

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, 5710 Garfield Avenue #B, Sacramento, Ca. 95841		
OWNER	MVC Partnership, 925 L Street #850, Sacramento, Ca. 95814		
PLANS BY	Pacific Developments, 2550 Valley Rd. #7 Sacramento		
FILING DATE	1-30-82	50 DAY CPC ACTION DATE	5-4-82
		REPORT BY:	SC:mmm
NEGATIVE DEC.	Exempt	EIR	ASSESSOR'S PCL. NO. 002-115-16

- APPLICATION:
- a. Tentative Map to divide a .17± acre parcel into 4 airspace condominium lots and 1 common lot in the R-4-A zone.
  - b. Special Permit to convert a vacant multi-family residential structure into 4 condominium units
  - c. Variance on age of structure to comply with Sec. 28-C-3(i) of the Zoning Ordinance

LOCATION: 1105 F Street

SUMMARY: Johnson Park Victorian is a vacant multi-family structure that was constructed in 1902. The applicant is in the process of substantially rehabilitating this structure and is requesting to convert these units into condominiums. According to the Zoning Ordinance no structure constructed prior to standards established by the 1952 Uniform Building Code will be permitted to convert to condominium ownership. In light of this provision the applicant is requesting a variance to allow this conversion. Due to concerns expressed by the Building Division, significant structural deficiencies exist in this building and because of these deficiencies, a variance of this provision would not be advisable.

On March 31, 1982 the Subdivision Review Committee recommended this subdivision be approved subject to the attached conditions (see Exhibit A).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Central City Community	
Plan Designation:	Medium Density Multi-Family
Existing Zoning of Site:	R-4-A
Existing Land Use of Site:	Vacant Apartment Structure
Surrounding Land Use and Zoning:	
North:	R-4-A Multi-Family Residential
South:	R-4-A,C-2 Multi-Family Residential/Commercial
East:	R-4-A, Multi-Family Residential
West:	R-4-A, Multi-Family and Park
Parking Required:	4 Spaces
Parking Ratio:	Parking Provided: 4 Spaces
Property Dimensions:	1/1
Property Area:	63 x 120
Density of Development:	7,560 sq.ft.
Square Footage of Building:	23 units per ac.
Significant Features of Site:	3,204 sq.ft.
	Topography: Flat
	Street Improvements: Existing
	Utilities: Existing

BACKGROUND INFORMATION: Johnston Park Victorian is located in the Alkali Flat Project Area in the 1100 block of "F" Street. The building is currently a shell building with rehabilitation work in progress. This building was originally constructed in 1902 and has been placed on the Official Register of Historically or Architecturally significant structures. Plans for the exterior rehabilitation were approved in 1981. The interior space has been designed to accommodate four separate living units which the applicant is proposing to convert to condominium ownership. The four units will range in size from 768 square feet to 892 square feet. Each of these units contain two bedrooms and one bath. There will be four on-site parking spaces provided for the residents. The rehabilitation plans submitted as part of this application have been approved by the Building Division as meeting the required codes and standards for apartment development but they do not meet the required standards for condominiums. The Building Division expressed concern over the renovation work now in progress and their report indicated that numerous structural deficiencies were not being properly corrected. (See attached Exhibit B).

Unlike other condominium conversion projects, this apartment structure has no tenant displacement or relocation problems due to the fact that it has been vacant since 1977. Because tenant concerns are not an issue in this proposal staff review will be confined to the structural characteristics of this project.

STAFF EVALUATION:

1. This structure does not conform to the requirements of the condominium conversion Ordinance because of its age. The Ordinance prohibits the conversion of apartment buildings into condominiums unless they were constructed under the provisions of the 1952 Uniform Building Code or subsequent building codes. (Sec. 28C-3(h)). This provision was made due to concerns expressed over the structural integrity of some older buildings. No record of building permits were kept prior to this time and because of this it would be difficult to determine the construction techniques used or the structural soundness of these buildings. This provision would prohibit the conversion of these units into condominium and the applicant is therefore requesting a variance from the provision. Based on the Building Divisions evaluation of this project and the numerous structural deficiencies noticed during their inspection, it appears as though the concern for age of a building as it relates to structural soundness is warranted in this proposed project. In addition to other deficiencies the structure was found to be leaning toward the north, the floor was sloping and wall studs were broken or cut through leaving insufficient support in this structure.
2. Since this project is being substantially renovated, the new construction and all renovation work must meet current codes and standards in effect at the time of construction. Because the applicant is proposing to convert these units into condominiums, standards and codes for this type of development must

met. At this time, the applicant has not received approval on plans submitted to the Building Division for this type of development. As a condominium development, separate water and sewer service will be required along with two-hour fire walls and adequate sound insulation.

