall be fitted with gaskets to reduce air infiltration.

2. Each unit shall be provided a two-hour fire separation on its floors and each wall common to itself and an adjacent unit or an approved fire sprinkler system.

- 3. All main entry doors shall be of the solid core type, and be furnished with single-cylinder deadbolt locks meeting the following minimum requirements:
 - a. the bolt shall have a throw of at least one inch, and be constructed so as to repel cutting tools; and
 - b. have a cylinder guard designed and constructed to repel attacks by wrenching and prying.
- 4. All main entry doors shall be equipped with either a viewer or window which will provide at least a 180 degree view of the area immediately outside.
- 5. All common walls shall meet requirements of Title 24 of State Code relating to sound insulation.
- 6. The attic shall be provided an approved fire sprinkler system.
- 7. Smoke detectors shall be hard wired to comply with required code.
- 8. All eave vents to attic shall be relocated on roof at least three feet from wall face.
- 9. The attic shall be insulated to meet the R-19 requirement.
- 10. Condensate overflow drains shall be provided on upper air conditioning units.
- 11. All deficiencies noted in pest control report shall be corrected.
- 12. The applicant shall provide GFCI receptacles in bathrooms.
- 13. The following general maintenance shall be required on electrical equipment:
 - a. Reinstall tie bars on 230 volt breakers.
 - b. Secure the time clock on laundry wall.
 - c. Repair or replace any defective receptacles.
 - d. Identify with corresponding numbers of unit all air conditioning units on the side yard.
 - e. Provide knock-out seal off switch on plate for air conditioning unit.
- B. The following conditions or improvements shall be completed prior to the expiration date for vesting the condominium conversion special permit or any extension of such permit (for common benefit conditions).

1. There shall be at least one parking space per dwelling unit.
2. The applicant shall enter into an agreement with the City to assure participation in any future assessment district to provide for street lights. This shall be noted on final map.
3. The common lot shall be dedicated a PUE.
4. The applicant shall position at each entrance to the complex a directory which is an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex.
5. The applicant shall provide a minimum maintained one footcandle of light at the surface of parking lots and stalls, maintained from one-half hour before sunset to one-half hour after sunrise.
6. The applicant shall provide a minimum maintained one footcandle of light at the surface of aisles, passageways and recesses related to and within the complex during hours of darkness.
7. All exterior lighting sources shall be covered with weather and vandalism resistant covers.
8. Parking space numbering shall not correspond to apartment numbering.
9. The C. C. and R.'s shall incorporate language to allow the homeowners association to tow vehicles from private property.
10. Water service shall meet the requirements of Section 28-C-3b(ii) of the Zoning Ordinance.
11. Sewer service shall comply with the requirements of Section 28-C-3b(i) of the Zoning Ordinance.
12. Rough-in laundry plumbing shall be provided at a ratio of one for each eight units per the 1976 UPC #3969-4th Series as amended 4-25-78.
13. Dedicate right-of-way and easements for the installation and maintenance of water, gas, sewer and drainage pipes and for poles and overhead and underground wires and conduits for electrical and telephone service, together with any and all appurtenances thereto on, over, under and across common lot shown hereon, excepting therefrom the existing building sites.

- 14. 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.

MAYOR

ATTEST:

CITY CLERK

In the matter of the decision of the City Council)
on application for a special permit and tentative)
map to convert eight apartment units to six)
condominium units in the R-3A zone located at)
1311 "G" Street. (P82-025))

NOTICE OF DECISION
AND
FINDINGS OF FACT

On July 13, 1982, the City Council held a hearing on the above referenced item. Predicated on documentary and oral evidence submitted at the public hearing, the City Council approved the special permit subject to the following conditions and based on Findings of Fact to follow.

Special Permit Conditions

1. The applicant shall provide renewable life time leases, in a form acceptable to the City, to all tenants living in this complex at the time of final map approval. The base rent on these units shall be that rent the tenant is paying at final map approval with a maximum yearly increases not to exceed the fair market rents as determined by H.U.D. for assisted units in the area. The lease shall be offered at the time of final map approval. If the tenant elects to relocate instead of accepting the lease, the applicant shall provide all relocation assistance described in Section 28-C-5(b) of the ordinance. This assistance will be available when the conversion activity affects the tenants unit or living environment.
2. The applicant shall offer all tenants who wish to purchase a Bell Apartment unit a 15% discount off of the public sales price. This offer will be extended to all tenants residing in this apartment at the time of final map approval.
3. The purchaser of each unit shall be offered an 'as is' discount on the unit of \$1,000 to \$1,500 off of the public sales price.
4. The applicant shall provide written notice, in a form acceptable to the City, which indicates in a clear and concise manner that the project has been approved for conversion to condominium. The form shall state that all new tenants may be asked to move due to sale or rehabilitation of the unit. In addition, the notice shall inform the tenant that as a condition of renting in this complex, the tenant must waive all provisions of the tenant protection section of the ordinance unless otherwise stated. Those provisions that will be available to the tenant shall be included in the notice.
5. The applicant shall prepare for Planning staff review and approval a notice to all existing tenants informing them of all rights and benefits that will be made available as a result of this special permit approval.
 - a. The notice shall be clear and concise and must be submitted to the Planning Department within 60 days from the tentative map and special permit approval.
 - b. The notice shall be sent to each tenant by the applicant after approval by the Planning Department.
 - c. The applicant shall provide the Planning Department the proof of service of the notice to each tenant residing in this complex.
6. The rents on these units shall not increase in an amount greater than the percentage of increase per year of fair market rents in the area as estab-

lished by the U.S. Department of Housing and Urban Development for assisted units. This limit on rental increases shall apply to all units in this apartment whether vacant or occupied. This condition is being made to ensure that the rents are not raised excessively to provide a disincentive to prospective renters of these units.

- 7. The parking area shall be restriped to provide a space for each unit.
- 8. An upgraded landscape plan shall be submitted to Planning for review and approval prior to issuance of a Building Permit. Landscaping must be installed prior to final inspection of any unit.
- 9. Plans for a trash enclosure shall be submitted for Planning review and approval prior to issuance of a Building Permit. Trash enclosures shall be completed prior to final inspection of any unit.

