

(21)

AREA
WEST ENGINEERS, INC.

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAR 26 2 14 PM '85

March 26, 1985

Ms. Lorraine Magana
SACRAMENTO CITY CLERK
915 I Street
City Hall, Room 203
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP (P84-369)
(APN: 001-104-15) (FT)
769 NORTH 16th STREET

Dear Ms. Magana:

Please continue the above referenced application for one week.

The City Traffic Engineer, Mr. Jim Bloodgood, and our office need to resolve a traffic issue which will impact our site.

If at all possible, please reschedule our matter to be heard by the City Council on April 2, 1985.

Your assistance and cooperation are greatly appreciated.

Sincerely,



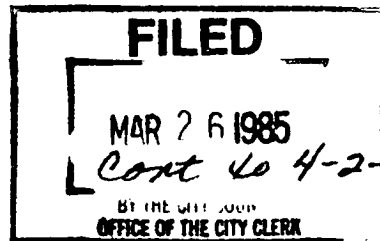
Richard Rozumowicz

formerly Speath Eng., Inc.

cc: Mr. Robert Schoff
Mr. David Vogel
Mr. Jim Bloodgood
Mr. Art Gee

RR:dw

84-48





CITY OF SACRAMENTO

22

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 19, 1985

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

March 26 1985

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Variance to waive the required two-hour fire separation for a proposed condominium conversion project (P85-038)

LOCATION: 54 Quay Court

SUMMARY

The application is for a Variance to waive the two-hour fire separation for a proposed condominium conversion project. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

On October 16, 1984, the City Council amended the Condominium Ordinance to eliminate the two-hour fire separation for new condominium construction projects. As amended, new condominium construction is treated in the same manner as new apartment construction. Staff however, reserved recommending any changes to conversion until the issue could be more thoroughly evaluated. A potential area for consideration was the age, material and condition of the units proposed for conversion and the building standards that they were constructed under.

The subject Variance application is for a 98 unit apartment complex built in 1979-80 under the 1976 Building Code. Those standards are the same structural standards used today for new condominium construction.

VOTE OF THE PLANNING COMMISSION

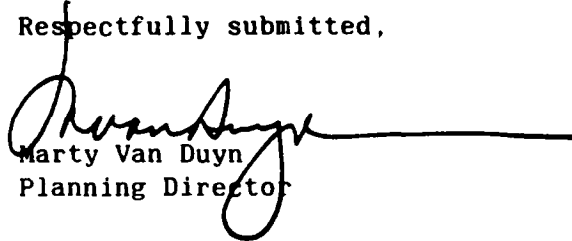
On February 14, 1985, the Commission voted seven ayes, two absent, to recommend approval of the Variance.

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RECOMMENDATION

The Planning Commission and staff recommend approval of the Variance subject to the attached Findings of Fact.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG: pkb
attachments
P85-038

March 26, 1985
District No. 8

MEETING DATE February 14, 1985
 ITEM NO. 26 FILE # P 85-038
 M _____

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

Location: 54 QUAY COURT

Recommendation:

- Favorable *WTF*
- Unfavorable
- Petition
- Correspondence

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

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

- 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	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓		✓	
Hunter	✓			
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			✓
Holloway	✓			

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CITY PLANNING COMMISSION

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

22

APPLICANT	Brent Stone, 1024 W. Robinhood Dr., Stockton, CA 95207		
OWNER	Southwood Apartments Limited, 1024 W. Robinhood Drive, Stockton, CA 95207		
PLANS BY	_____		
FILING DATE	1-8-85	50 DAY CPC ACTION DATE	REPORT BY: SC:pb
NEGATIVE DEC	1-18-85	EIR	ASSESSOR'S PCL NO. 030-312-21,22,23

APPLICATION: Variance to waive the required two-hour fire separation for a condominium conversion project (Sec. 28-C)

LOCATION: 54 Quay Court

PROPOSAL: The applicant is requesting the necessary entitlement to waive the two-hour fire separation required for all condominium conversion projects.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1977 North Pocket Community Plan Designation:	Residential; 18-21 du/net acre
Existing Zoning of Site:	R-3, R-2B and R-2A
Existing Land Use of Site:	Apartment complex
Surrounding Land Use and Zoning:	