3. The vacancy rate in the central city is 5.7 percent. This figure is above the required level for allowing the conversion of rental units into condominiums. Because of the vacancy rate and since this structure is not occupied tenant relocation problems are not a concern with this application.

#### STAFF RECOMMENDATION

Staff recommends the following action:

1. Deny the tentative map to create four airspace lots and one common lot in the R-4A zone.
2. Deny the Special Permit to convert four apartment units into four condominium units based on findings of fact to follow;
3. Deny the variance that would allow the conversion of a structure constructed prior to the 1952 Uniform Building Code Standards based on findings of fact to follow;

#### FINDINGS OF FACT - SPECIAL PERMIT

1. The proposed conversion request is not consistent with the zoning ordinance which prohibits the conversion of residential structures into condominiums if the structures were constructed prior to 1952 Uniform Building Code Standards. This project was constructed in 1902.

#### FINDINGS OF FACT - VARIANCE

1. This variance would constitute a disservice to the public in that it would allow dwelling units of questionable structural soundness to be sold as a condominium.
2. This variance is adverse to the General Plan in that the request is not in harmony with the specific criteria outlined in the zoning ordinance regarding the conversion of residential structures constructed prior to 1952 Uniform Building Code Standards (Section 28-C-3 (h)).

## JOHNSTON PARK VICTORIAN P-82-020

## Tentative Map Conditions

- A. "The following conditions or improvements, to the extent related to a particular unit, shall be completed prior to the close of escrow on such unit:" (for unit specific improvements)
1. The project shall be retrofitted with the following measures to promote energy conservation:
  2. All accessible attic space over conditioned spaces shall be insulated to a minimum thermal resistance value of R-19 or whatever value is required at time of sale.
  3. Existing ceiling insulation meets or exceeds R-11 throughout at least 90 percent of the existing ceiling area.
  4. All swinging doors which separate conditioned from unconditioned spaces shall be fully weather stripped or gasketed in such a manner as to effectively and reliably limit air infiltration. Adhesive foam-type weather stripping will not constitute compliance.
  5. All domestic water heaters shall be fitted with external insulation blankets rated at a minimum thermal resistance value of R-12 as installed.
  6. All uninsulated transverse ducts, plenums, fitting joints of all heating and cooling equipment in unconditioned areas such as attics, crawl spaces, garages and basements shall be sealed with pressure sensitive tape or mastic to prevent air loss and shall be insulated to a thermal resistance of R-5.6.
  7. The first five feet of hot water piping leading from electrical resistance, natural gas, or other fossil fuel fire domestic water heaters shall be insulated to a minimum resistance value of R-4.
  8. There shall be no broken window or hole in the building envelope where the light or air may be detected passing from an unconditioned space to a conditioned space.
  9. All shower fixtures shall be fitted with flow restrictions or low-flow shower heads such that the maximum flow rate of the fixture does not exceed three gallons per minute maximum flow.
  10. All electrical wall outlet and wall switch plates which are located between conditioned and unconditioned space shall be fitted with gaskets to reduce air infiltration.

11. A two-hour fire separation shall be provided on its floors and each wall common to itself and an adjacent unit or an approved fire sprinkler system.
12. Utility box shall be enclosed in a design consistent with the structure.
13. All main entry doors shall be of the solid core type, and be furnished with single-cylinder deadbolt locks meeting the following minimum requirements:
  - a. bolt shall have a throw of at least one inch, and be constructed so as to repel cutting tools; and
  - b. have a cylinder guard designed and constructed to repel attacks by wrenching or prying.
14. All main entry doors shall be equipped with either a viewer or window which will provide at least a one hundred and eighty degree view of the area immediately outside.
15. All common walls shall meet requirements of Title 24 of State Code relating to sound insulation;
16. Recommend an acoustical consultant review the project prior to completion.
17. The following plumbing and mechanical items shall be corrected to meet the approval of the Building Division:
  - a. All drainage piping penetrations through two-hour walls or ceilings shall be of cast iron or galvanized steel.
  - b. Duct work shall be provided with approved fire dampers.
  - c. Details and routes of plumbing and mechanical systems shall be submitted for approval to the Building Division prior to installation.
18. All electrical shall meet current code at time of construction.
19. Dedicate right-of-way and easements for the installation and maintenance of water, gas, sewer and drainage pipes and for poles and overhead and underground wires and conduits for electrical and telephone service together with any and all appurtenances thereto on, over, under and across common lot shown hereon, excepting therefrom the existing building sites.