*See below

Findings of Fact - Special Permit

- 1. The proposed conversion is consistent with the General Plan and Housing Element as required by Section 28-C-6(a)i of the Comprehensive Zoning Ordinance in that:
 - a. The vacancy rate in this planning area is in excess of the required minimum for conversion to condominium and it is not expected to have an adverse impact on the rental housing stock or create tenant displacement problems as conditioned.
 - b. Ownership opportunities for low and moderate income tenants shall be provided with this condominium conversion through special discounts.
- 2. The proposed condominium conversion project is located in the Central City planning area where the vacancy rate is in excess of that required for condominium conversion. Tenant relocation and displacement problems should not occur with this proposed conversion.
- 3. Adequate comparable replacement housing shall be made available to all tenants in the form of extended leases, relocation assistance and purchase incentives.
- 4. The applicant has complied with all of the required sections of the Comprehensive Zoning Ordinance pertaining to condominium conversion as they relate to application procedure under Section 28-C-6-(a)(iv).
- 5. The proposed conversion project as conditioned shall comply with all development standards set forth in Section 28-C-3 of the Comprehensive Zoning Ordinance.
- 6. The proposed conversion project is not a unique and needed rental housing

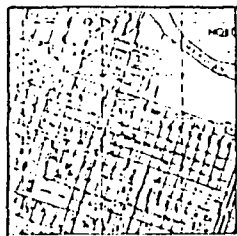
*CPC added condition May 17, 1983:

- 10. *The applicant shall provide remaining "eligible" tenant with special sales program outlined in Section 28-C-5a of Zoning Ordinance.*

P-82-025

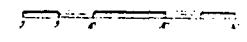
5-4-82

No. 4 28



UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
WATER	PCRB	383-4441
ELECTRICITY	S.W.M.B.	437-3211
TELEPHONE	AT&T	482-3286
SEWER	CITY OF SACRAMENTO	449-3273
SEWER	CITY OF SACRAMENTO	449-3273
DRAINAGE	CITY OF SACRAMENTO	449-3273
WATER TREATMENT	WATER TREATMENT	449-3273
SEWER TREATMENT	CITY OF SACRAMENTO	449-3273

BELL CONDOMINIUM



VICINITY MAP

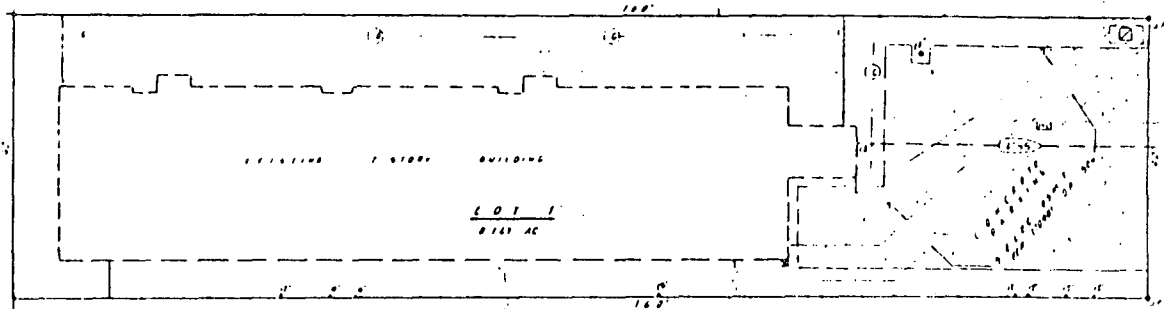
10 20 30

02-163-20
BOLLINGER

02-163-25
COONS

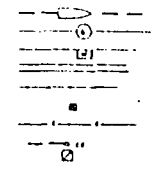
STREET

2



02-163-21
WOODHEAD

- EXISTING 7 STORY BUILDING
- EXISTING GAS LINE
- EXISTING WATER LINE
- CEMETERY
- FENCING
- ELECTRIC SERVICE PLANT
- CONCRETE
- WATER SERVICE CLEAN UP
- ROAD DRIVE



PROJECT DATA
 THE BELL CONDOMINIUM, A LIMITED PARTNERSHIP
 1311 'G' STREET
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1511

DESIGNER
 JTS ENGINEERING CONSULTANTS, INC.
 311 'J' STREET
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1511

LEGAL DESCRIPTION
 THE WEST 1/2 OF LOT 7, IN THE BELL TRACT OF
 1311 'G' STREET AND 'J' STREET IN THE CITY OF
 SACRAMENTO ACCORDING TO THE OFFICIAL
 PLAT THEREOF

EXISTING BUILDING
 7.0
 1311 'G' STREET
 100' x 100' (APPROXIMATE)

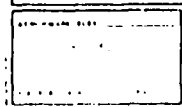
PROPOSED USE
 RESIDENTIAL UNIT
 RESIDENTIAL UNIT
 RESIDENTIAL UNIT

EXISTING UTILITIES
 EXISTING WATER AND GAS LINES AT STREET
WATER SERVICE
 CITY OF SACRAMENTO

NOTES
 1. THIS CONDOMINIUM PROJECT IS COMPOSED OF 4 CONDOMINIUM UNITS, 2 UNITS, AND PARKING FOR 4 UNITS.

2. THE PROPOSED UNIT OF EACH UNIT AND THE EXISTING CONDOMINIUMS MUST BE SEPARATED BY WALLS, PARTS, AND FLOORING TO BE SEPARATED BY THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE, TITLE 41, PART 4, DIVISION 4000 OF THE CIVIL CODE.

3. THE REMAINDER OF THE PROJECT IS COMMON AREA WHICH MUST BE SEPARATED BY WALLS, PARTS, AND FLOORING TO BE SEPARATED BY THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE, TITLE 41, PART 4, DIVISION 4000 OF THE CIVIL CODE. ALL COMMON AREAS MUST BE SEPARATED BY WALLS, PARTS, AND FLOORING TO BE SEPARATED BY THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE, TITLE 41, PART 4, DIVISION 4000 OF THE CIVIL CODE. ALL COMMON AREAS MUST BE SEPARATED BY WALLS, PARTS, AND FLOORING TO BE SEPARATED BY THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE, TITLE 41, PART 4, DIVISION 4000 OF THE CIVIL CODE.