North:	Single Family Residential; R-1
South:	Single Family Residential; R-1
East:	City Park; R-3
West:	Apartments; R-3

Parking Required:	98
Parking Provided:	145 spaces
Property Dimensions:	Irregular
Property Area:	5.9± acres
Density of Development:	17 du/net acre
Square Footage of Units:	1,230 sq. ft. - 1,441 sq. ft.
Significant Features of Site:	Existing apartment complex
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On May 4, 1982, the Planning Commission considered a request to convert Southwood Townhomes, a 98 unit apartment complex, into condominiums. The special permit was extended to August 10, 1983, by which time the conversion was to be completed by the sale of at least one unit in the complex. On September 11, 1984, the City Council approved a variance to waive the time limitation on the special permit for this conversion. This variance was granted since the applicant was actively pursuing the conversion of this complex and completion was expected in the near future.

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On October 16, 1984, the City Council amended the Condominium Ordinance by eliminating the two-hour fire wall requirement for new condominium construction. The amendment was prompted by concerns expressed by the building industry. The building industry indicated that the two-hour fire wall requirement was inconsistent with the Uniform Building Code (UBC). As amended, the Condominium Ordinance treats new condominium construction in the same manner as new apartment or multiple family development and these units do not require the two hour separation.

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

- A. This project is currently in the process of conversion and the applicant has indicated that the conversion should be completed in the near future. Of major concern by the applicant is the two-hour fire separation requirement. The two-hour separation will require the installation of a sprinkler system in each unit or the construction of a two-hour rated fire wall between the units. The applicant is requesting this requirement be waived.
- B. This 98 unit complex was constructed in 1979-80 under the 1976 Building Code. These standards are the same structural standards used today for new condominium construction. Since this complex complies with current code and is constructed in the same manner as new condominiums, staff supports the requested variance to waive the two-hour separation which is not required for similar new development.
- C. The applicant's request was reviewed by the City Fire Department and Building Inspections. The Building Division has submitted comments attached in exhibit "A" which indicates that these units were constructed under present day building codes for apartments and condominiums. The City Fire Department has indicated objections to the requested variance to waive the two-hour separation. The Fire Department is recommending the units be provided with a fire sprinkler system or a two-hour rated wall separating the units.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has determined that the variance will not have a significant adverse impact on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration; and
- B. Recommend approval of the variance based upon the following findings of fact:

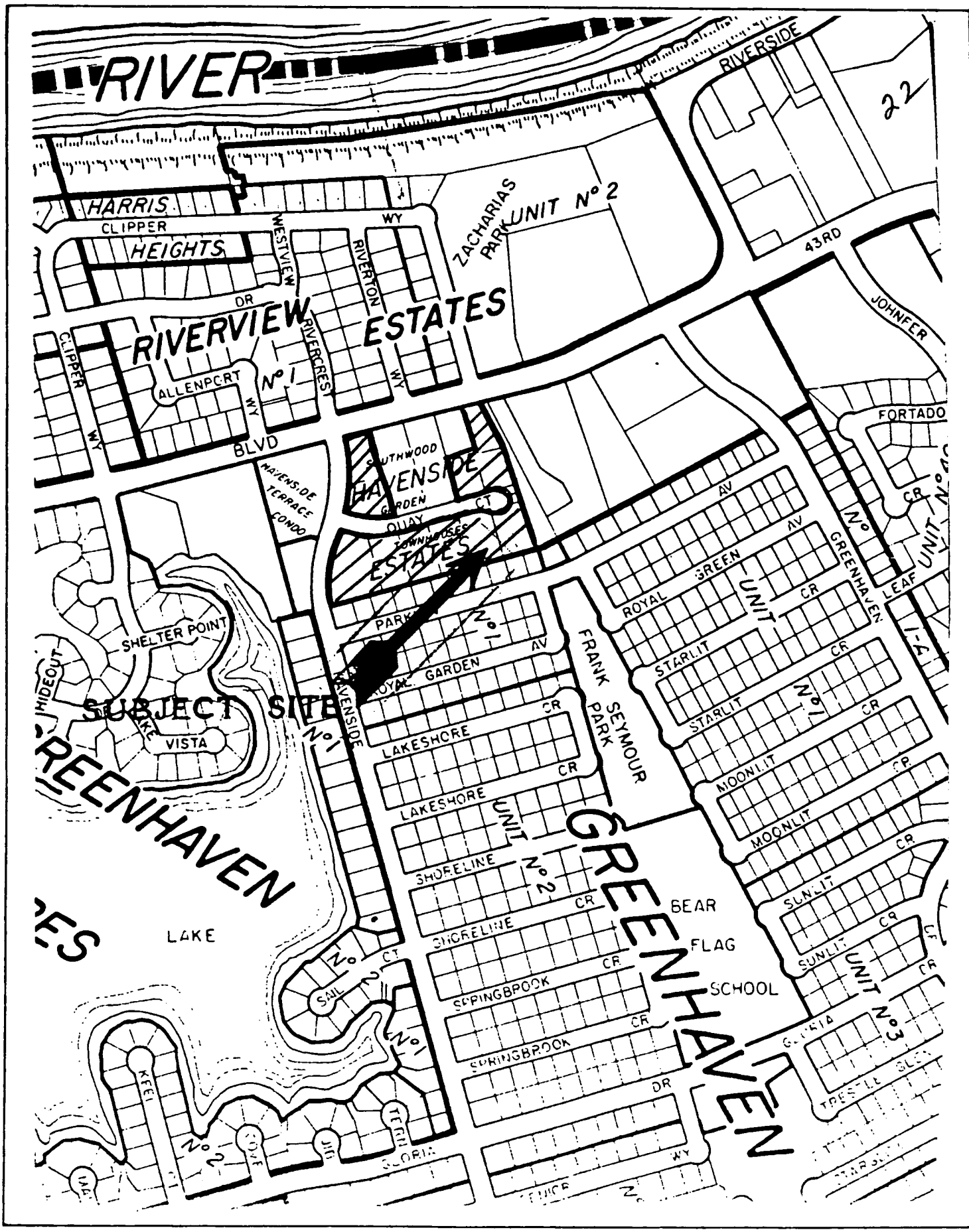
Findings of Fact - Variance

- 1. As proposed, the variance does not constitute a special privilege extended to one property owner in that new condominium construction built to the same standards as the subject property does not require two-hour fire separation.
- 2. This variance is not a use variance in that condominiums are allowed in the R-2A and R-2B zones.