- B. "The following conditions or improvements shall be completed prior to the expiration date for vesting the condominium conversion special permit or any extension of such permit:"  
(for common benefit conditions)
1. Building numbers and addresses shall be visible from all access streets both during the day and night.
  2. Position at each entrance an illuminated directory or address system.
  3. Provide a minimum maintained one footcandle of light on the parking surface, from one-half hour before sunset to one-half hour after sunrise. Lighting devices to be covered by weather and vandalism resistant covers.
  4. Parking space numbering shall not correspond to unit numbers.
  5. The C.C. & R's shall incorporate language to allow the home owners association to tow vehicles from private property.
  6. All exterior lighting sources shall be covered with weather and vandalism resistant covers.
  7. Separate water shutoffs shall be provided for each unit. Each unit shall be billed separately on a flat rate basis.
  8. It shall be required that a licensed architect or engineer make a thorough inspection of the structure and make detailed recommendations on how to repair or alter the structure to alleviate the following deficiencies:
    - a. Correct lean of the building toward the north.
    - b. Correct slope in floor due to settling of building.
    - c. Replace or repair top plates which are damaged.
    - d. Provide adequate support for all beams or joists which lack a surface to bear upon.
    - e. Provide required wall bracing.
    - f. Reinforce 1" x 6" roof bracing by doubling or with strong-back.
    - g. All studs between floor and ceiling shall be continuous.
    - h. All beams must be strapped with framing clips or ties.

- i. All strong-backs for over spanned second story ceiling joists shall be tied or supported.
- j. All party walls shall meet a sound (STC) of 50. A field test will be required after construction to verify effectiveness of sound walls and floors. Samples of floor coverings shall be submitted to the Building Division for approval prior to installation.

\*\* Added condition: k. *Applicant shall provide certification by Sacramento Housing and Redevelopment Agency that the owner participation agreement has been satisfied.*



# CITY OF SACRAMENTO

CITY PLANNING COMMISSION

MAR 25 1982

RECEIVED

DIVISION OF BUILDING INSPECTIONS  
927 - 10TH STREET SACRAMENTO, CALIFORNIA 95814  
ROOM 100 449-5716

EXHIBIT B

March 18, 1982

Mr. Paul Hill  
7045 - Cromwell Way  
Sacramento, CA 95822

Subject: 1105 - F Street

Dear Mr. Hill:

An inspection of the subject property was made by Mr. Pecci, Mr. Haworth, Mr. Larsen and myself on March 15, 1982. There are numerous deficiencies in this building that will need to be corrected prior to our receiving a request for a frame, rough plumbing, and mechanical inspection.

We will require that the responsible architect or engineer make a thorough inspection of the structure and make detailed recommendations on how to repair or alter the structure to alleviate the deficiencies. The structural items we are particularly concerned with are as follows:

1. The building leans toward the north - added shear bracing should be provided.
2. The east wall has settled which causes a slope in the floor.
3. The single top plates have been cut through many times. Splices should be designed to repair these plates.
4. There are numerous occasions where beams or joists do not have surfaces to bear upon or have an insufficient bearing surface.
5. Wall bracing has been cut or is non-existent.
6. 1' x 6' roof bracing should be strengthened by doubling or strong-back.
7. Areas where studs are not continuous between floor and ceiling should be removed and replaced with continuous studs.
8. Beams must be strapped with framing clips or ties.
9. Strong-backs for over spanned second story ceiling joists are not tied or supported.



Mr. Paul Hill  
RE: 1105-F Street  
Page 2

10. Party walls to meet a sound rating (STC) of 50. Resilient channels at 16" o.c. between layers of 5/8" gyp board would improve the rating. A field test will be required after construction to verify effectiveness of sound walls and floors. Attention must be directed to the types of floor covering used over living areas. Carpeting and cushion vinyl floor covering must be used to obtain an IIC of 50. Submit a sample to the Building Division for approval prior to installation.

The preceding is a general list of structural items. An engineer or architect should make a more thorough inspection and list in detail items and their location and their method of repair.

