



# CITY OF SACRAMENTO

4

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

MARTY VAN DUYN  
PLANNING DIRECTOR

APPROVED  
BY THE CITY COUNCIL

November 20, 1984

DEC 3 1984

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Conversion of a 7 unit apartment complex into condominiums (P84-041)

LOCATION: 2216 T Street

## Summary

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

These 26 complexes represent 205 apartment units. The adopted Condominium Conversion Ordinance stipulates that the City shall not approve a Special Permit for conversion unless the vacancy rate for the affected area is greater than 5%. Based upon the vacancy rate, at time of application, and a credit for replacement housing provided by the applicant, staff and the Planning Commission are recommending approval of 6 projects totalling 46 units. This complex is one of the 6 applications recommended for approval subject to attached Conditions and Findings of Fact.

## BACKGROUND INFORMATION

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

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

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

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

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

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

#### PROJECT EVALUATION

##### Applicant's Program

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

##### Site Characteristics

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

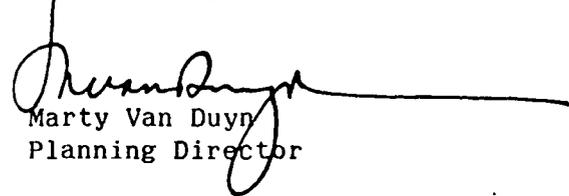
In reviewing this complex under the established criteria this complex was found to possess many of the features conducive to individual ownership and therefore staff and the Planning Commission have recommended approval of this request.

RECOMMENDATION

Staff and the Planning Commission recommend the following actions:

- A. Approval of the Tentative Map by adopting the attached Resolution subject to Conditions.
- B. Approval of the Special Permit, subject to Conditions and based upon the attached Findings of Fact.
- C. Approval of the Variance to waive the special sales and lease provisions, subject to Conditions and based upon attached Findings of Fact.
- D. Approval of the Variance to waive the required pest control report and sound study (Withdrawn).
- E. Approval of the Variance to waive 3 of 7 required parking spaces, based upon attached Findings of Fact.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

SC:lao  
attachments  
P84-041

December 3, 1984  
District No. 4

# RESOLUTION No. 84-984

Adopted by The Sacramento City Council on date of

APPROVED  
BY THE CITY COUNCIL

DEC 3 1984

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 2216 T STREET

(P-84-041)(APN: 010-103-06)

WHEREAS, the City Council, on December 3, 1984, held a public hearing on the request for approval of a tentative map for property located at  
-2216 T Street;

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

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

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

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

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

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

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

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The proposed subdivision of existing multiple family dwellings into condominiums is within the Central City Community Plan area and the average annual vacancy rate for this area at the time of approval exceeds five percent or the applicant has offered measures to mitigate concern over the loss of rental housing.
5. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
6. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified and eligible tenants of low and moderate income.
7. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.
8. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  1. If street lights do not currently exist then the applicant/owner shall enter into an agreement with the City to participate in any future assessment district to provide street lights when they are installed in the neighborhood.
  2. If on-site parking is provided from an unimproved alley then the applicant/owner shall improve the alley to City standards from the closest public street through the entire length of the subject property to the satisfaction of the Public Works Department.
  3. Separate water and sewer services are required for each lot. The existing water and sewer services shall be located and main extensions or reconstruction may be required to meet City code. This will be provided to the satisfaction of the Public Works Department prior to final map approval.
  4. Water and sewer service shall comply with Sec. 28-C-3-b (i) & (ii) of the Zoning Ordinance.
  5. Sound transmission and sound impact levels shall meet the minimum standards set forth in Sec. 28-C-3 (c) of the Zoning Ordinance. A sound study shall be submitted to County Health for review and approval prior to filing a final map.
  6. Each unit shall meet the minimum fire safety standards set forth in Sec. 28-C-3 (d) of the Zoning Ordinance.
  7. All existing assessments shall be paid.

8. The following safety and crime prevention measures shall be provided where applicable:
- a. All open parking lots and carports shall be provided with a minimum maintained one footcandle of light as measured at the parking surface from one-half hour before sunset until one-half hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers.
  - b. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) maintained minimum of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
  - c. All building numbers and street addresses shall be clearly visible from all public or private accesses. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
  - d. Parking spaces shall be numbered in such a manner that the space numbers do not correspond to the addresses or unit numbers of residences.
  - e. All single swing entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:
    - 1) the bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack;
    - 2) the cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching;
    - 3) the deadbolt shall be of the pin tumbler type with a minimum of five pins.
  - f. All door hinges shall be secured with a minimum of two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the frame to which the hinge is attached.
  - g. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.A. Gauge steel, bronze or brass, and shall be secured to a wood jam with not less than 4 No. 8 screws which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of 4 number 8 machine screws.

- h. Sliding door and window assemblies shall be so designed that the door/window cannot be lifted from the track when the door or window is in the closed position on the first floor only.
  - i. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door when the door is closed. This view may be provided by a one-way door viewer designed to provide at a minimum 130° yield of view.
  - j. The declaration of conditions, covenant and restrictions shall give the officers of the home owners' association strong and specific powers to have towed away all unauthorized parked vehicles from non-dedicated streets, alleys and parking lots.
  - k. Nothing in the declaration of conditions, covenants and restrictions shall prohibit a resident from placing Home Alert (Neighborhood Watch) decals, Operation Identification decals and intrusion alarm warning decals in their windows in a reasonable manner.
9. Ground fault circuit interrupters shall be provided in all bathroom receptacles.
  10. All units shall comply with Article XXII of Chapter 9 of the City Code for energy conservation requirements.
  11. Trash enclosures for dumpsters shall not be located nearer than 10 feet to combustible material nor beneath a window when adjacent to non-combustible structures. The trash enclosure or dumpster shall not be located in the required off-street parking spaces.
  12. Air gap fittings shall be provided on all dishwashers.
  13. All tub and shower wall penetrations shall be properly sealed.
  14. All roof mounted condensate drains shall be reconnected.
  15. All roof mounted fuel gas piping shall be properly supported.
  16. All black stovepipe shall be removed from water heater flues and be reconnected with galvanized vent connectors.
  17. All tub and shower tile shall be regouted as needed.
  18. Each dwelling unit shall be provided with an approved smoke detector.
  19. All defective entrance light fixtures to apartments shall be repaired or replaced.
  20. Leaks in the hot water line at the water heater shall be repaired.
  21. The area separation wall currently projects 16 inches above the roof. This wall must be built up so that it projects not less than 30 inches above the roof.
  22. Backing shall be provided under all joints in the exterior plywood siding to provide adequate weather protection.

23. The guardrail for the balcony on Apartment No. 7 shall have intermediate rails or an ornamental pattern such that a sphere of nine inches in diameter cannot pass through.
24. The floodlight that was installed without a permit, inspection or approval, shall be removed.
25. The fused disconnect for the air conditioner in Apartment No. 2 shall be rewired as it is wired backwards.
26. The exposed non-metallic cable penetrating the roof jack for the air conditioning unit in Apartment No. 6 shall be provided with conduit.
27. 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.

Informational Item: Building Inspections has noted that electrical equipment throughout the building has been poorly maintained.

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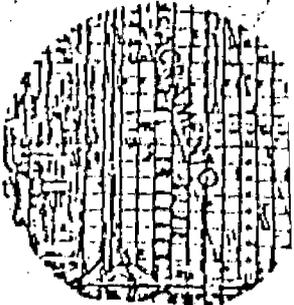
MAYOR

ATTEST:

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CITY CLERK

P84-041



VICINITY MAP  
NO SCALE

2216 T STREET

A CONDOMINIUM SUBDIVISION

OF A PORTION OF LOT 3 ON THE BLOCK  
BOUNDED BY T, 23<sup>RD</sup>, U AND 22<sup>ND</sup> STREETS  
CITY OF SACRAMENTO

JANUARY 1984

JTS ENGINEERING  
CONSULTANTS, INC

CALIFORNIA



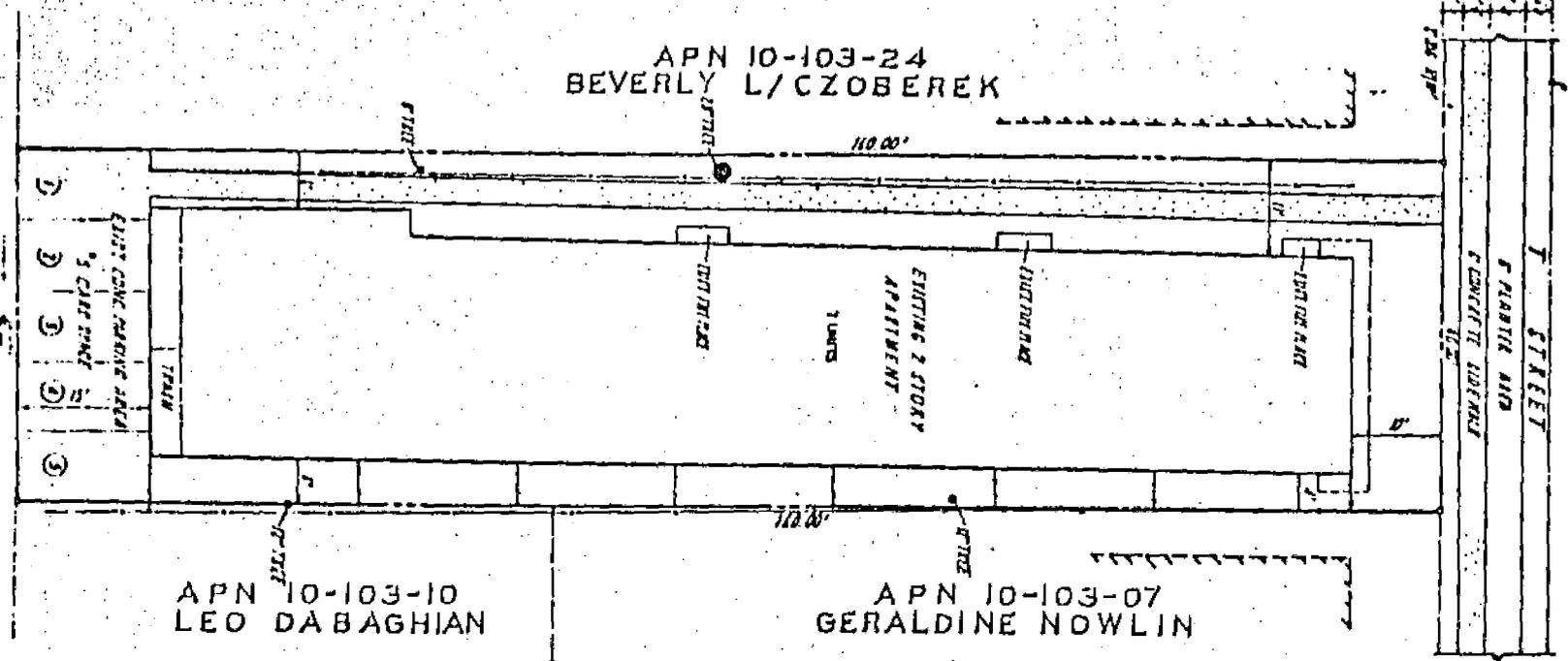
SCALE 1" = 10'

184-041

APN 10-103-24  
BEVERLY L/CZOBEREK

APN 10-103-07  
GERALDINE NOWLIN

APN 10-103-10  
LEO DABAGHIAN



INDICATES PARKING AS CURRENTLY UTILIZED  
INDICATES PARKING INDEVELOPED WITH CURRENT  
ZONING REGULATIONS OR A SPACE WITH VARIANCE REQUESTED.

GENERAL NOTES:

DESIGNED BY:  
JTS ENGINEERING CONSULTANTS, INC.  
811 J STREET  
SACRAMENTO, CA 95814  
(916) 441-0700

DATE: 1/19/84  
C.A. HARRIS  
2208 WILSON COURT, #200  
SACRAMENTO, CA 95805  
CHECK MARK

CLIENT: L.L.M. (LAW OFFICE)

PROJECT USE: APARTMENTS

PROPOSED USE: CONDOMINIUMS

EXISTING ZONING: OS

PROPOSED ZONING: OS

LOCAL DISTRICT: SACRAMENTO CITY

APRIL 2000 DISTRICT

EXISTING 3 PARCELS: 01, 02, 03

UTILITIES:

SEALED: J.S.H.  
REGISTERED: S.A.S.B.  
TITLE NUMBER: PACIFIC 841  
DATE: 01/19/84  
CITY OF SACRAMENTO

NO. 4115  
44-2711  
02-1728  
04-0711

MEETING DATE 10-11-84  
 ITEM NO. 10A FILE # 84-041  
 M \_\_\_\_\_

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

Location: 2216 T STREET

Recommendation:

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

PROPOSERS	
NAME	ADDRESS
<u>Grand Addition - 911 D Street Sacramento CA 95814</u>	
<u>"Lumber Mill Addition" - 2280 &amp; Market #4 Sacramento CA 95811</u>	

OPPOSERS	
NAME	ADDRESS

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

	YES	NO	MOTION	SECOND
Augusta	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	<u>W.M.H.</u>			
Ishmael	✓			
Ramirez	<u>W.M.H.</u>			
Simpson	<u>W.M.H.</u>			
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 \_\_\_\_\_ MEET
  - OTHER \_\_\_\_\_

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Decision and Findings of Fact on P84-041

Location: 2216 T Street (seven units)

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

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

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

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

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

Staff is recommending approval of this project since it more closely adheres to the established criteria. The criteria was developed to ensure that those projects to be converted would be located in areas where individual ownership is consistent with surrounding land use (existing and planned) and that the units possess features commonly found in units developed as condominiums and which will encourage owner occupancy.

Based upon the review criteria (see attached Exhibit A), this complex was found to possess many of the features essential for encouraging owner occupied housing.

Staff Recommendation:

- A. Approval of the Tentative Map, subject to the following conditions;
- B. Approval of the Special Permit, subject to the following conditions and based upon findings of fact which follow;
- C. Approval of the Variance to waive the special sales and lease provisions, subject to conditions and based upon findings of fact to follow;
- D. Variance to waive the required pest control report and sound study (Withdrawn)
- E. Approval of the Variance to waive two of seven required parking spaces, based upon findings of fact to follow.

Special Permit and Variance - Conditions

- 1. The applicant shall provide the tenant benefits outlined in Section 28-C-5(b), (c), (d) and (e) of the Ordinance to all eligible tenants.
- 2. The applicant shall provide all tenants the protection outlined in Section 28-C-5(f) of the Ordinance. This shall be available for two years from January 31, 1984.
- 3. The applicant shall offer a purchase discount of 4% to all tenants residing in this complex at the time of sale. A 7% purchase discount shall be offered to elderly and handicapped tenants. All tenants will be eligible to receive an "as is" discount of from \$1000 to \$1500 if the tenant wishes to purchase a unit without cosmetic refurbishing.
- 4. The applicant shall offer all tenants residing in this complex a 90 day first right of refusal on the purchase of their unit. This offer shall be made at the time the units are available for sale.

5. The relocation assistance outlined in Section 28-C-5(b) of the Ordinance shall be available to each eligible tenant at the time the tenant is requested to vacate their unit or when renovation due to the conversion affects the tenant's unit or living environment. All other provisions of the Ordinance and applicants program will be waived if the tenant elects to relocate under this provision.
6. The applicant shall offer a lifetime lease to all tenants residing in the complex within 30 days of the date of special permit approval. The rent on the lifetime lease shall be that rent the tenant is currently paying with a maximum allowable increase to be that percentage of increase allowed under the consumer price index for this area. The tenant shall have the option to discontinue the lease with a 30 day written notice to the applicant or owner.
7. The applicant shall also provide a lease option purchase plan as part of the extended leases offered to these tenants. The lease option plan will allocate 25% of the tenant's rent toward the down payment on the tenant's unit for a period not exceeding 18 months, but not less than 25% of 10 months. The lease option plan will commence within 45 days after approval of the use permit by the City Council.
8. The applicant shall provide a notice to all existing tenants and all prospective tenants within 45 days from the time of tentative approval, informing the tenant of the rights and benefits due them as a result of this conversion. Prospective tenants shall also be noticed of any rights or benefits they may be required to forfeit as a result of the proposed conversion. A notice of these rights and benefits shall be submitted to the Planning Director for review and approval prior to use by the applicant for these tenants. Proof of notification shall be submitted to the Planning Department for verification of compliance with this requirement.
9. The owner shall offer for sale to all qualified low and moderate income tenants the unit in which they live at the time the special permit for the conversion project is approved, or a comparable unit within the project, at terms that are affordable to the tenant. The applicant will use FHA single family purchase programs or any other programs available.

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

Whenever a unit is sold to a qualified tenant, the unit shall be encumbered by a second deed of trust securing an

obligation in an amount equal to the difference between the amount of the note secured by the first deed of trust plus the downpayment and the sale price. The beneficiary under the second deed of trust shall be the owner.

The second deed of trust shall provide for the following:

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

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

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

- 10. The existing landscaping on the site shall be upgraded. An automatic irrigation system shall be provided in the landscaped areas. Landscape and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits.
- 11. All trash recepticals shall be enclosed. Plans for the trash enclosures shall be submitted for staff's review and approval prior to issuance of a building permit.
- 12. The applicant shall correct all damage noted in the pest control report prior to final building inspection.

### TENTATIVE MAP CONDITIONS (P84-041)

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

1. If street lights do not currently exist then the applicant/owner shall enter into an agreement with the City to participate in any future assessment district to provide street lights when they are installed in the neighborhood.
2. If on-site parking is provided from an unimproved alley then the applicant/owner shall improve the alley to City standards from the closest public street through the entire length of the subject property to the satisfaction of the Public Works Department.
3. Separate water and sewer services are required for each lot. The existing water and sewer services shall be located and main extensions or reconstruction may be required to meet City code. This will be provided to the satisfaction of the Public Works Department prior to final map approval.
4. Water and sewer service shall comply with Sec. 28-C-3-b (i) & (ii) of the Zoning Ordinance.
5. Sound transmission and sound impact levels shall meet the minimum standards set forth in Sec. 28-C-3 (c) of the Zoning Ordinance. A sound study shall be submitted to County Health for review and approval prior to filing a final map.
6. Each unit shall meet the minimum fire safety standards set forth in Sec. 28-C-3 (d) of the Zoning Ordinance.
7. All existing assessments shall be paid.
8. The following safety and crime prevention measures shall be provided where applicable:
  - a. All open parking lots and carports shall be provided with a minimum maintained one footcandle of light as measured at the parking surface from one-half hour before sunset until one-half hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers.
  - b. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) maintained minimum of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
  - c. All building numbers and street addresses shall be clearly visible from all public or private accesses. The street and building numbers shall be no-less than four inches in height and of a contrasting color to their background.
  - d. Parking spaces shall be numbered in such a manner that the space numbers do not correspond to the addresses or unit numbers of residences.