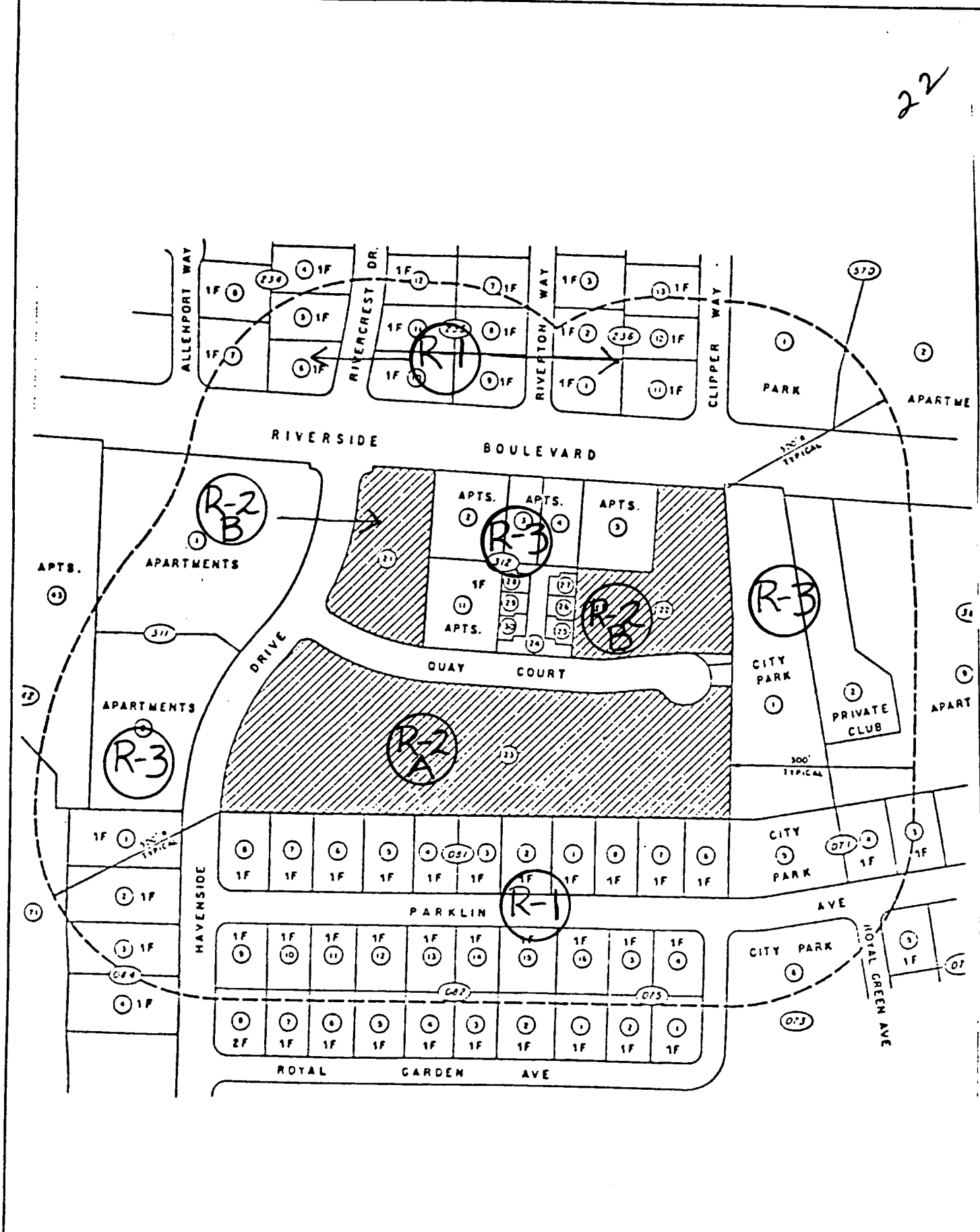
6

3. As proposed, the variance will not be injurious to public welfare or other property in the vicinity of the site in that the units were constructed under current building code standards for new condominium construction.
4. The proposed variance is not contrary to the General Plan or the Pocket Community Plan which designate the site for residential use.

RIVER



VICINITY MAP

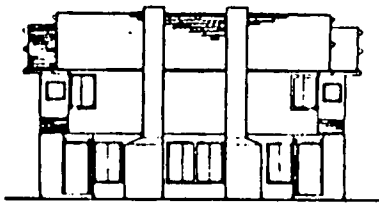


LAND USE & ZONING MAP

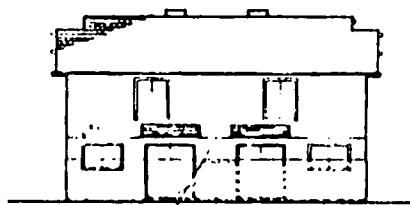
P85-038

2-14-85

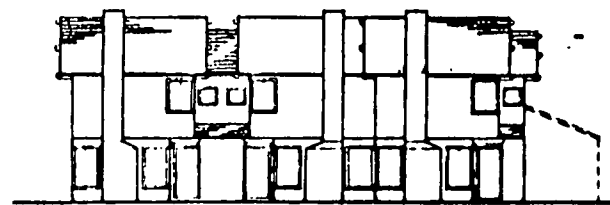
Mc.



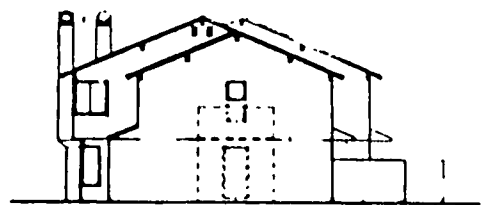
BLDG 1 (1.5 story, rear)



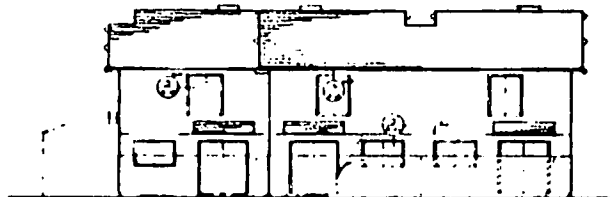
BLDG 2 (1.5 story, rear)