The plumbing and mechanical items which need to be corrected are as follows:

1. Drainage piping penetrations through 2 hour walls or ceilings shall be of cast iron or galvanized steel. Ductwork shall be provided with approved fire dampers. Details and routes of plumbing and mechanical systems should be submitted for approval prior to further installations. (The existing plumbing and mechanical systems will penetrate the two hour shafts, ceilings or walls.)
2. Our on site evaluation of the plumbing-mechanical system was a cursory review of the major deficiencies now in existence. We made no attempt, nor was it requested, that we assess the installation in terms of a formal rough plumbing or mechanical inspection. Therefore, the items specified in this letter shall not preclude or prevent this division from requiring corrections in deficiencies that may now exist or may be created as a result of attempted corrective measures.

If you have questions regarding this project, please do not hesitate to call us.

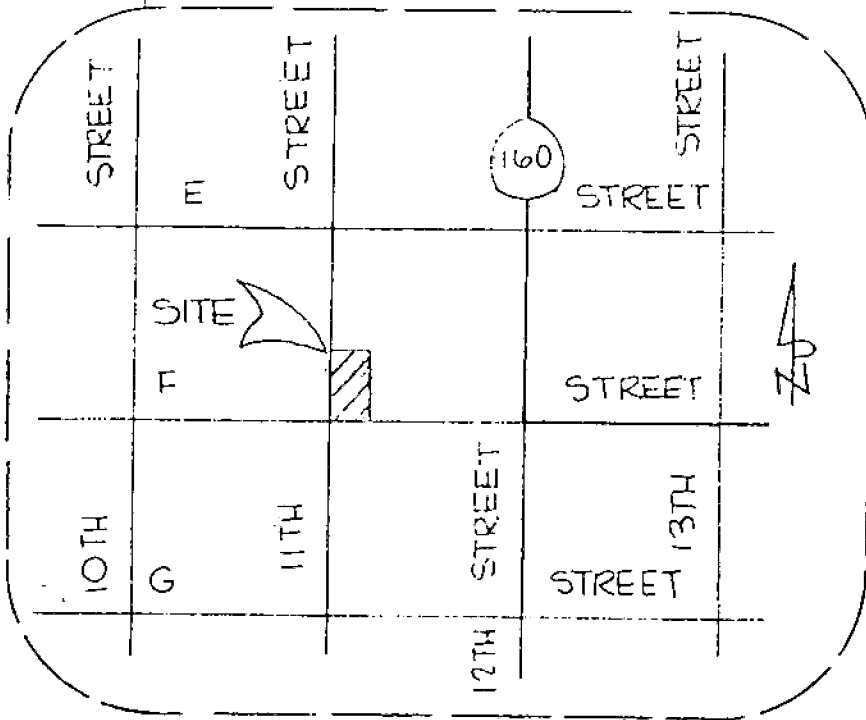
Sincerely,



Tim Sullivan  
Superintendent, Building Inspections Div.