JTS ENGINEERING CONSULTANTS
 311 'J' STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-1511

DESIGNED BY: JTS	SCALE: 1/8" = 1'-0"
CHECKED BY: JTS	
DATE: 5-4-82	

NO.	DATE	REVISION

1311 'G' STREET
 SACRAMENTO, CALIFORNIA 95811

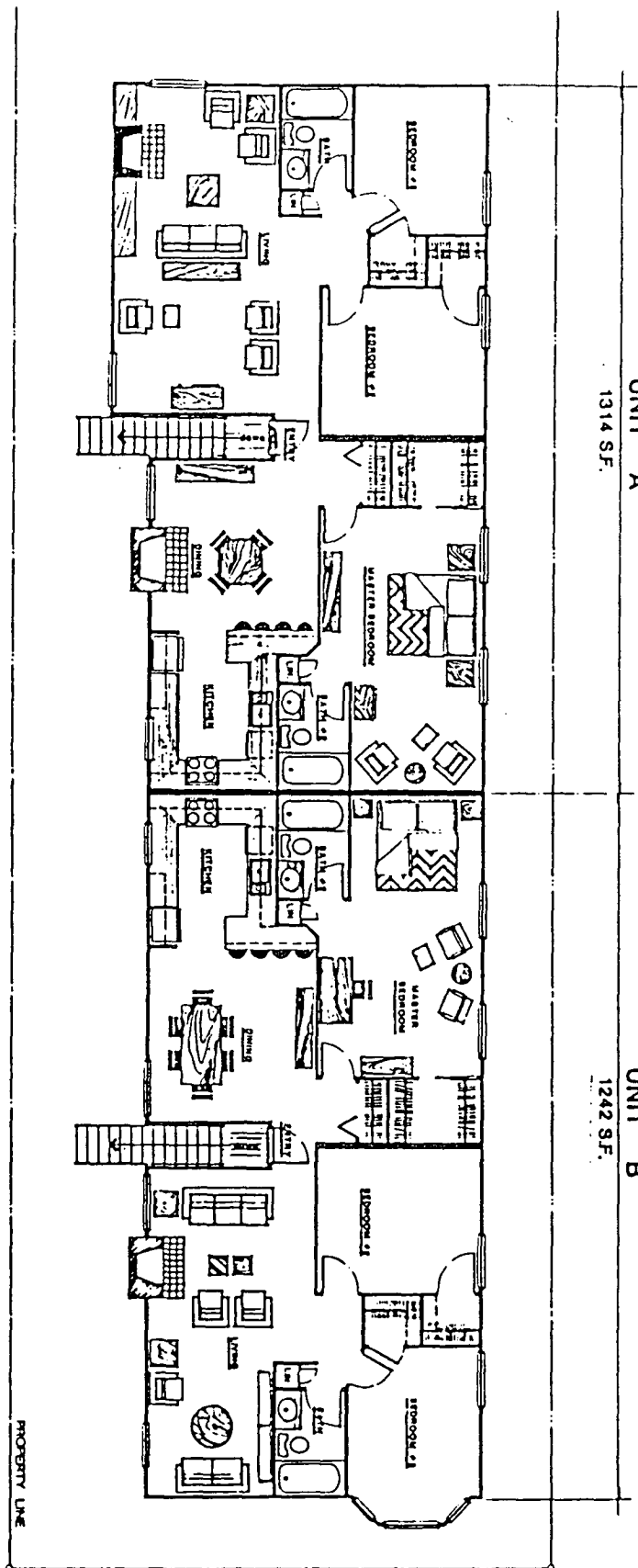
DATE: 5-4-82
SCALE: 1/8" = 1'-0"

P-82-025

13

13

SECOND FLOOR PLAN



UNIT A
1314 SF.

UNIT B
1242 SF.

PROPERTY LINE

G STREET

REVISED PLAN



RENOVATION TO:
 1311 G STREET
 BEHLING MONTROSS ASSOC., INC.

JOB NO.: 82.09

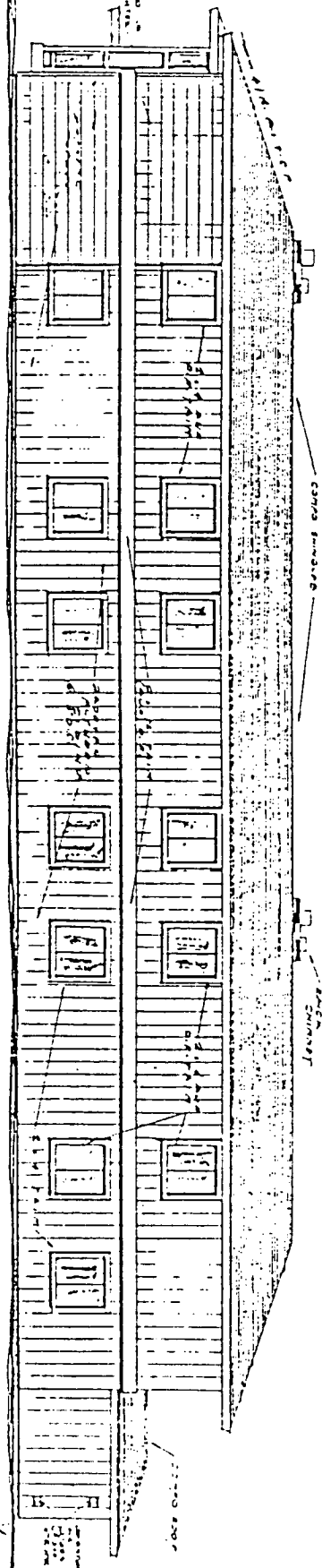
MOGAVERO + UNRUH
 ARCHITECTURE • DEVELOPMENT
 811 J STREET
 SACRAMENTO, CA 95814