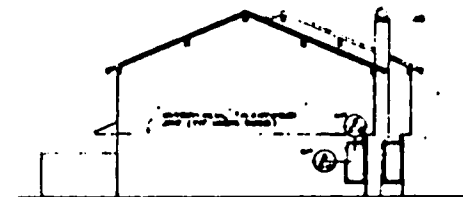
BLDG 22 (1.5 story, rear)



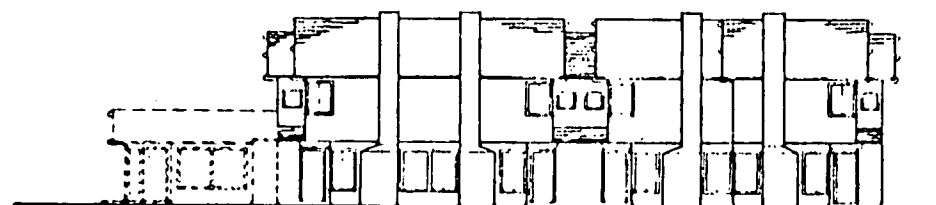
BLDG 10 (1.5 story, rear)



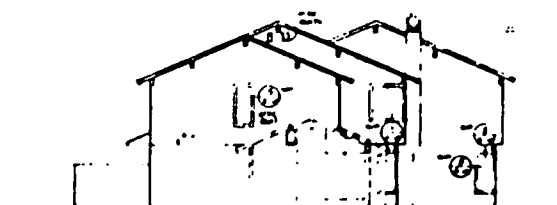
BLDG 11 (1.5 story, rear)



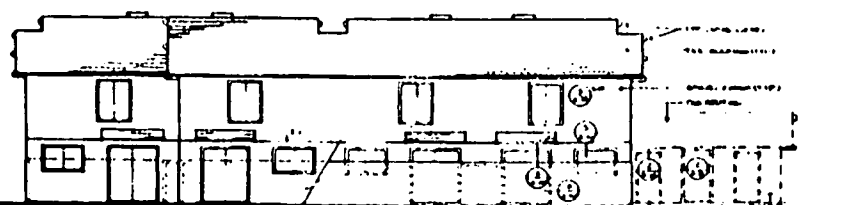
BLDG 12 (1.5 story, rear)



BLDG 10 (1.5 story, rear)



BLDG 10 (1.5 story, rear)



BLDG 11 (1.5 story, rear)

P 85038

Thompson Architects Group, Inc. 1177 W. Shaw Ave. Fresno, California 93721 (209) 225-3232

DATE: 2/14/85
BY: [Signature]
PROJECT: [Project Name]
NO. OF SETS: [Number]
OF SHEETS: [Number]