TS:js

cc: ✓ Sharon Caudle



VICINITY MAP  
NO SCALE



*[Signature]*  
RICHARD ROZUMOWICZ RCE 28217 JAN 1982

82-03

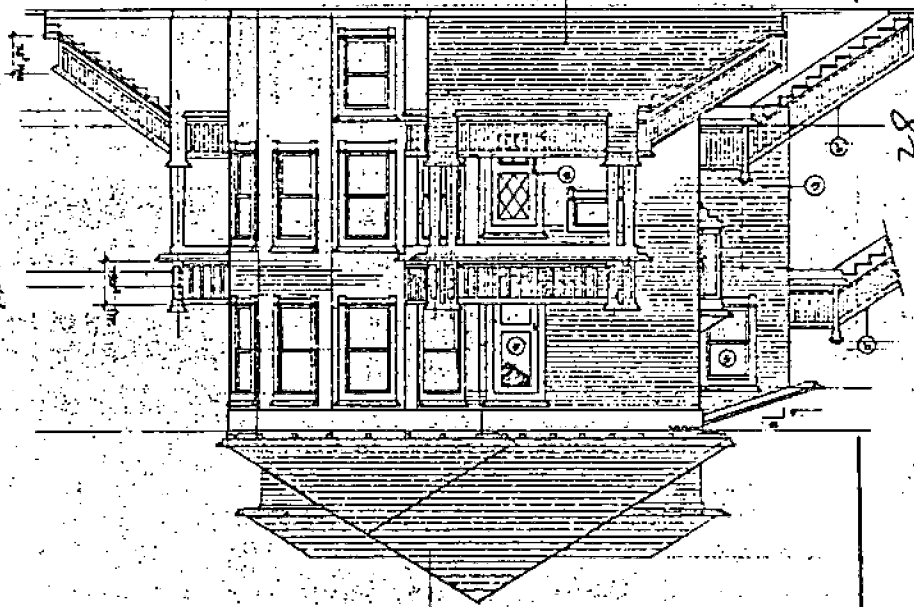




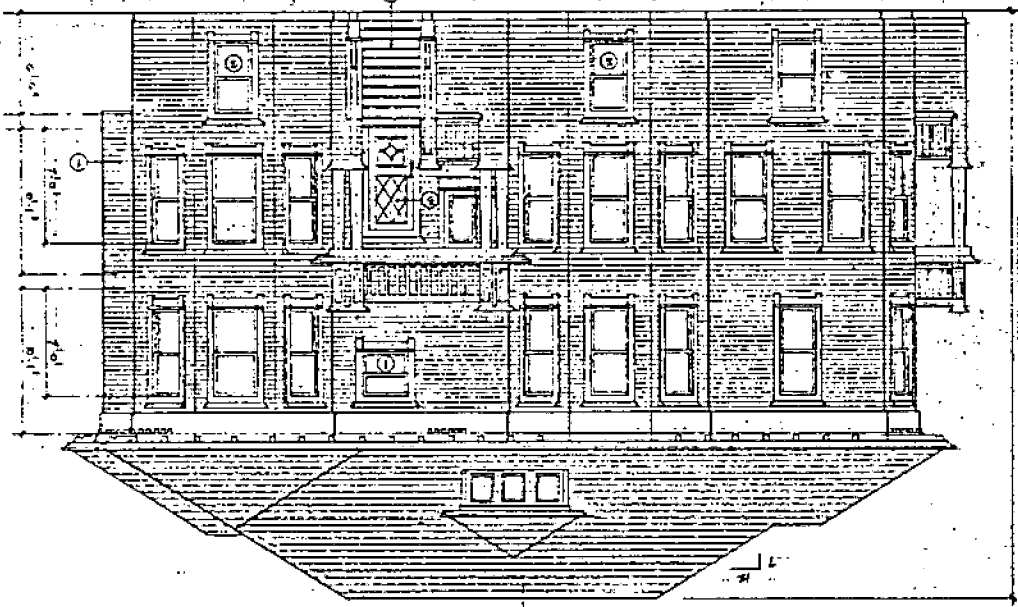


P-82020

WEST ELEVATION



SOUTH ELEVATION



The set of plans and specifications shall be kept in the office of all times and a copy shall be made available to the public at all times. The approval of the State and local health officials from the Building Division is required. The approval of the local health officials is required in any case otherwise.

KEY:

- 1) NEW 2000 WINDOW FRAME BUT WINDOW & MOULDED GLASS
- 2) REMOVE OLD WINDOW & MOULDED GLASS
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ONE HOUR FIRE RESISTANT CONSTRUCTION REQUIRED THAN OUT