DATE
 6-1-82

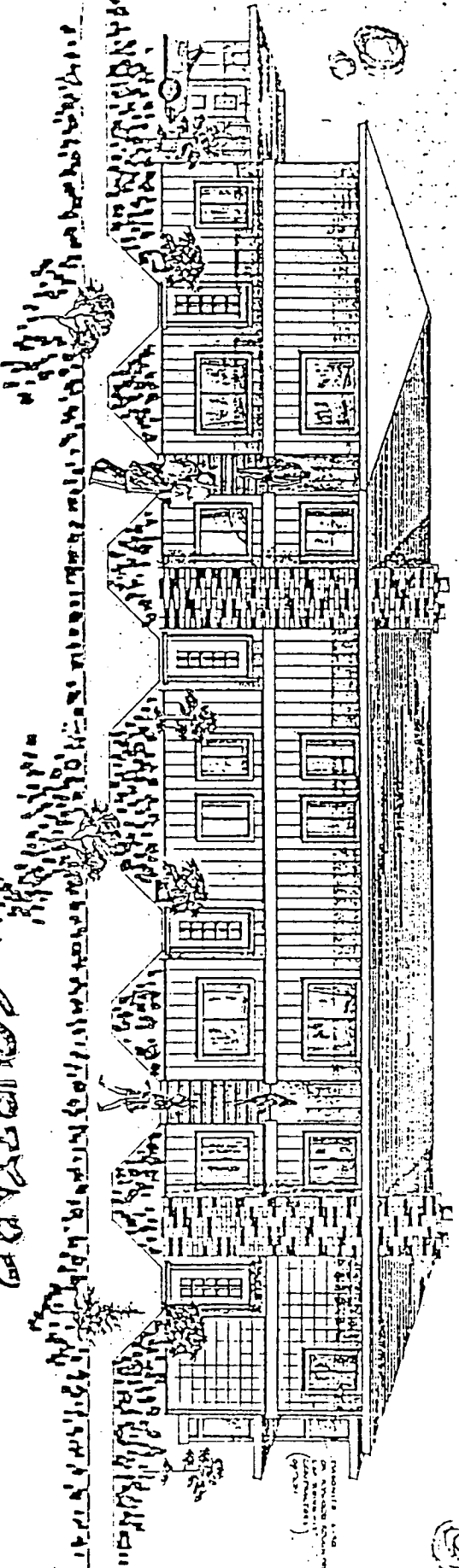
173-11-83

173-11-83

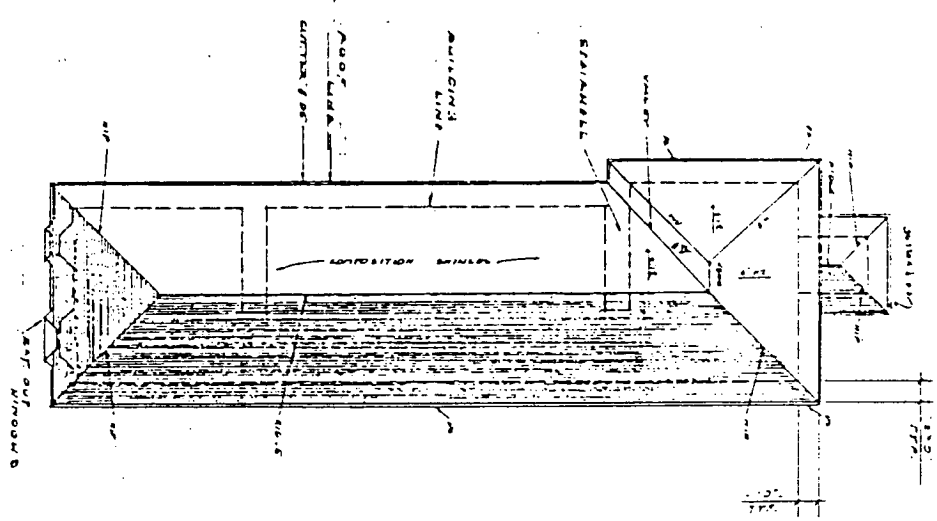
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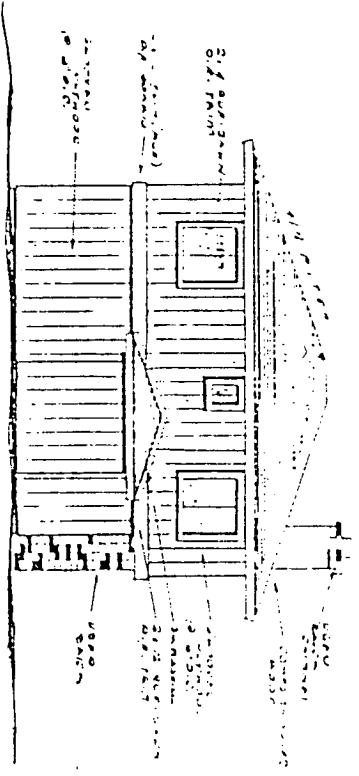
SIDE