EXTERIOR ELEVATION

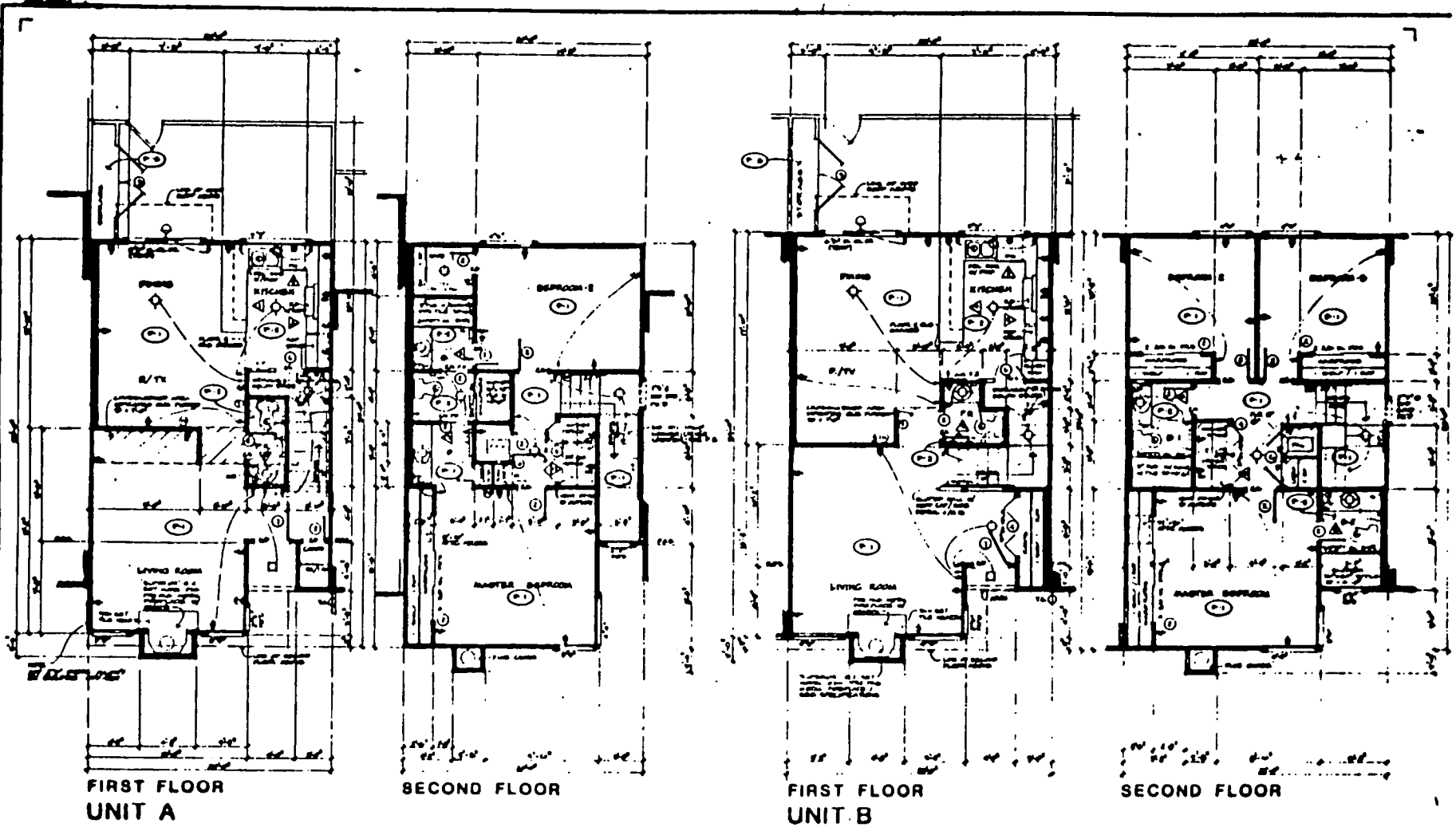
Project:	
Client:	
Architect:	
Date:	
Scale:	
Sheet:	

22

P85-038

3-14-85

12



FIRST FLOOR UNIT A

SECOND FLOOR UNIT A

FIRST FLOOR UNIT B

SECOND FLOOR UNIT B

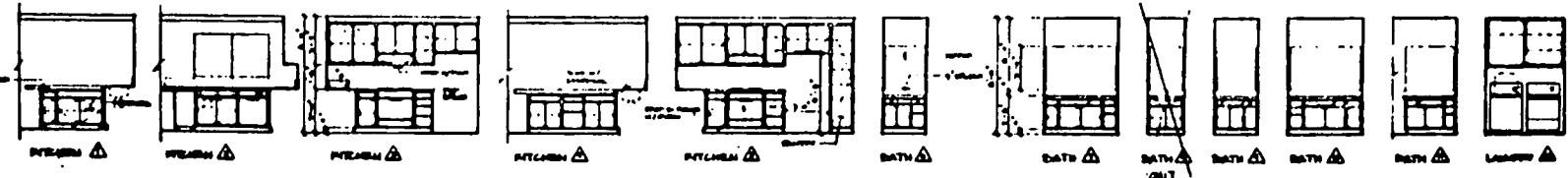
Thompson
Architect
Group, Inc.
1177 W. Shaw Ave.
Fresno, California 93701
(209) 226-3232

notes:
1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

Project Name	85038
Project Location	T.A.D.
Scale	1/8" = 1'-0"
Date	3-14-85
Drawn by	
Checked by	

FLOOR PLAN	
Project Name	85038
Project Location	T.A.D.
Scale	1/8" = 1'-0"
Date	3-14-85
Drawn by	
Checked by	

P 85038



INTERIOR ELEVATIONS

No.