NEW EXTERIOR WALL

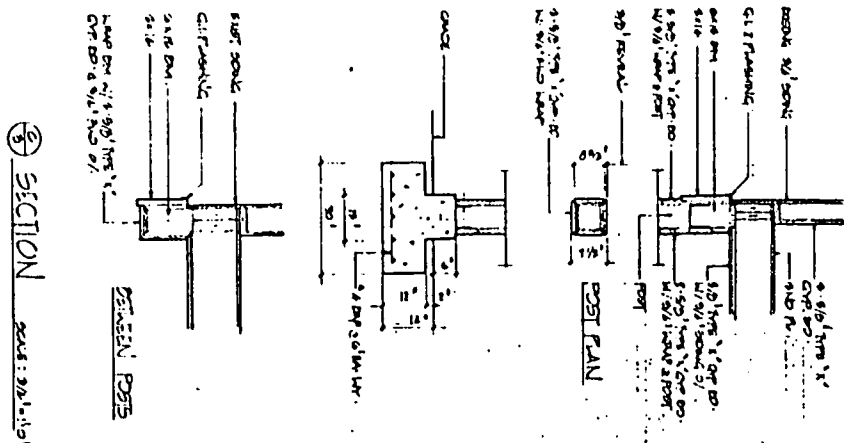
ISSUED JUN 11 1982

PACIFIC DEVELOPMENTS  
2880 VALLEY ROAD, SUITE 7  
SACRAMENTO, CALIF. 95821

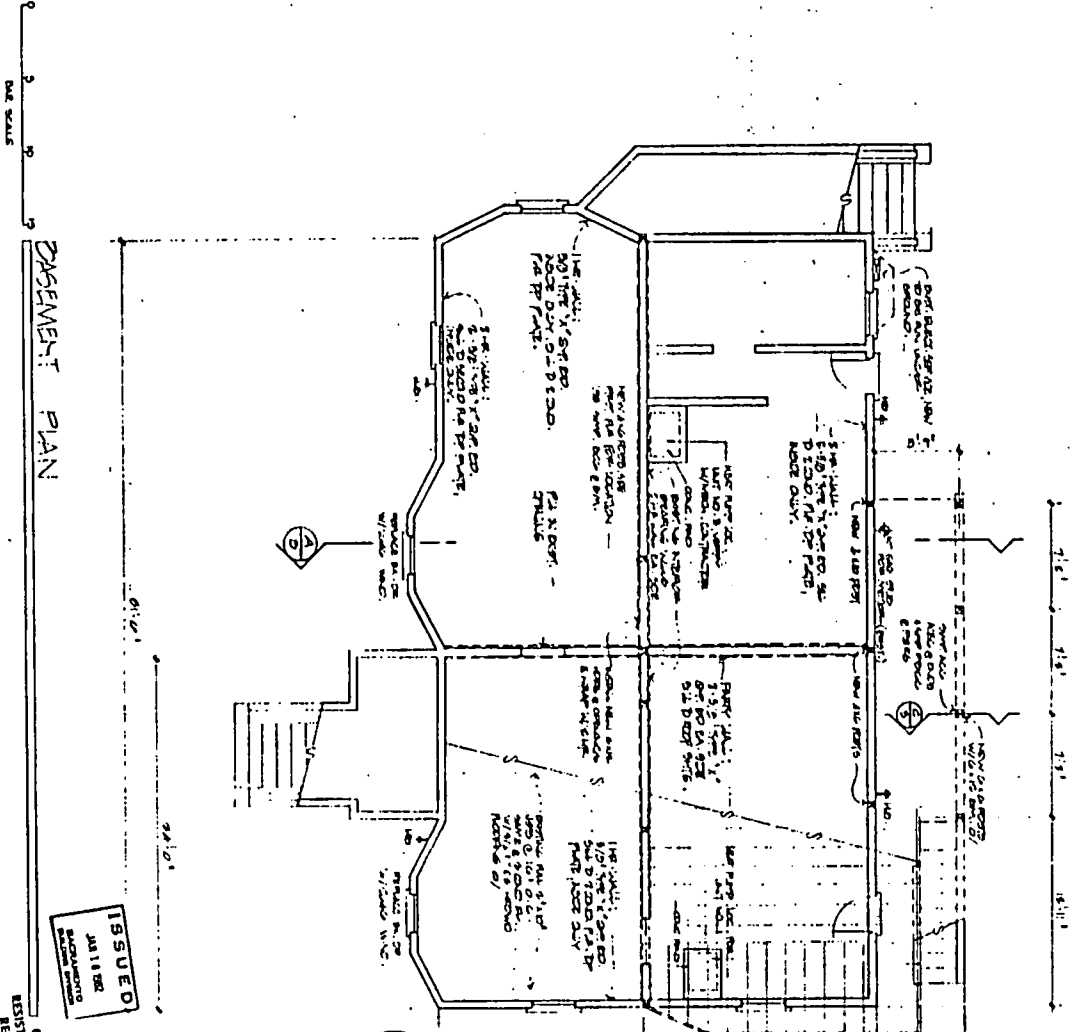
REHABILITATION of  
105 F. ST. DWELLING  
CITY OF SACRAMENTO, CALIF.

6  
M.P.  
D.P.  
S.P.  
T.P.  
U.P.  
V.P.  
W.P.  
X.P.  
Y.P.  
Z.P.

P-82-020



SECTION SCALE: 3/8" = 1'-0"



BASEMENT PLAN

ISSUED  
JUL 11 1982  
SACRAMENTO  
REVISION NO. 01

ONE HOUR FIRE  
RESISTANT CONSTRUCTION  
REQUIRED THROUGH

RECEIVED  
MAY 11 1982

**NOTE:**  
ALL ELEVATIONS, WALLS & PARTITIONS SHALL BE FINISHED WITH 5/8\"/>

**REVISIONS:**  
NO. 01 - CORRECTED DRAWING FROM ORIGINAL SET FOR CONSTRUCTION PERMITS.  
DATE: JULY 11, 1982  
BY: [Signature]