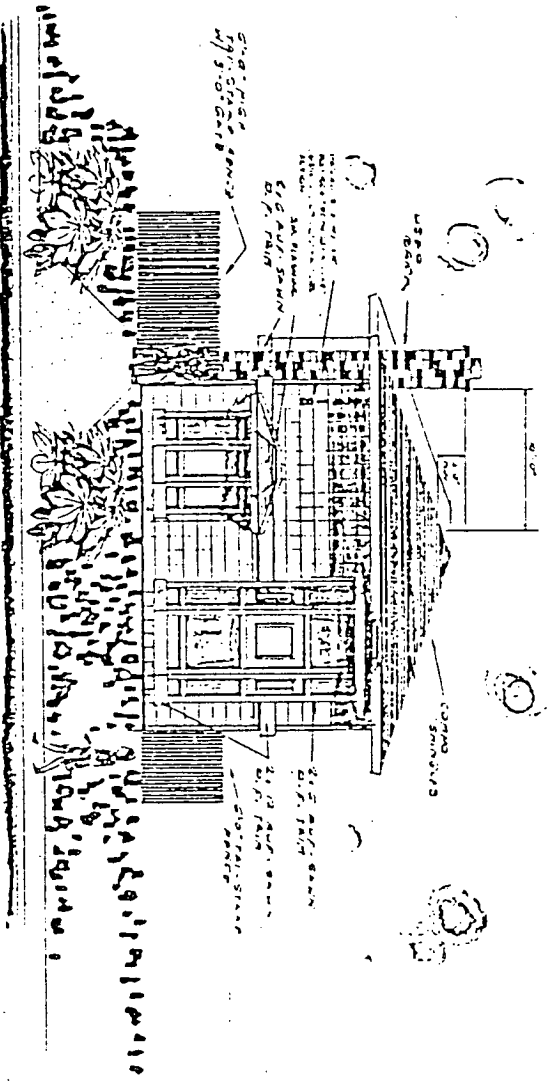
COURTYARD



ROOF



REAR

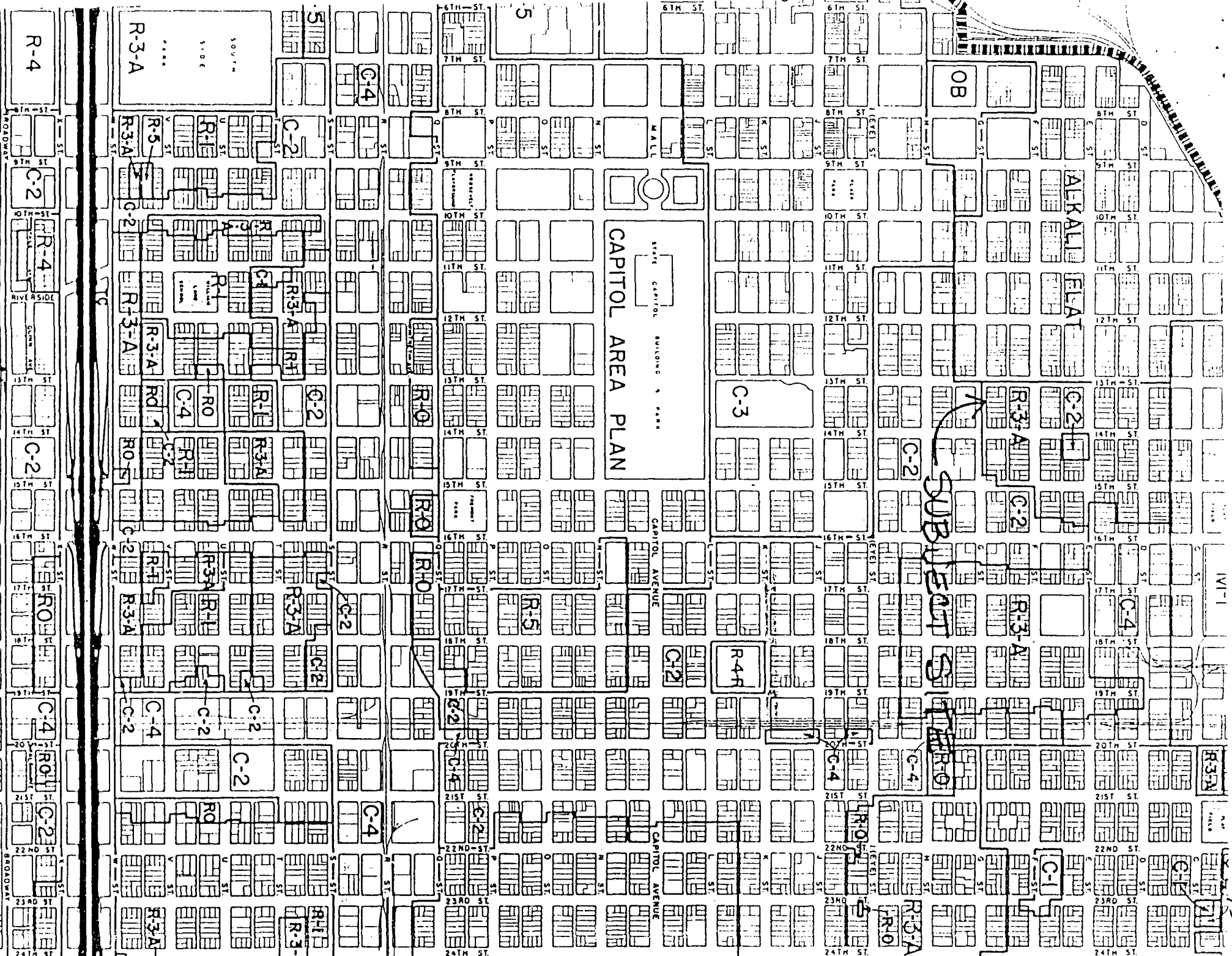


ST. PETER'S

P-82-025

S-4-82

No. 4





CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

AUG 22 2 18 PM '83

MARTY VAN DUYN
PLANNING DIRECTOR

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

August 22, 1983

RFI: 9-6-83
Key: 9-13-83
FCA Date: 9-20-83

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Connie Petersen
SUBJECT: Request to Set Public Hearings

1. P83-230 Various requests for property located north of Northgate Park and west of future extension of Mendel Way. (D1)(APN: 225-240-03)
 - a. Rezone 17.5+ acres from A to R-1A and R-1.
 - b. Tentative Map to divide 17.5+ acres into 130 lots.
2. P83-234 Various requests for property located on SE corner of 14th and O Streets. (D1)(APN: 006-226-01 thru 05)
 - a. Rezone 25' x 44' area from R-5 to C-2.
 - b. Tentative Map to create one condominium lot and one commercial site.
3. P82-017 Extension of special permit for conversion of 57 apartment units into condominiums for property located at 3099 Great Falls Way. (D6)(APN: 079-151-01)
4. P82-020 Extension of special permit for conversion of four apartment units into condominiums for property located at 1105 F Street. (D1)(APN: 002-115-16)
5. P82-024 Extension of special permit for conversion of 98 apartment units into condominiums for property located at 54 Quay Court. (D8)(APN: 030-312-21,22,23)
6. ~~P82-025~~ Extension of special permit for conversion of eight apartment units into condominiums for property located at 1311 G Street. (D1)(APN: 002-163-22)
7. P82-026 Extension of special permit for conversion of 148 apartment units into condominiums for property located at 1 Shoal Court. (D8)(APN: 030-330-18)

cp

g

Janice

82-024 Owner/Applicant

Southwood Apartments Limited Partnership
1024 Robinhood Drive
Stockton CA 95207

82-025 Onwer/Applicant

Michael Montross
2050 Pioneer Court, #204
San Mateo CA 94403

82-017 Applicant: Michael A. Hackard & Associates
1435 River Park Drive., Suite 405
Sacramento CA 95815

Owner: James J. Simkalo
RBS Properties
2614-B Jackson Street
San Francisco CA 94115

82-026 Applicant: Christopher Kozell
Camino West Management, Inc.
1501 El Camino Avenue, Suite 1
Sacramento CA 95815