(P84-041)

- e. All single swing entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:
  - 1) the bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack;
  - 2) the cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching;
  - 3) the deadbolt shall be of the pin tumbler type with a minimum of five pins.
- f. All door hinges shall be secured with a minimum of two number eight screws which must penetrate at least two inches into solid backing beyond the frame to which the hinge is attached.
- g. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.A. Gauge steel, bronze or brass, and shall be secured to a wood jam with not less than 2 No. 8 screws which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of 4 No. 8 machine screws.
- h. Sliding door and window assemblies shall be so designed that the door/window cannot be lifted from the track when the door or window is in the closed position on the first floor only.
- i. Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior, first floor only.
- j. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door when the door is closed. This view may be provided by a one-way viewer designed to provide at a minimum 180° yield of view.
- k. The declaration of conditions, covenant and restrictions shall give the officers of the home owners' association strong and specific powers to have towed away all unauthorized parked vehicles from non-dedicated streets, alleys and parking lots.
- l. Nothing in the declaration of conditions, covenants and restrictions shall prohibit a resident from placing Home Alert (Neighborhood Watch) decals, operation identification decals and intrusion alarm warning decals in their windows in a reasonable manner.

(P84-041)

9. Ground fault circuit interrupters shall be provided in all bathroom receptacles.
10. All units shall comply with Article XXII of Chapter 9 of the City Code for energy conservation requirements.
11. Trash enclosures for dumpsters shall not be located nearer than 10 feet to combustible material nor beneath a window when adjacent to non-combustible structures. The trash enclosure or dumpster shall not be located in the required off-street parking spaces.
12. Air gap fittings shall be provided on all dishwashers.
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15. All roof mounted fuel gas piping shall be properly supported.
16. All black stovepipe shall be removed from water heater flues and be reconnected with galvanized vent connectors.
17. All tub and shower tile shall be regouted as needed.
18. Each dwelling unit shall be provided with an approved smoke detector.
19. All defective entrance light fixtures to apartments shall be repaired or replaced.
20. Leaks in the hot water line at the water heater shall be repaired.
21. The area separation wall currently projects 16 inches above the roof. This wall must be built up so that it projects not less than 30 inches above the roof.
22. Backing shall be provided under all joints in the exterior plywood siding to provide adequate weather protection.
23. The guardrail for the balcony on Apartment No. 7 shall have intermediate rails or an ornamental pattern such that a sphere of nine inches in diameter cannot pass through.
24. The floodlight that was installed without a permit, inspection or approval, shall be removed.
25. The fused disconnect for the air conditioner in Apartment No. 2 shall be rewired as it is wired backwards.
26. The exposed non-metallic cable penetrating the roof jack for the air conditioning unit in Apartment No. 6 shall be provided with conduit.
27. 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.

Informational Item: Building Inspections has noted that electrical equipment throughout the building has been poorly maintained.

7

Findings of Fact - Special Permit

1. The proposed conversion, as conditioned, is consistent with the goals and policies of the Housing Element in that the applicant has proposed measures that satisfactorily mitigate concerns over the low vacancy rate in the Central City by the provision of replacement housing.
2. The average rental vacancy rate is below that allowed for the conversion of rental housing; however, the applicant has offered a replacement housing program that will successfully mitigate concerns over tenant displacement and any adverse effect on the rental housing stock in the area.
3. Adequate "comparable" replacement housing has been provided by the use of long term leases, purchase assistance and replacement housing within the Central City.
4. The project does not represent a unique and needed rental housing resource in the community in that replacement housing opportunities will be provided in the form of leases, purchase options and the rehabilitation of housing units in this area.
5. As conditioned, this project complies with all development standards set forth in Section 28-C-3 of this Ordinance.

Findings of Fact - Variance

1. Granting this variance does not constitute a special privilege extended to one individual property owner in that special circumstances prohibit the applicant's ability to provide additional parking since the units are already developed.
2. This variance, if granted, would not be injurious to the public welfare or other property in the vicinity in that the on-site parking spaces will be assigned to certain units. Those units not provided parking will be sold with the understanding that reserved parking is not available. The present parking for this structure has been adequate to accommodate the parking needs of the residents since the complex is located in an area where parking and traffic problems do not presently exist.
3. The proposed variance is consistent with the Central City Plan and the General Plan in that adequate parking is available for the residential uses in this neighborhood.

Respectfully submitted,

*Art Gee*  
Art Gee,  
Principal Planner

SC:sg

CONDOMINIUM CONVERSION  
PROJECT REVIEW CRITERIA - CENTRAL CITY  
PHYSICAL FEATURES

~~11.1~~ Points  
14.8

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

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

- h. Automatic irrigation;
- i. Standard access and maneuvering space for parking;
- j. Private entries;
- k. Custom architectural design (exterior);

3.7 4. The condition of the units and site will result in minimal disturbance to the tenants during necessary repairs and upgrading and will additionally assist in providing more affordable units:

- a. Minimal modifications are necessary to meet noise transmission standards;
- b. No major pest damage;
- c. No evidence of neglect of routine maintenance on the project exterior;
- d. No evidence of neglect or routine maintenance in the units;

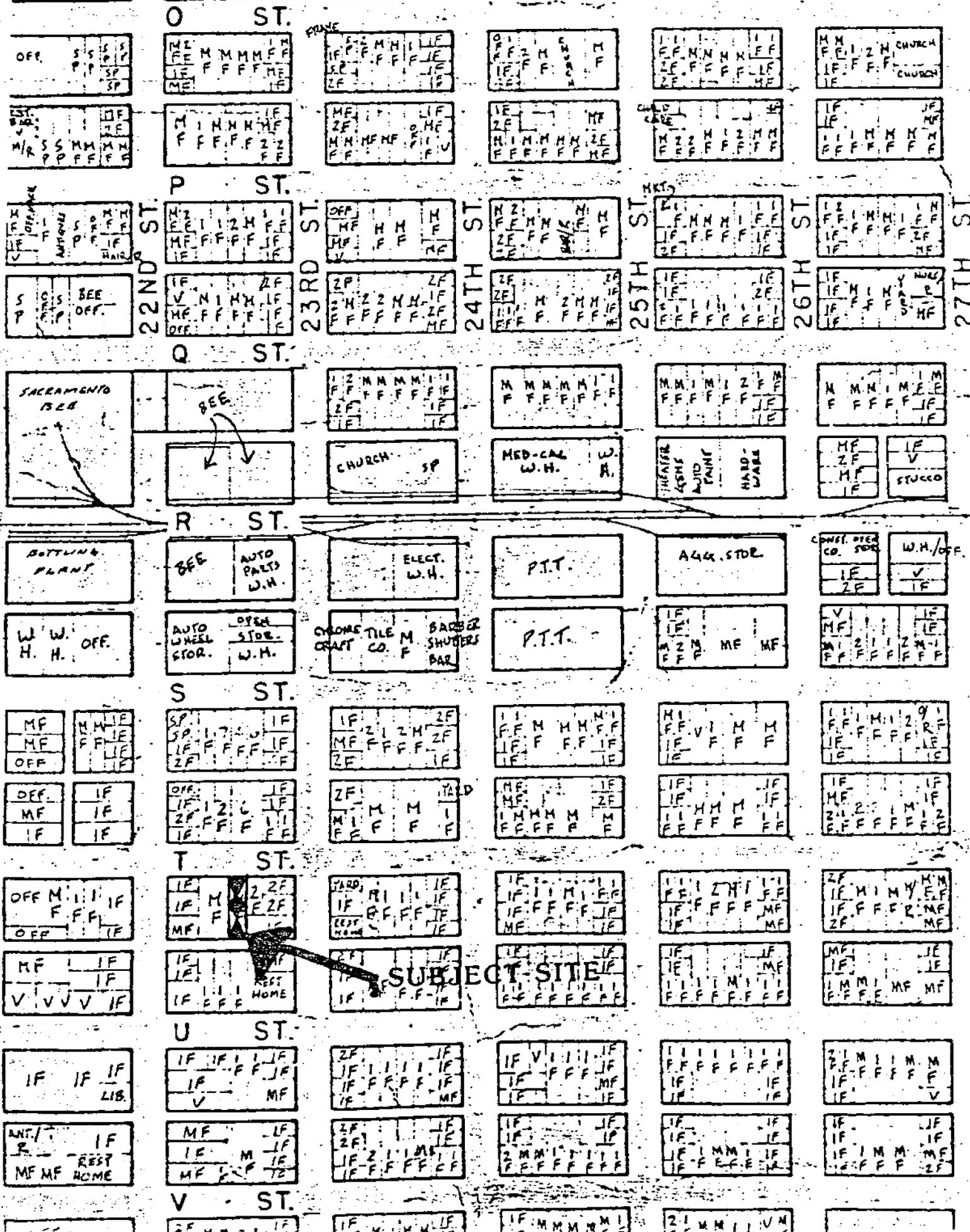
	<u>Projects</u>		<u>No. Units</u>
1.	P84-040 2617 'D' Street	12.7	14 units
2.	P84-041 2216 'T' Street	11.1	7 units
3.	P84-054 2326 'V' Street	11.1	7 units
4.	P84-046 615-23rd Street	11	4 units
5.	P84-052 2117-22nd Street	10.8	10 units
6.	P84-063 414-23rd Street	10.3	<u>4 units</u> 46 units
	<u>Alternate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