ISSUED  
MAY 1982  
SACRAMENTO  
SACRAMENTO

RECEIVED  
MAY 19 1982

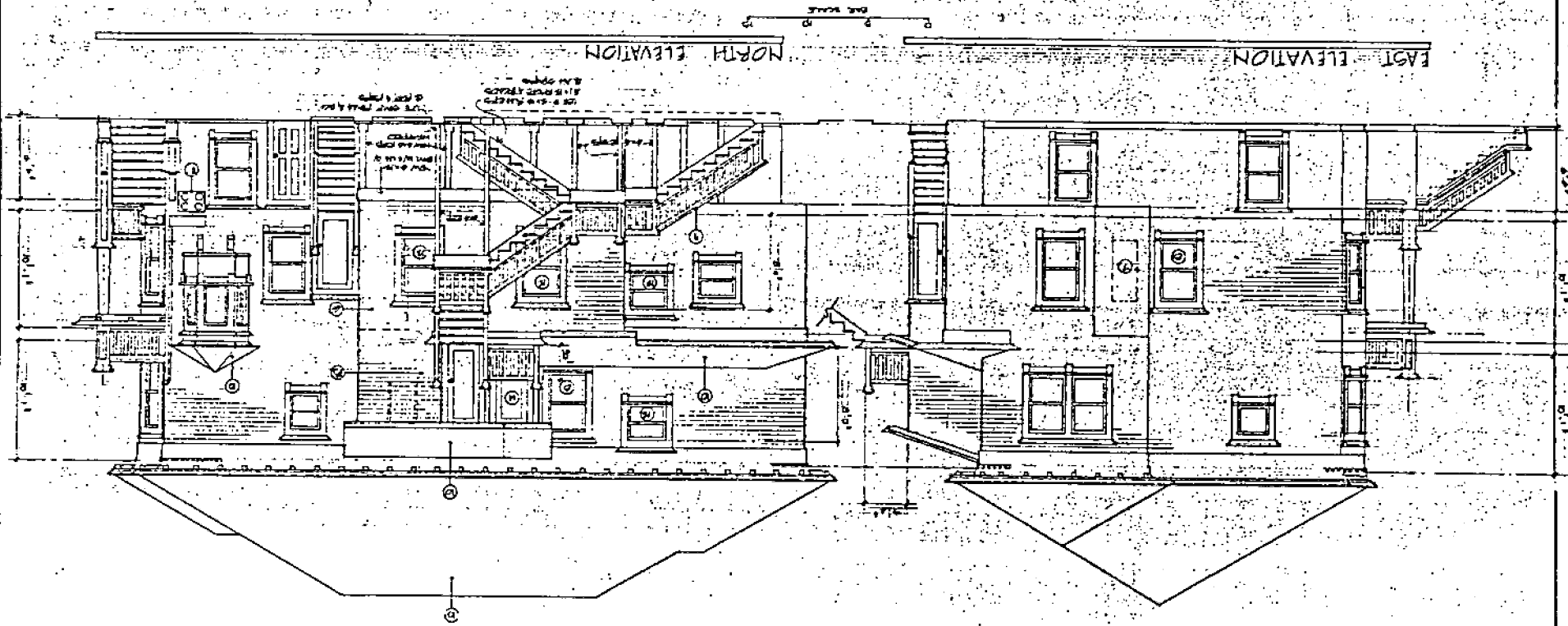
ONE HOUR FIRE  
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The use of steel and steelwork shall be in accordance with the provisions of the California Building Code, Section 1701. The use of steel shall be in accordance with the provisions of the California Building Code, Section 1701. The use of steel shall be in accordance with the provisions of the California Building Code, Section 1701.