Owner: Harold G. Morehead
c/o IRES
3 Corporate Plaza
Newport Beach CA 92660

82-020 Applicant McDonough, Holland & Allen
555 Capitol Mall, Suite 950
Sacramento CA 95814

Owner MVC Partnership
927 L Street, #850
Sacramento CA 95814

- | | | |
|--|---|---|
| 1. APN 2-163-22
George and Nancy Barber
585 Marlin Court
Redwood City, CA 94065 | 10. APN 2-124-21
Merrie T. Yen
1307 F Street
Sacramento, CA 95814 | 19. APN 2-161-13
Steve Jordan
2636 Fulton Avenue
Sacramento, CA 95821 |
| 2. APN 2-122-15
John L. Mitchell
William P. Vald
1806 D Street
Sacramento, CA 95831 | 11. APN 2-124-22
Albert & Kenneth Santos
4318 Rose Valley Way
Sacramento, CA 95826 | 20. APN 2-161-14
Steve Jordan
2636 Fulton Avenue
Sacramento, CA 95821 |
| 3. APN 2-122-16
Thomas and Joan Engel
69 Starlit Circle
Sacramento, CA 95831 | 12. APN 2-161-04
Dave and Eva Fanner
1220 F Street
Sacramento, CA 95814 | 21. APN 2-161-21
James & Betty Burpo
960 Fulton Avenue
Sacramento, CA 95825 |
| 4. APN 2-124-15
Stanley and Carolyn Collis
3878 Paseo Grande
Moraga, CA 94556 | 13. APN 2-161-05
James and Betty Burpo
960 Fulton Avenue
Sacramento, CA 95825 | 22. APN 2-162-04
John & Dianne Stafford
1210 G Street
Sacramento, CA 95814 |
| 5. APN 2-124-16
Margarita Gutierrez
1325 F Street
Sacramento, CA 95814 | 14. APN 2-161-06
James and Betty Burpo
960 Fulton Avenue
Sacramento, CA 95825 | 23. APN 2-162-10
James P. Cress
718 13th Street
Sacramento, CA 95814 |
| 6. APN 2-124-17
Steve Loris
1323 F Street
Sacramento, CA 95814 | 15. APN 2-161-09
Todd & Catherine Hamilton
616 13th Street
Sacramento, CA 95814 | 24. APN 2-162-19
Holy Ascension Russian
Orthdx
714 13th Street
Sacramento, CA 95814 |
| 7. APN 2-124-18
Capitol Apartments
Vistar Finance Inc.
13456 Washington Blvd.
Marina Del Rey, CA 90291 | 16. APN 2-161-10
Richard & Phyllis Pilant
2219 L Street
Sacramento, CA 95816 | 25. APN 2-163-01
John V. Arias
6053 33rd Avenue
Sacramento, CA 95824 |
| 8. APN 2-124-19
Pius and Elsie Morant
2372 Portola Way
Sacramento, CA 95818 | 17. APN 2-161-11
Henry and Grace Kagawa
1235 G Street
Sacramento, CA 95814 | 26. APN 2-163-02
John V. Arias
6053 33rd Street
Sacramento, CA 95824 |
| 9. APN 2-124-20
Agustin/Guadalupe Gutierrez
1311 F Street
Sacramento, CA 95814 | 18. APN 2-161-12
Henry and Grace Kagawa
1235 G Street
Sacramento, CA 95814 | 27. APN 2-163-03
Lena Villegas
1818 F Street
Sacramento, CA 95814 |

82-025

- | | | |
|---|---|---|
| 28. APN 2-163-04
Flint & Renate Saylor
665 Amesbury Drive
Dixon, CA 95620 | 37. APN 2-163-13
Igor I. Melnikoff
608 14th Street
Sacramento, CA 95814 | 46. APN 2-163-23
Roger W. Bollinger
18310 Coastline Drive
Malibu, CA 90265 |
| 29. APN 2-163-05
Louis & Soledad Colmenarez
1302 F Street
Sacramento, CA 95814 | 38. APN 2-163-14
Igor I. Melnikoff
608 14th Street
Sacramento, CA 96814 | 47. APN 2-163-24
Patrick, Linda & Joan
Kleeman
1120 Robertson Way
Sacramento, CA 95818 |
| 30. APN 2-163-06
Ann and Henry Miller
1308 F Street
Sacramento, CA 95814 | 39. APN 2-163-15
Alfred & Elizabeth Jennings
2750 Marty Way
Sacramento, CA 95818 | 48. APN 2-163-25
John & Margaret Coons
1139 Bismarck Lane
Alameda, CA 94501 |
| 31. APN 2-163-07
Bennie and Joyce Rinehart
2125 Shielan Way
Sacramento, CA 95822 | 40. APN 2-163-16
Benjamin & Moira Dudek
9292 Vancouver Drive
Sacramento, CA 95826 | 49. APN 2-164-01
Cove Properties
440 San Mateo Avenue
San Bruno, CA 94066 |
| 32. APN 2-163-08
Gregorio & Esther Gutierrez
1314 F Street
Sacramento, CA 95814 | 41. APN 2-163-17
Charles Lueras
1709 Merckley Avenue
West Sacramento, CA 95691 | 50. APN 2-164-02
Robert & Carolyn Granucci
1318 G Street
Sacramento, CA 95814 |
| 33. APN 2-163-09
Carmen De Pina
1318 F Street
Sacramento, CA 95814 | 42. APN 2-163-18
Sam and Roxie Yenovkian
815 Los Molinas
Sacramento, CA 95825 | 51. APN 2-164-06
Jim and Betty Warthan
7290 Gilmore Court
Sacramento, CA 95828 |
| 34. APN 2-163-10
Eugene & Dorothy McCormick
1322 F Street
Sacramento, CA 95814 | 43. APN 2-163-19
James and Helen Piperis
1522 Daily Drive
San Leandro, CA 94577 | 52. APN 2-164-07
Henry & Wendy Teichert
1300 41st Street
Sacramento, CA 95819 |
| 35. APN 2-163-11
Cresencio & Otilia Rangel
1326 F Street
Sacramento, CA 95814 | 44. APN 2-163-20
James and Helen Piperis
1522 Daily Drive
San Leandro, CA 94577 | 53. APN 2-164-08
David Karabinus and
Ernest Winters
910 H Street 301
Sacramento, CA 95814 |
| 36. APN 2-163-12
Alfred Gianelli
4109 41st Avenue
Sacramento, CA 95824 | 45. APN 2-163-21
Warren Lyndall Perrigo
6372 Tamalpais Avenue
San Jose, CA 95120 | 54. APN 2-164-18
Downtown Villas Co.
2636 Fulton Avenue
Sacramento, CA 95821 |