## RESIDENT SURVEY

For Resident(s) of 2216 T Street

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

# LOCATION & LAND USE MAP



2216 T STREET

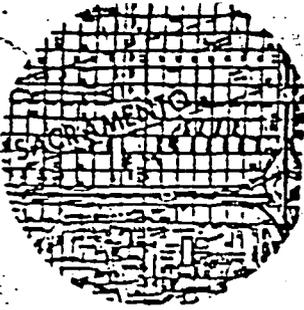
# A CONDOMINIUM SUBDIVISION OF A PORTION OF LOT 3 ON THE BLOCK BOUNDED BY T. 23<sup>RD</sup>. U AND 22<sup>ND</sup> STREETS

CITY OF SACRAMENTO

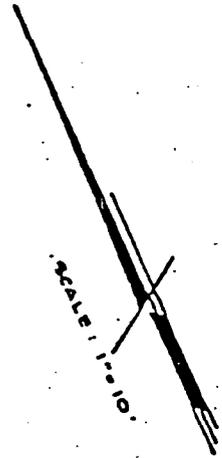
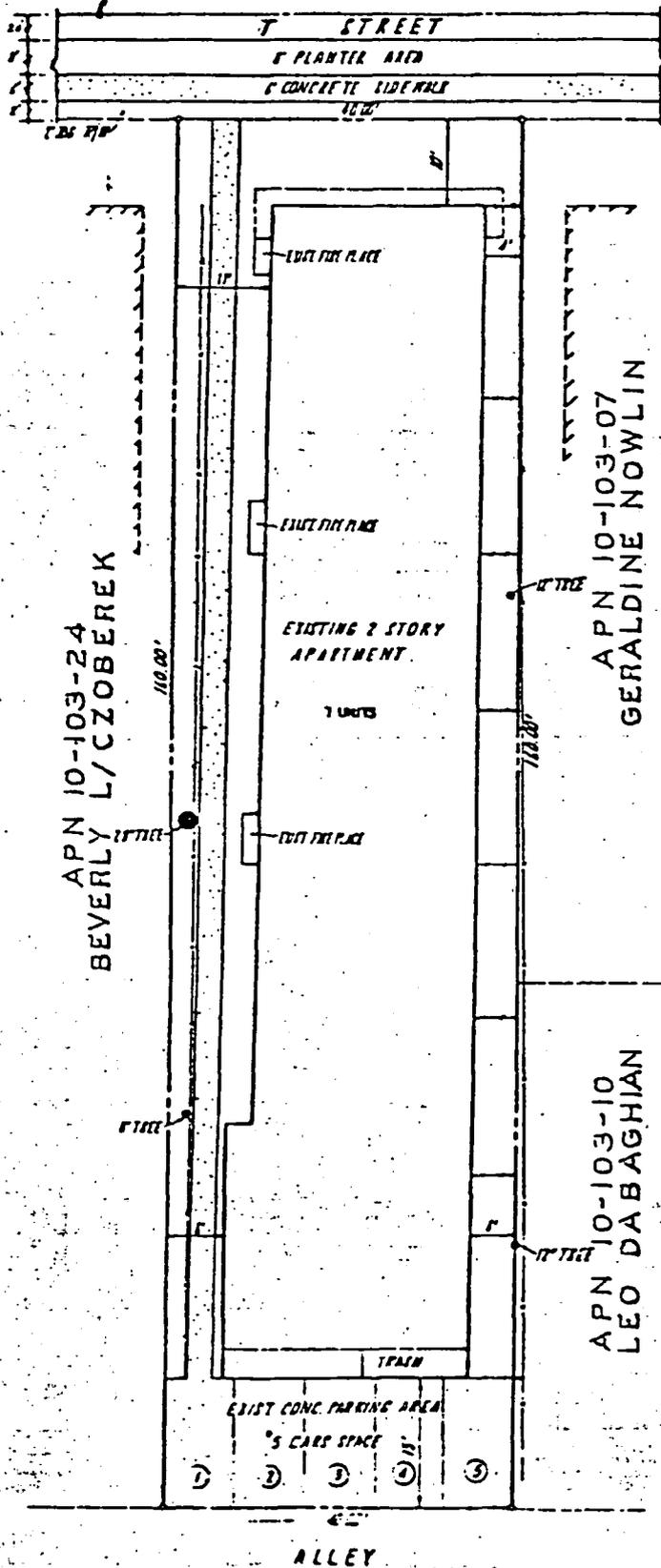
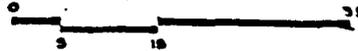
CALIFORNIA

JANUARY 1984

JTS ENGINEERING  
CONSULTANTS, INC.



VICINITY MAP  
NO SCALE



- ① INDICATES PARKING AS CURRENTLY UTILIZED
- ② INDICATES PARKING IN COMPLIANCE WITH CURRENT ZONING REGULATIONS OR A SPACE WITH VARIANCE REQUESTED.

**GENERAL NOTES:**  
 ENGINEER:  
 JTS ENGINEERING CONSULTANTS, INC.  
 877 J STREET  
 SACRAMENTO, CA 95814  
 (916) 441-6708

**OWNER/DEVELOPER:**  
 C. H. MONTROSS  
 2050 PIONEER COURT #208  
 SAN RAFAEL, CA 94903  
**GROSS AREA:**  
 8.14 AC (349,300 S.F.)

**PRESENT USE:**  
 APARTMENTS  
**PROPOSED USE:**  
 CONDOMINIUMS

**EXISTING ZONING:**  
 R1B  
**PROPOSED ZONING:**  
 R1B

**SCHOOL DISTRICT:**  
 SACRAMENTO CITY  
 UNIFIED SCHOOL DISTRICT  
**ASSessor'S PARCEL NO.:**  
 010-103-08

**UTILITIES:**

GAS:	P.S.M.	380-4161
ELECTRICITY:	S.M.U.B.	452-3271
TELEPHONE:	PACIFIC BELL	482-3729
WATER:	CITY OF SACRAMENTO	442-6773

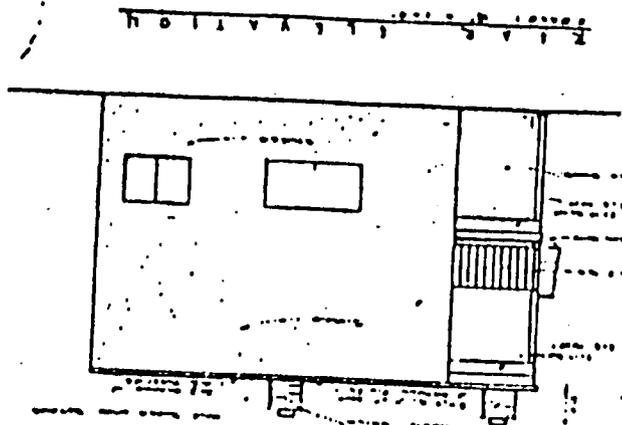
APN 10-103-10  
LEO DABAGHIAN

APN 10-103-24  
BEVERLY L/CZOBEREK

APN 10-103-07  
GERALDINE NOWLIN

EXIST CONC. PARKING AREA  
5 CAR SPACE

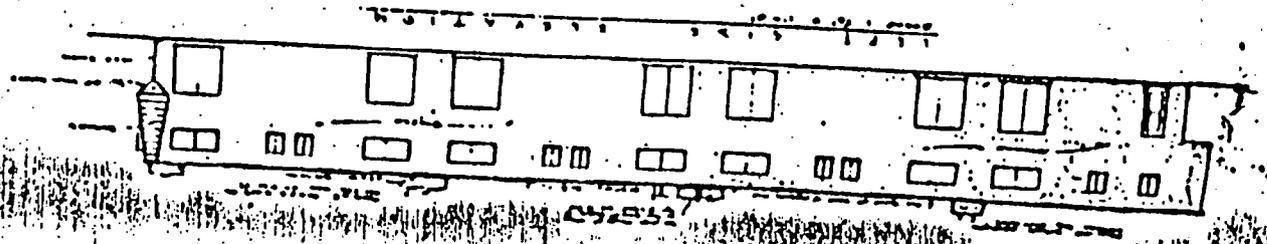
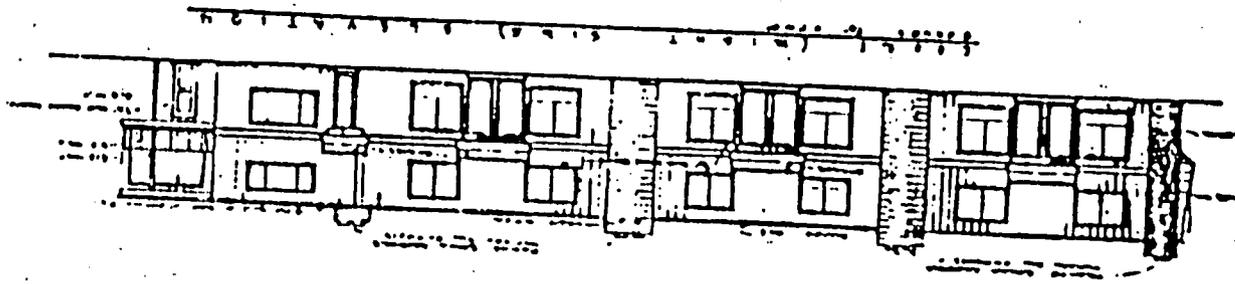
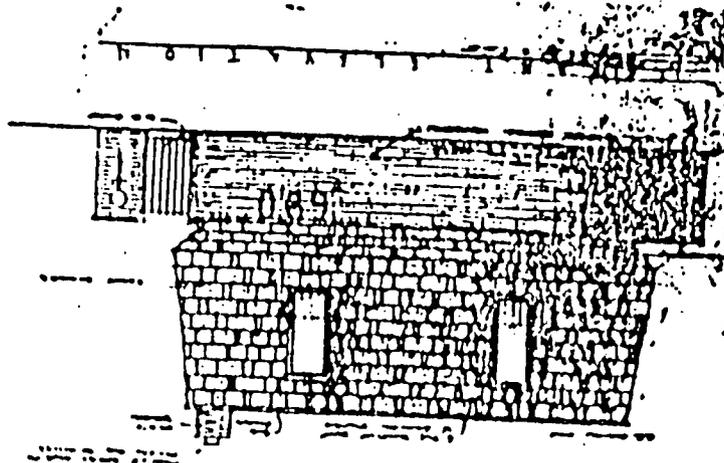
ALLEY