22



CITY OF SACRAMENTO


EXHIBIT 'A'

22

DIVISION OF BUILDING INSPECTIONS
927 - 10th STREET SACRAMENTO, CALIFORNIA 95814
ROOM 100

January 30, 1985

MEMORANDUM

TO: Sharon Caudle, Assistant Planner
Planning Department 

FROM: Elmer M. Larsen, Chief Building Inspector
Building Inspections Division


SUBJECT: 54 - Quay Court - 98 Units Condominium Conversion

The above units were built to standards for present-day building codes for apartments and condominiums; except as condominium conversions, they must comply with the condominium conversion ordinance.

We have no authority to waive the two-hour requirements for unit separation or the provisions for separate services; this is up to the City Council to approve.

However, if these units were built today, we would not require two-hour firewalls for unit separation. We would however require separate service for the units or equivalent.

New condominiums do not require two-hour firewall separation of units.

EML:m1 

Variance to waive the required two-hour)
fire separation for a condominium conver-)
sion project located at 54 Quay Court.)
(P85-038))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of March 26, 1985, the City Council considered evidence in the above matter. Based on evidence at said hearing, the Council approved the Variance request based on the following Findings of Fact:

1. As proposed, the variance does not constitute a special privilege extended to one property owner in that new condominium construction built to the same standards as the subject property does not require two-hour fire separation.
2. This variance is not a use variance in that condominiums are allowed in the R-2A and R-2B zones.
3. As proposed, the variance will not be injurious to public welfare or other property in the vicinity of the site in that the units were constructed under current building code standards for new condominium construction.
4. The proposed variance is not contrary to the General Plan or the Pocket Community Plan which designate the site for residential use.

Gene Ruden
MAYOR

ATTEST:

Guine Magara
CITY CLERK

P85-038

APPROVED
BY THE CITY COUNCIL

MAR 26 1985

OFFICE OF THE
CITY CLERK



CITY OF SACRAMENTO

P-85038

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

22

MAR 4 4 12 PM '85

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 4, 1985

HRg: #1 3-26-85
#2 3-19-85

FCA Date: 4-2-85

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

1. P85-038 Variance to waive the two-hour fire wall requirement for condominium conversions for a 98-unit townhouse development located on 6+ acres in the Garden Apartment, R-2A zone for property located at 54 Quay Court. (D8) (APN: 030-312-21,22,23)

2. P85-063 Appeal of Planning Commission's Denial of various requests for property located at the southeast corner of Garden Highway and Orchard Lane. (D1) (APN: 274-030-52,61,62)
 - a. Rezone 35+ acres from Agriculture, A to Light Density Multiple Family, R-3, Townhouse, R-1A and Garden Apartment, R-2B zones.
 - b. Special Permit to develop 144 condominiums, 109 townhouses and 296 apartment units.
 - c. Establish Riverview Ranch PUD.

MEETING DATE February 14, 1985
 ITEM NO. 26 FILE P 85-038
 M _____

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

Location: 54 Quay Court

Recommendation:
 Favorable *WTF*
 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	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓		✓	
Hunter	✓			
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			✓
Holloway	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE ~~SUBJECT TO COND.~~ & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: FG 1-8-85

Project Location 54 Quay Court P 85038

Assessor Parcel No. 030-820-01 thru 39; 030-830-01 thru 64

Owners Southwood Apartments Phone No. _____

Address 1024 West Robinhood Drive, Stockton, CA 95207

Applicant Brent Stone Phone No. (209) 478-1791

Address 1024 West Robinhood Drive, Stockton, CA 95207

Signature _____ C.P.C. Mtg. Date 2-14-85

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

- Environ. Determination Neg Dec
- General Plan Amend _____
- Community Plan Amend _____
- Rezone _____
- Tentative Map _____
- Special Permit _____
- Variances to waive 2-hr. fire wall requirement for condominium conversions for a 98-unit townhouse development in Garden Apartment (R-2A) zone.
- Plan Review _____
- PUD _____
- Other _____

Commission date	Council date	Filing Fees
<u>2/14/85</u>	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	_____
_____	_____	\$ _____
_____	Res. _____	_____
_____	_____	\$ _____
_____	Ord. _____	_____
_____	_____	\$ _____
_____	Res. _____	_____
_____	_____	\$ _____
<u>IAF</u>	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

FEE TOTAL \$ _____
 RECEIPT NO. 4666
 By/date FG 1-8-85

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

Key to Entitlement Actions

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

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

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

P 85038