<p>55. APN 2-164-10 Mid Town Associates 2001 H Street Sacramento, CA 95814</p>	<p>64. APN 2-165-23 John Hendricks Joan Gregory 617 14th Street Sacramento, CA 95814</p>	<p>APN 2-163-22 1. Suan Construction Corporation 966 Fulton Ave. #1 Sacramento, Calif 95825</p>
<p>56. APN 2-164-11 Mary G. Halverson 1317 H Street Sacramento, CA 95814</p>	<p>65. APN 2-165-21 Joey B. Spence 1051 Scribble Street Folsom, CA 95630</p>	<p>40. APN 2-163-16 Culjius, Joseph 1220 Robertson Way Sacramento, Calif 95818</p>
<p>57. APN 2-164-14 Eve McMillan 1307 H Street Sacramento, CA 95814</p>	<p>66. APN 2-165-20 Daniel and Joan Schaedler 1405 G Street Sacramento, CA 95814</p>	<p>51. APN 2-164-06 Vogel, Dave 3009 J Street Sacramento 95816</p>
<p>58. APN 2-164-15 James and Mary Berglund 7343 Fairway Road La Jolla, CA 92037</p>	<p>67. APN 2-165-22 Bruce J. Souza 621 14th Street Sacramento, CA 95814</p>	<p>55. APN 2-164-10 1325 H Street of Sacramento, Ltd. 2021 N Street, #E Sacramento, 95814</p>
<p>59. APN 2-164-16 Margaret L. Dong 717 13th Street Sacramento, CA 95814</p>	<p>68. APN 2-166-01 Yvonne Olga Scanlon 1408 G Street Sacramento, CA 95814</p>	<p>56. APN 2-164-11 Rounds, Barbara, MD 8910 Leathom Ave. F. O. Calif 95628</p>
<p>60. APN 2-164-17 Downtown Villas Co. 2636 Fulton Avenue Sacramento, CA 95821</p>	<p>69. APN 2-166-02 Yvonne Olga Scanlon 1408 G Street Sacramento, CA 95814</p>	<p>62. APN 2-165-02 Lathe, Steven Ganung, Russell A. 6609 Clear Creek Ct. Citrus Hts, 95610</p>
<p>61. APN 2-165-01 John E. Boudier 1348 38th Street Sacramento, CA 95816</p>	<p>Michael Montross 2050 Pioneer Court #204 San Mateo, CA 94403</p>	<p>65. APN 2-165-21 Maser, John E Lola 6800 Woodlock Way Citrus Heights 95610</p>
<p>62. APN 2-165-02 Najiba Zafar 6059 Winding Way Carmichael, CA 95608</p>		
<p>63. APN 2-165-03 Frank and Mildred Dolinar 6573 S Land Park Drive Sacramento, CA 95831</p>		

Real Estate ...
the ...
has ...
and ... 7-20-83

82025

By: Ed J. Lowers

AFFIDAVIT OF MAILING

ON 8/26/83, 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:

Extension of special permit for conversion of eight apartment units into condominiums for property located at 1311 G Street (D1) (P-82025) (APN: 002-163-22)

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: **Michael Montross**
- APPLICANT:
- APPELLANT (IF APPLICABLE):
- MAILING LIST FOR P-NUMBER **82025**
- SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 26th DAY OF **AUGUST**, 1983.


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) 449-5426

LORRAINE MAGANA
CITY CLERK

Michael Montross
2050 Pioneer Court, #204
San Mateo, CA 94403

August 24, 1983

On August 22, 1983 the following matter was filed with my office to set a hearing date before the City Council:

Extension of special permit for conversion of eight apartment units into condominiums for property located at 1311 G Street (D1) (P-82025) (APN: 002-163-22)

This hearing has been set for September 13, 1983, 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,

Anne G. Mason

AM Lorraine Magana
City Clerk

LM/jmb

cc: Mailing list (69)



CITY OF SACRAMENTO RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

SEP 6 10 45 AM '83

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
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Anne G. Mason

AM Lorraine Magana
City Clerk

LM/jmb

cc: Mailing list (69)



OFFICE OF THE CITY CLERK
916 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

STATE FAIR TIME

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VAL 06 010229N1 09/02/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2. APN 2-122-15
John L. Mitchell
William P. Vald
1806 D Street
Sacramento, CA 95831

NOTICE OF CITY COUNCIL HEARING



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

Michael Montross
2050 Pioneer Court, #204
San Mateo, CA 94403

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Sincerely,

LM Lorraine Magana
City Clerk

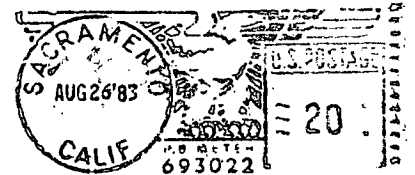
LM/jmb

cc: Mailing list (69)



OFFICE OF THE CITY CLERK
 916 I STREET SACRAMENTO, CALIFORNIA 95814
 CITY HALL ROOM 203 TELEPHONE (916) 449-5428

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RECEIVED
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 CITY OF SACRAMENTO
 AUG 26 10 11 AM '83
 NOTICE OF CITY COUNCIL HEARING

53. APN 2-164-08
 David Karabinus and
 Ernest Winters
 910 H Street 301
 Sacramento, CA 95814

KAR 10 212834N1 08/28/83
 WIN 10 212834N1 08/28/83

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 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD



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

Michael Montross
2050 Pioneer Court, #204
San Mateo, CA 94403

August 24, 1983

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Sincerely,

Anne G. Mason

AM Lorraine Magana
City Clerk

LM/jmb

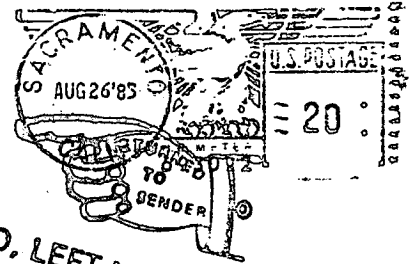
cc: Mailing list (69)