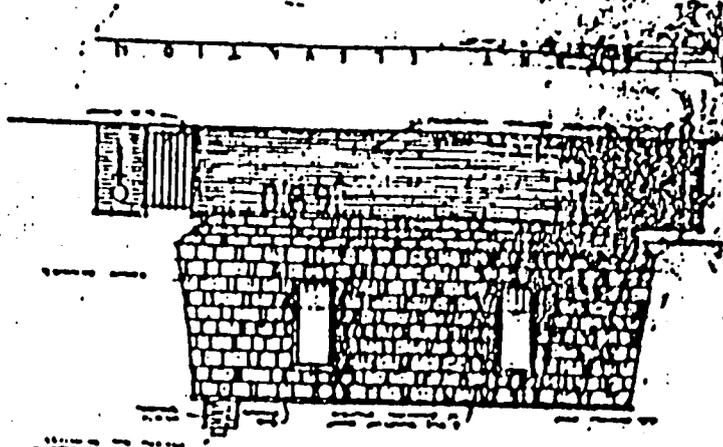
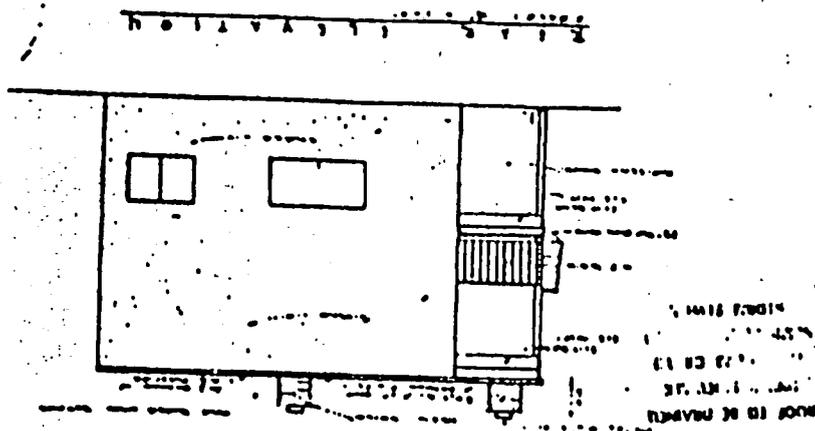


NO. 111 DE MARSHALL  
ST. JOHN, N.H.  
NORTH BARRACKS  
MIDDLE STREET

ISSUED  
APR 1940

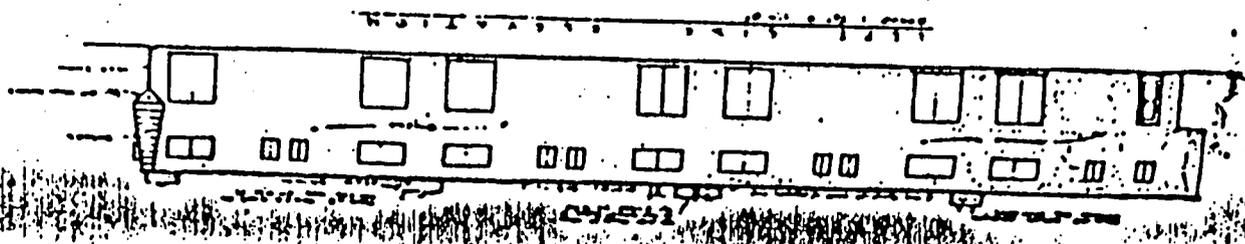
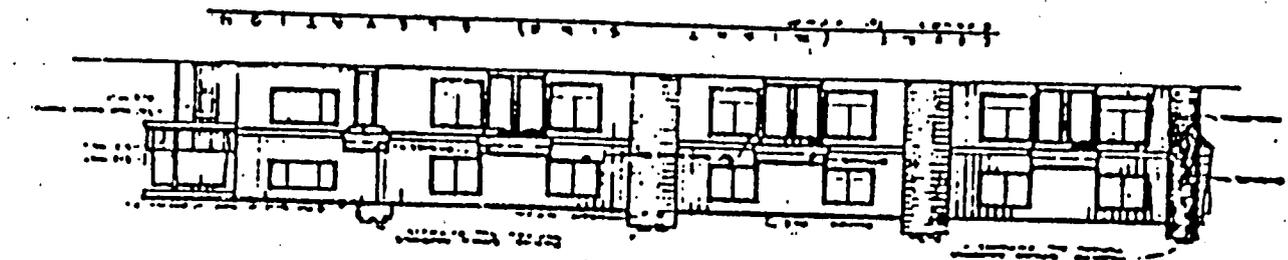
ELECTRICAL EQUIPMENT  
BY THE  
OFFICE OF THE  
ENGINEER  
GENERAL INVESTIGATION  
DIVISION





ISSUED  
NO 1 1960

ELECTRICAL EQUIPMENT  

MEETING DATE 10-11-84  
 ITEM NO. 10A FILE # 84-041  
 M \_\_\_\_\_

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

Location: 2216 T STREET

Recommendation:

- Favorable w/cond.
- Unfavorable  Petition  Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Good Addition - 2110 Street Sacramento CA 95824</u>	
<u>Lawyer (Dutton) - 2216 &amp; 21st St Sacramento CA 95811</u>	

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

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

	YES	NO	MOTION	SECOND
Augusta	/			/
Ferris	/			
Fong	/		/	
Goodin	/			
Hunter	/			
Ismael	/			
Ramirez	/			
SIMPSON	/			
not row	/			

- 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 \_\_\_\_\_ MEETI
  - OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering Inc., 811 J Street, Sacramento, CA 95814		
OWNER	GM Montross, 2050 Pioneer Court #204, San Mateo, CA 94403		
PLANS BY	Applicant		
FILING DATE	1/31/1984	50 DAY CPC ACTION DATE	5/1/1984
		REPORT BY:	SC
NEGATIVE DEC	15301(k)	EIR	ASSESSOR'S PCL NO. 010-103-06

- APPLICATION:**
1. Tentative Map to divide a 0.14± acre site, developed with seven apartment units, into one common lot for seven airspace condominium units in the Single Family (R-1B) zone;
  2. Special Permit to convert seven apartment units into condominiums;
  3. Variance to waive the special sales and lease provisions outlined in Section 28-C-5(a) of the Zoning Ordinance;
  4. Variance to waive the required pest control report and sound study as set forth in Section 28-C-1(c) of the Zoning Ordinance;
  5. Variance to waive two of seven parking spaces as set forth in Section 28-C-3(a).