PACIFIC DEVELOPMENTS  
8800 VALLEY ROAD, SUITE 3  
SACRAMENTO, CALIFORNIA 95831

REHABILITATION OF  
105 W. ST. DWELLING

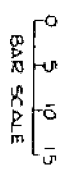
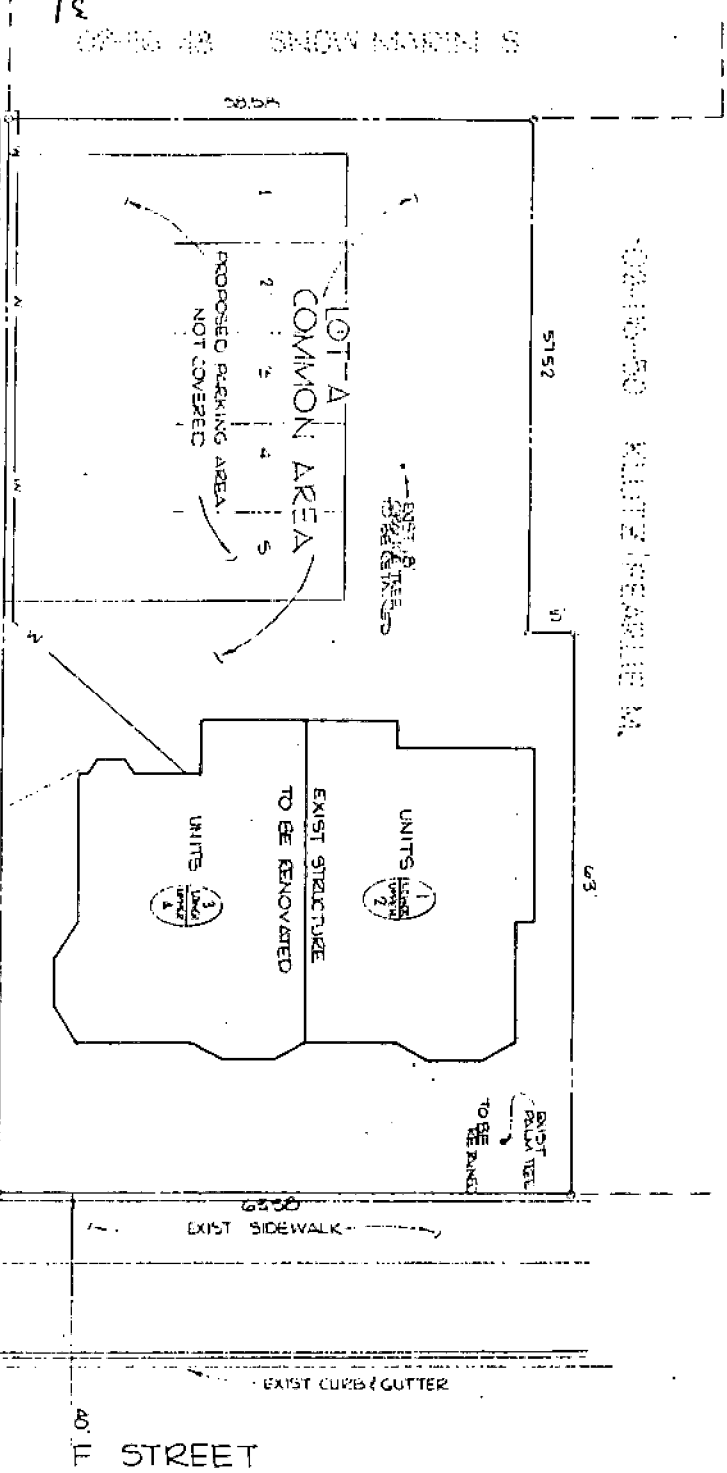


P-82020

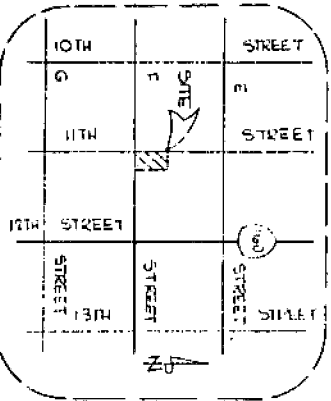


TENTATIVE SUBDIVISION MAP  
FOR JOHNSTON PARK VICTORIAN

P-82-020



SCALE 1"=10' NORTH



VICINITY MAP  
NO SCALE

ASSESSOR'S PARCEL NO  
7 (16-16 (PORTION OF))  
PRESENT OWNER  
1000 ASTOR BLVD  
1100 L STREET SUITE 500  
SACRAMENTO CA 95814 TELE (916) 441-3099

PRESENT USE / ZONING  
VACANT (REHABILITATION), R4A  
APPROX. 120 X 63  
SIZE OF LOT  
APPROX. 120 X 63  
PROPOSED USE / ZONING  
CONDOMINIUM, R4A  
SCHOOL DISTRICT  
SACRAMENTO CITY  
ACREAGE  
SITE ACRES  
SOURCE OF WATER  
CITY OF SACRAMENTO  
NO OF LOTS / UNITS  
1 / 4  
SANITATION FACILITIES  
CITY OF SACRAMENTO

ENGINEER  
SACRAMENTO ENGINEERING AND CONSULTING, INC. 222 1/2  
500 SHARPE LANE SUITE B  
SACRAMENTO, CA 95814 TEL (916) 551-3506