OFFICE OF THE CITY CLERK
 916 J STREET, SACRAMENTO, CALIFORNIA 95814
 CITY HALL ROOM 205 TELEPHONE (916) 449-6426

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 CITY OF SACRAMENTO
 AUG 31 12 05 PM '83

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MOVED, LEFT NO ADDRESS

23. APN 2-162-10
 James P. Cress
 718 13th Street
 Sacramento, CA 95814

NOTICE OF CITY COUNCIL HEARING

PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement therof on the following dates, to wit:

8/26

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

P. Cabana

Signature

Dated Aug 26, 1983

THE DAILY RECORDER

1115 H Street, P.O. Box 1048
Sacramento, California 95805
(916) 444-2355

Mail Proof of Publication to:

City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

This space is for the County Clerk's filing stamp

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

SEP 6 8 04 AM '83

*P 82025
13*

Proof of publication of PUB, Notice of Hearings

CITY OF SACRAMENTO NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of September 13, 1983, at the hour of 7:30 p.m., the following hearing(s) will be held in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California:

Various requests for property located north of Northgate Park and west of future extension of Mendel Way: (D1) (P-83230) (APN: 225-240-03)

A. Rezone 17.5 more or less acres from A to R-1A and R-1.

B. Tentative map to divide 17.5 more or less acres into 130 lots.

Various requests for property located on SE corner of 14th and O Streets: (D1) (P-83234) (APN: 006-226-01 thru 05)

A. Rezone 25' x 44' area from R-5 to C-2.
B. Tentative map to create one condominium lot and one commercial site.

Extension of special permit for conversion of 57 apartment units into condominiums for property located at 3099 Great Falls Way (D6) (P-82017) (APN: 079-151-01)

Extension of special permit for conversion of four apartment units into condominiums for property located at 1105 F Street (D1) (P-82020) (APN: 002-115-16)

Extension of special permit for conversion of 98 apartment units into condominiums for property located at 54 Quay Court (D8) (P-82024) (APN: 030-312-21, 22, 23)

Extension of special permit for conversion of eight apartment units into condominiums for property located at 1311 G Street (D1) (P-82025) (APN: 002-163-22)

Extension of special permit for conversion of 148 apartment units into condominiums for property located at 1 Shoal Court (D8) (P-82026) (APN: 030-330-18)

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 203, Sacramento, California (916) 449-5426.

SACRAMENTO CITY COUNCIL
BY: LORRAINE MAGANA, CITY CLERK
AD NO: 05269
30547-Aug. 26, 1983

CERTIFIED AS TRUE COPY

of *Proof of Publication*

9-8-83

DATE CERTIFIED

Anne J. Mason
ASSISTANT CITY CLERK, CITY OF SACRAMENTO



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Michael Montross
2050 Pioneer Court, #204
San Mateo, CA 94403

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

Sincerely,

LM Lorraine Magana
City Clerk

LM/jmb

cc: Mailing list (69)



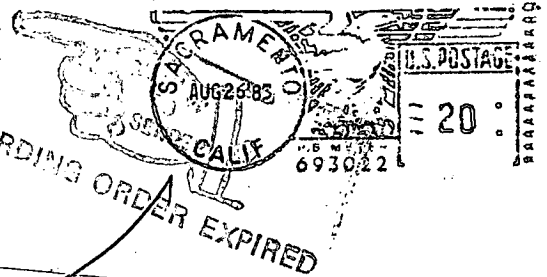
OFFICE OF THE CITY CLERK
 918 I STREET
 CITY HALL ROOM 203 SACRAMENTO, CALIFORNIA 95814
 TELEPHONE (916) 449-6428

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 CITY OF SACRAMENTO

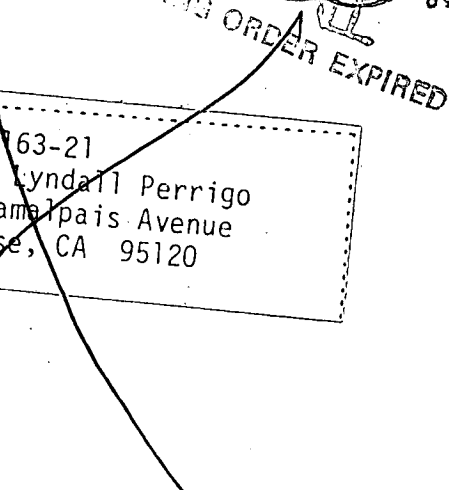
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NOTICE OF CITY COUNCIL HEARING

STATE FAIR TIME
 AT
 CAL - EXPO



~~45. APN 2-163-21
 Warren Lyndall Perrigo
 6372 Tamalpais Avenue
 San Jose, CA 95120~~



September 20, 1983

Michael Montross
2050 Pioneer Court, #204
San Mateo, CA 94403

Dear Mr. Montross:

On September 13, 1983, the Sacramento City Council granted a time extension request on the Tentative Map for property located at 1311 "G" Street for special permit for conversion of four apartment units into condominiums.

The extension is granted one-time only, and will lapse on August 10, 1984.

Sincerely,

Lorraine Magana
City Clerk

LM/s1/13

cc: Planning Department

ITEM NO: 13

ROLL CALL

SACRAMENTO CITY COUNCIL, SACRAMENTO REDEVELOPMENT AGENCY, SACRAMENTO HOUSING AUTHORITY, SACRAMENTO PARKING AUTHORITY

MOVED BY: PO SECONDED BY: Rud DATE: 9/13/83

MOTION: _____

APPROVED
BY THE CITY COUNCIL

SEP 13 1983

OFFICE OF THE
CITY CLERK

		AYE	NO	ABSTAIN	ABSENT
FISHER	D2	/			
GARCIA	D6	/			
KASTANIS	D7	/			
POPE	D3	/			
ROBIE	D8	/			

		AYE	NO	ABSTAIN	ABSENT
RUDIN	D4	/			
SERNA	D5	/			
SHORE	D1	/			
MILLER	M	/			

NOTES: _____

SEQUENCE ORDER 11