**LOCATION:** 2216 T Street

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

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1980 Central City Community Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1B  
Existing Land Use of Site: Apartment Complex (seven units)

**Surrounding Land Use and Zoning:**

North: Two family; R-1B  
South: Single family; R-1B  
East: Two family; R-1B  
West: Multi family; R-1B

Parking Required: Seven spaces  
Parking Provided: Four spaces  
Property Dimensions: 40' x 160'  
Property Area: 0.14 acres  
Density of Development: 50 units per acre  
Square Footage of Units: 880 sq. ft. - 1,100 sq. ft.  
Height of Structure: Two story; 19 ft.  
Significant Features of Site: Existing apartment  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Brown & rust  
Exterior Building Materials: Brick, wood veneer & stucco



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

APPLICANTS' ALTERNATIVE RELOCATION AND SALES AND LEASE PLAN

RELOCATION PLAN

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

Relocation assistance and allowances will include the following:

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

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

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

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

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

**Required** 7. No tenant will be unjustly evicted and no tenant's rent will be increased (1) more frequently than once every six months or (2) in an amount greater than the increase in fair market rents as established by HUD for assisted units on an annualized basis. This does not apply, however, if a tenant's existing lease already calls for a rent increase or if his or her relocation has not been completed by January 31, 1986.  
**Sec.28-C-5(f)**

**Required** 8. Leases for special eligible tenants will be unconditionally offered to each eligible tenant who is elderly, or handicapped, and to each qualified low and moderate income tenant who does not purchase a unit under the sales program, a written lease for a term of three (3) years on the unit in which the tenant resides at the time the special permit is approved or a comparable unit within the project. Each such lease shall provide that the tenant shall have four (4) successive options to renew the lease upon the terms and conditions of each original lease. The rental paid for the first year of the original lease shall be the rental paid by the tenant on the date that the notice of intent to convert was filed. Thereafter, the rental may be increased annually on the anniversary date of the lease, commencing with the first anniversary date; provided, however, that the annual percentage increase in rent shall not exceed 7%.  
**Sec.28-C-5(d)**

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

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

#### APPLICANTS' PURCHASE INCENTIVES FOR LOW AND MODERATE INCOME TENANTS

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

**Not  
Required**

1. All current tenants, at the time the units are offered for sale, will be given special purchase incentives that will help make the purchase of a home affordable. The following discounts will be offered to all tenants:

- A. A minimum 4% discount from the initial selling price of the unit to the general public;

- B. A minimum 7% discount from the initial selling price of the unit to general public purchasers will be given to all tenants 62 years of age or older, handicapped or disabled;

- C. A \$1,000 to \$1,500 additional discount off of the purchase price to all buyers who purchase a unit in an "as is" condition, excluding any City required renovations.

**Not  
Required**

2. The following lease-option purchase plan will be available to all tenants who hold a lifetime lease:

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

**Not  
Required**

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

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

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

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

The second deed of trust shall provide for the following:

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

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

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

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

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

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

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

7. At the present time, none of the 26 projects being considered for conversion to condominium comply with the required development standards. None of the complexes provide the parking required by the ordinance. The required two hour fire separation is not provided and it will be necessary to construct a two hour fire wall or provide approved fire sprinklers in the units. Since a sound study was not performed on these projects, it is impossible to determine what modifications will be necessary to meet the minimum sound impact and transmission levels required by the ordinance. In addition to these deficiencies, the City Building Inspections Division indicated a number of code violations which were present in these projects. The Building Division found numerous code deficiencies in this complex. Most of these deficiencies are the result of long term poor maintainance on this structure. The type of deficiencies evidenced in this structure range from leaks in the water lines to badly weathered exterior siding.
8. This proposed conversion project consists of a single structure which contains seven, two and three bedroom townhouse units. The units are provided with a small patio area in the five foot side yard setback area and a fireplace. Laundry facilities are provided at the rear of the structure adjacent to the parking area for this complex. The on-site parking is deficient of the minimum requirement by two spaces. One of the existing parking spaces would be lost if this project is approved since it will be necessary to provide a trash enclosure in this area. The complex is located on a busy street and there are a number of other multiple family structures in the area. Staff is, therefore, concerned that parking problems will result for future homeowners if the project is approved for conversion.

In addition to the existing deficiencies and poor maintainance which make this complex less suitable for conversion, staff also has concern over the effect of this conversion on the vacancy rate. Considering the number of other projects proposing to convert in this area, it is expected that tenant relocation and displacement problems will result since the rental housing stock will not be adequate to accommodate the need for rental housing in the Central City. Staff is, therefore, recommending denial of this request.

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

STAFF RECOMMENDATION:

1. Denial of the Tentative Map;
2. Denial of the Special Permit based upon findings of fact which follow;

3. Denial of the Variance to waive the special sales and lease provisions based upon findings of fact to follow;
4. Denial of the Variance to waive the required pest control report and sound study, based upon findings of fact to follow;
5. Denial of the Variance to waive two of seven required parking spaces based upon findings of fact to follow;

Findings of Fact - Special Permit

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

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

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

Findings of Fact - Variance

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

## TENTATIVE MAP CONDITIONS (P84-041)

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

1. If street lights do not currently exist then the applicant/owner shall enter into an agreement with the City to participate in any future assessment district to provide street lights when they are installed in the neighborhood.
2. If on-site parking is provided from an unimproved alley then the applicant/owner shall improve the alley to City standards from the closest public street through the entire length of the subject property to the satisfaction of the Public Works Department.
3. Separate water and sewer services are required for each lot. The existing water and sewer services shall be located and main extensions or reconstruction may be required to meet City code. This will be provided to the satisfaction of the Public Works Department prior to final map approval.
4. Water and sewer service shall comply with Sec. 28-C-3-b (i) & (ii) of the Zoning Ordinance.
5. Sound transmission and sound impact levels shall meet the minimum standards set forth in Sec. 28-C-3 (c) of the Zoning Ordinance. A sound study shall be submitted to County Health for review and approval prior to filing a final map.
6. Each unit shall meet the minimum fire safety standards set forth in Sec. 28-C-3 (d) of the Zoning Ordinance.
7. All existing assessments shall be paid.
8. The following safety and crime prevention measures shall be provided where applicable:
  - a. All open parking lots and carports shall be provided with a minimum maintained one footcandle of light as measured at the parking surface from one-half hour before sunset until one-half hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers.
  - b. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) maintained minimum of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
  - c. All building numbers and street addresses shall be clearly visible from all public or private accesses. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
  - d. Parking spaces shall be numbered in such a manner that the space numbers do not correspond to the addresses or unit numbers of residences.

(P84-041)

- e. All single swing entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:
  - 1) the bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack;
  - 2) the cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching;
  - 3) the deadbolt shall be of the pin tumbler type with a minimum of five pins.
- f. All door hinges shall be secured with a minimum of two number eight screws which must penetrate at least two inches into solid backing beyond the frame to which the hinge is attached.
- g. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.A. Gauge steel, bronze or brass, and shall be secured to a wood jam with not less than 2 No. 8 screws which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of 4 No. 8 machine screws.
- h. Sliding door and window assemblies shall be so designed that the door/window cannot be lifted from the track when the door or window is in the closed position on the first floor only.
- i. Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior, first floor only.
- j. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door when the door is closed. This view may be provided by a one-way viewer designed to provide at a minimum 180° yield of view.
- k. The declaration of conditions, covenant and restrictions shall give the officers of the home owners' association strong and specific powers to have towed away all unauthorized parked vehicles from non-dedicated streets, alleys and parking lots.
- l. Nothing in the declaration of conditions, covenants and restrictions shall prohibit a resident from placing Home Alert (Neighborhood Watch) decals, operation identification decals and intrusion alarm warning decals in their windows in a reasonable manner.

(P84-041)

9. Ground fault circuit interrupters shall be provided in all bathroom receptacles.
10. All units shall comply with Article XXII of Chapter 9 of the City Code for energy conservation requirements.
11. Trash enclosures for dumpsters shall not be located nearer than 10 feet to combustible material nor beneath a window when adjacent to non-combustible structures. The trash enclosure or dumpster shall not be located in the required off-street parking spaces.
12. Air gap fittings shall be provided on all dishwashers.
13. All tub and shower wall penetrations shall be properly sealed.
14. All roof mounted condensate drains shall be reconnected.
15. All roof mounted fuel gas piping shall be properly supported.
16. All black stovepipe shall be removed from water heater flues and be reconnected with galvanized vent connectors.
17. All tub and shower tile shall be regouted as needed.
18. Each dwelling unit shall be provided with an approved smoke detector.
19. All defective entrance light fixtures to apartments shall be repaired or replaced.
20. Leaks in the hot water line at the water heater shall be repaired.
21. The area separation wall currently projects 16 inches above the roof. This wall must be built up so that it projects not less than 30 inches above the roof.
22. Backing shall be provided under all joints in the exterior plywood siding to provide adequate weather protection.
23. The guardrail for the balcony on Apartment No. 7 shall have intermediate rails or an ornamental pattern such that a sphere of nine inches in diameter cannot pass through.
24. The floodlight that was installed without a permit, inspection or approval, shall be removed.
25. The fused disconnect for the air conditioner in Apartment No. 2 shall be rewired as it is wired backwards.
26. The exposed non-metallic cable penetrating the roof jack for the air conditioning unit in Apartment No. 6 shall be provided with conduit.
27. 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.

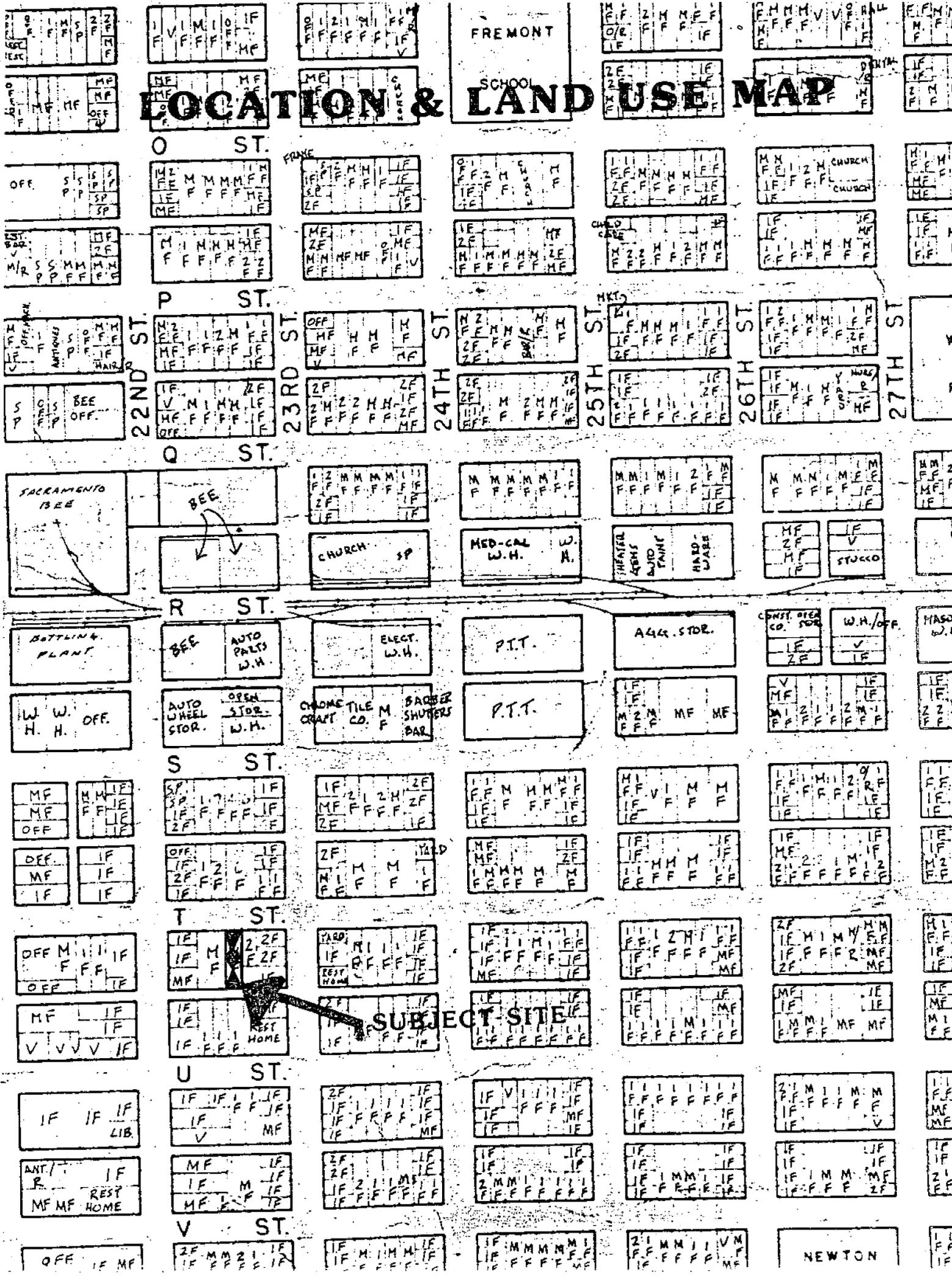
Informational Item: Building Inspections has noted that electrical equipment throughout the building has been poorly maintained.

## RESIDENT SURVEY

For Resident(s) of 2216 T Street

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

# LOCATION & LAND USE MAP



**SUBJECT SITE**

O ST.

P ST.

Q ST.

R ST.

S ST.

T ST.

U ST.

V ST.

22ND ST.

23RD ST.

24TH ST.

25TH ST.

26TH ST.

27TH ST.

FREMONT

SCHOOL

CHURCH

CHURCH

SACRAMENTO BEE

BEE

CHURCH

MED-CAL W.H.

THEATRE

STUCCO

BOTTLING PLANT

BEE

AUTO PARTS W.H.

ELECT. W.H.

P.T.T.

A44. STOR.

CONST. OPER. CO.

W.H./OFF.

MASON W.H.

W.W. H. H. OFF.

AUTO WHEEL STOR.

OPEN STOR. W.H.

CHROME TILE CO. M. BAGESZ BAR

P.T.T.

M2M MF MF

M2M MF MF

M2M MF MF

MF MF OFF

MM MF OFF

SP MF MF MF MF

IF MF MF MF MF

IF MF MF MF MF

MF MF MF MF

IF MF MF MF MF

IF MF MF MF MF

OFF MF IF

IF IF IF

OFF IF IF IF

ZF MF MF MF

MF MF MF MF

IF MF MF MF

IF MF MF MF MF

IF MF MF MF MF

OFF MF IF

MF IF IF

IF MF IF IF

IF MF IF IF

IF MF IF IF

IF MF IF IF

IF MF IF IF

IF MF IF IF

MF IF IF

V V V V IF

IF IF IF LIB

IF IF IF IF

ANT. R. MF MF REST HOME

MF IF IF IF

MF IF IF IF

ZF IF IF IF IF

OFF IF MF

ZF MF MF IF

IF MF MF MF

NEWTON

# TENTATIVE MAP

2216 T STREET

## A CONDOMINIUM SUBDIVISION

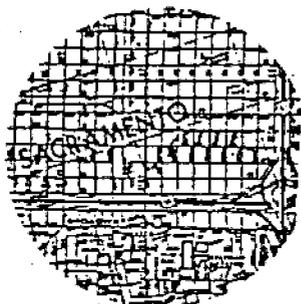
OF A PORTION OF LOT 3 ON THE BLOCK  
BOUNDED BY T, 23<sup>RD</sup>, U AND 22<sup>ND</sup> STREETS

CITY OF SACRAMENTO

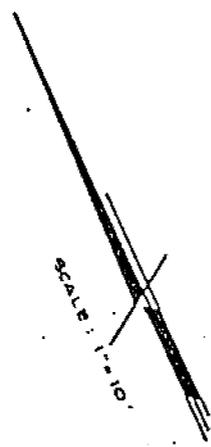
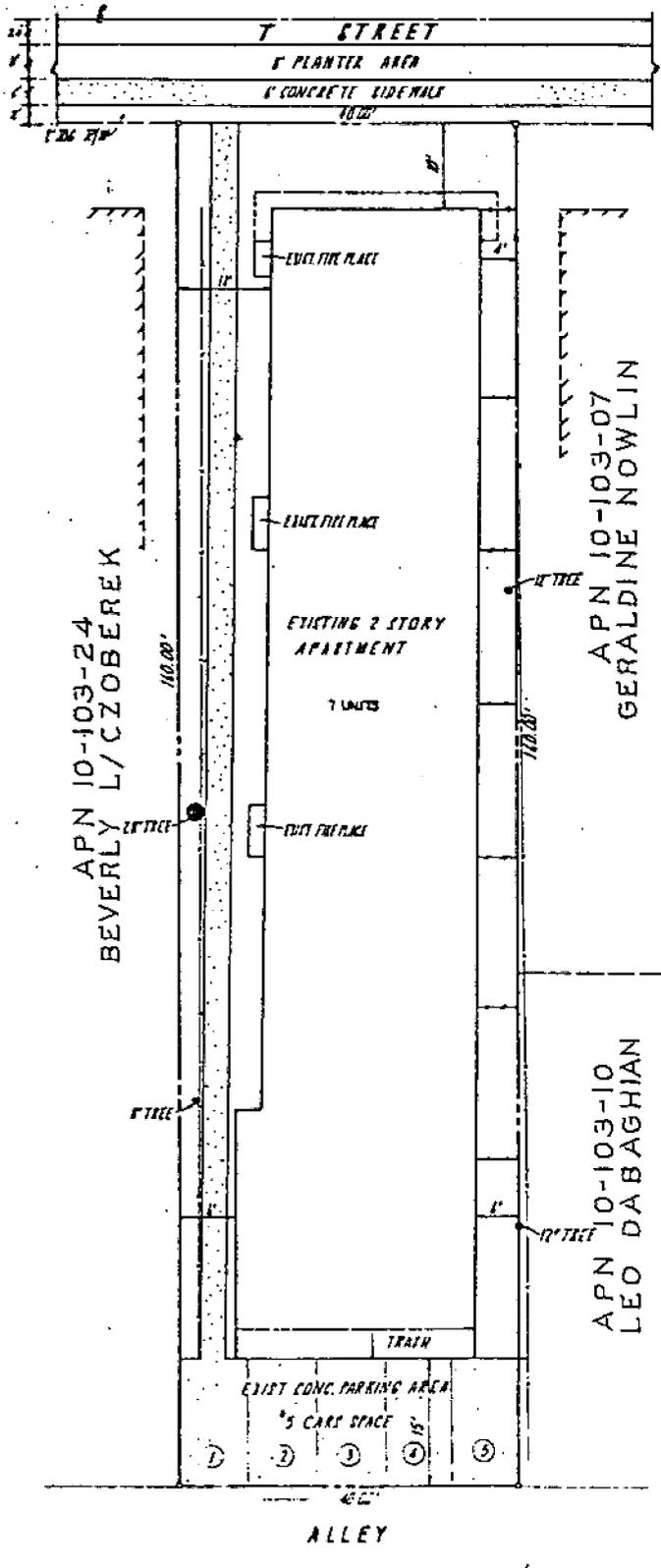
CALIFORNIA

JANUARY 1984

JTS ENGINEERING  
CONSULTANTS, INC



VICINITY MAP  
NO SCALE



- ↑ INDICATES PARKING AS CURRENTLY UTILIZED
- ① INDICATES PARKING INCOMPLIANCE WITH CURRENT ZONING REGULATIONS OR A SPACE WITH VARIANCE REQUESTED.

**GENERAL NOTES:**

ENGINEER:  
JTS ENGINEERING CONSULTANTS, INC.  
811 J STREET  
SACRAMENTO, CA 95814  
(916) 441-6708

OWNER/DEVELOPER:  
S. R. MORTROSS  
2050 PIONEER COURT #204  
SACRAMENTO, CA 94403  
GROSS AREA:  
0.14 AC (6420 SQ.F.)

PRESENT USE:  
APARTMENTS

PROPOSED USE:  
CONDOMINIUMS

EXISTING ZONING:  
R23

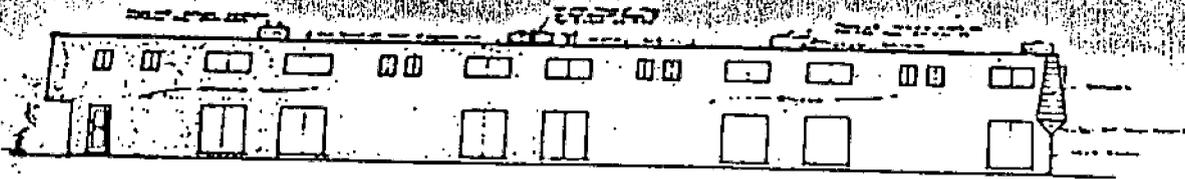
PROPOSED ZONING:  
R18

SCHOOL DISTRICT:  
SACRAMENTO CITY  
UNIFIED SCHOOL DISTRICT

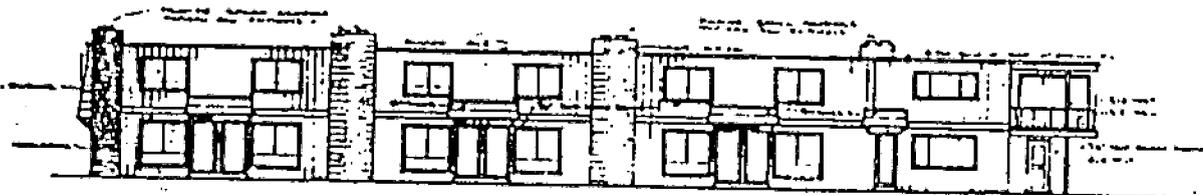
ASSESSOR'S PARCEL NO.:  
010-103-06

**UTILITIES:**

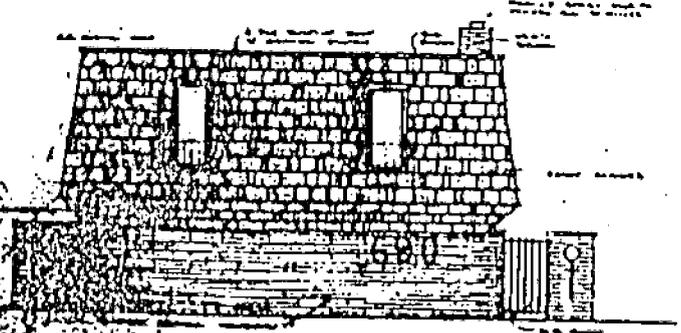
GAS:	P. S. M.	380-4141
ELECTRICITY:	S. R. U. D.	452-3211
TELEPHONE:	PACIFIC BELL	452-3728
WATER:	CITY OF SACRAMENTO	444-6773



LEFT SIDE ELEVATION

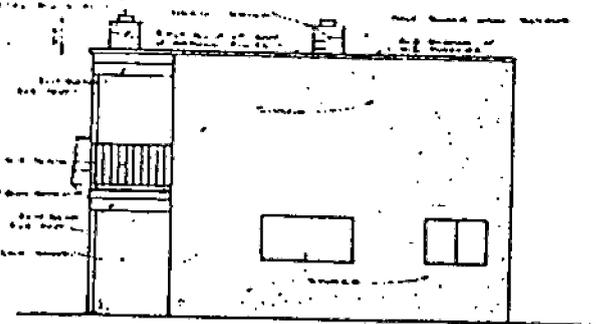


FRONT (MAIN SIDE) ELEVATION



FRONT ELEVATION

ROOF TO BE DRAINED  
TO THE SEWER  
BY THE SIDE  
STORM SEWER



REAR ELEVATION

RECEIVED  
MAY 1970  
ELECTRICAL DEPARTMENT  
1000 14th St. N.W.  
WASHINGTON, D.C. 20004

ISSUED  
MAY 1970

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 1/31/84

Project Location 2216 'T' Street

P 84041

Assessor Parcel No. 010-103-06

Owners G. M. Montross

Phone No. \_\_\_\_\_

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

Applicant JTS Engineering Consultants, Inc.

Phone No. \_\_\_\_\_

Address 811 'J' Street, Sacramento, CA 95814

Signature \_\_\_\_\_

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

## REQUESTED ENTITLEMENTS

Environ. Determination \_\_\_\_\_

General Plan Amend \_\_\_\_\_

Community Plan Amend \_\_\_\_\_

Rezone \_\_\_\_\_

Tentative Map to divide 0.14± ac. developed with 7 apartment units into one common lot for 14 airspace condominium units in R-1B zone

Special Permit to convert 7 apartment units into condominiums

Variances to waive special sales and lease provisions

Variance to waive required pest control and

~~Plan~~ Review sound study

Variance to waive 3 of 7 required parking spaces

PUD \_\_\_\_\_

Other \_\_\_\_\_

## ACTION ON ENTITLEMENTS

Commission date 10-11-84 Council date \_\_\_\_\_

Filing Fees

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Res. \_\_\_\_\_

\$ \_\_\_\_\_

Res. \_\_\_\_\_

\$ \_\_\_\_\_

Ord. \_\_\_\_\_

RAC

\$ \_\_\_\_\_

Res. \_\_\_\_\_

RAC

\$ \_\_\_\_\_

RAC

\$ \_\_\_\_\_

Withdrawn

\$ \_\_\_\_\_

RAF

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. 2036

By/date SC 2/1/84

### Key to Entitlement Actions

R - Ratified

Cd - Continued

A - Approved

AC - Approved W/conditions

AA - Approved W/amended conditions

D - Denied

RD - Recommend Denial

RA - Recommend Approval

RAC - Recommend Approval W/conditions

RMC - Recommend Approval W/amended conditions

IAF - Intent to Approve based on Findings of Fact

AFF - Approved based on Findings of Fact

RPC - Return to Planning Commission

CSR - Condition Indicated on attached Staff Report

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

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

P 84-041

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84  
 ITEM NO. 10A FILE P 84-041  
 M \_\_\_\_\_

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

Location: 2216 T STREET

Recommendation:

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

PROPOSERS

NAME

ADDRESS

Mered Siddiqui - 811 J Street, Sacramento, CA 95814  
Darryl Martin - 2360 J Street #7, Sacramento, CA 95816

OPPOSERS

NAME

ADDRESS

MOTION

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

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

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

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 10-11-84

ITEM NO. 108 FILE # 84-041

M \_\_\_\_\_

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

Location: 2216 T 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	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	<i>Abstain</i>			
Ishmael	✓			
Ramirez	<i>Abstain</i>			
Simpson	<i>Abstain</i>			
Holloway	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT *recommend approval*
  - 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

MEETING DATE 10-11-84  
 ITEM NO. 10c FILE P 84-041  
 M \_\_\_\_\_

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

Location: 2216 T 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	✓			✓
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	<i>absent</i>			
Ishmael	✓			
Ramirez	<i>absent</i>			
Simpson	<i>absent</i>			
Holloway	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT *recommend approval*
  - 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 \_\_\_\_\_



Request by JTS Engineering for a Special Permit )  
to convert an apartment to condominium, Variances )  
to waive provisions of the Condominium Conversion )  
Ordinance and a Variance to waive required parking )  
for property located at 2216 T Street (P84-041) )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

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

Findings of Fact - Special Permit

1. The proposed conversion, as conditioned, is consistent with the goals and policies of the Housing Element in that the applicant has proposed measures that satisfactorily mitigate concerns over the low vacancy rate in the Central City by the provision of replacement housing.
2. The average rental vacancy rate is below that allowed for the conversion of rental housing; however, the applicant has offered a replacement housing program that will successfully mitigate concerns over tenant displacement and any adverse effect on the rental housing stock in the area.
3. Adequate "comparable" replacement housing has been provided by the use of long term leases, purchase assistance and replacement housing within the Central City.
4. The project does not represent a unique and needed rental housing resource in the community in that replacement housing opportunities will be provided in the form of leases, purchase options and the rehabilitation of housing units in this area.
5. As conditioned, this project complies with all development standards set forth in Section 28-C-3 of this Ordinance.

Findings of Fact - Variance

1. Granting this variance does not constitute a special privilege extended to one individual property owner in that special circumstances prohibit the applicant's ability to provide additional parking since the units are already developed.
2. This variance, if granted, would not be injurious to the public welfare or other property in the vicinity in that the on-site parking spaces will be assigned to certain units. Those units not provided parking will be sold with the understanding that reserved parking is not available. The present parking for this structure has been adequate to accommodate the parking needs of the residents since the complex is located in an area where parking and traffic problems do not presently exist.

APPROVED  
BY THE CITY COUNCIL  
DEC 3 1984  
OFFICE OF THE  
CITY CLERK

3. The proposed variance is consistent with the Central City Plan and the General Plan in that adequate parking is available for the residential uses in this neighborhood.

Anne Ruden

MAYOR

ATTEST:

Anne J. Mason

Assistant CITY CLERK

P84-041