

CITY PLANNING COMMISSION

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

APPLICANT	Raymond Vail & Assoc. - 1410 Ethan Way, Sacramento, CA 95825		
OWNER	Suan Construction Corporation - 250 Fulton Avenue #2, Sacramento, CA 95825		
PLANS BY	Raymond Vail & Assoc. - 1410 Ethan Way, Sacramento, CA 95825		
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: SC:sg
NEGATIVE DEC	Ex. 15301(k)	EIR	ASSESSOR'S PCL NO. 092-163-22

- APPLICATION:
- A. Tentative Map - Subdivision Ordinance
 - B. Special Permit (Condominium Conversion) (Section 28)
 - C. Variance to waive reports (Section 28-C-1)
 - D. Variance to waive tenant notice (Section 28-C-2-(a)(b)(c))
 - E. Variance to waive tenant provisions (Section 28-C-5-(a)(b)(c)(d)(e) & (f))
 - F. Variance to waive required one hearing date (Section 28)

LOCATION: 1311 G Street

PROPOSAL: The applicant is requesting the necessary entitlements to renew a condominium conversion project which has been completed physically, however, the map and necessary entitlements have expired.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Light Density Multiple Family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Six unit apartment complex

Surrounding Land Use and Zoning:

North:	Residential; R-3A
South:	Residential; C-2
East:	Residential; R-3A
West:	Residential; R-3A

Parking Required:	Six
Parking Provided:	Six
Property Dimensions:	40' x 160'
Property Area:	0.2+ acre
Density of Development:	40 d.u. per acre
Square Footage of Building:	5,200 square feet
Significant Features of Site:	Existing apartment and trees
Topography:	Flat
Street Improvements/Utilites:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 14, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the attached conditions.

APPLC. NO. P84-400

MEETING DATE November 29, 1984

CPC ITEM NO. 20

BACKGROUND INFORMATION: On August 10, 1982 the City Council approved a special permit and tentative map to convert the Bell apartments into condominiums. The applicant subsequently applied for an extension of the special permit which was due to expire on August 10, 1983. On August 10, 1984 both the tentative map and the special permit for this conversion project expired. The complex has been renovated to meet the conditions of approval and the units have been vacant for over a year due to the necessary construction. Prior to construction the tenants were properly relocated and offered the tenant benefits required by ordinance.

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

- A. The complex is located in the Central City where the multiple family housing vacancy rate is currently low at 1.9 percent. Although the vacancy rate is below that allowed for converting rental housing into condominiums, there should be no adverse effect on the rental housing stock in this area since the units are presently vacant and have been for some time. These units were vacated to accommodate renovation of the complex necessary to meet tentative map and special permit conditions. It should also be noted that significant renovation was necessary in this complex since the applicant was required to reduce the number of units from eight to six as approved by the City Council.
- B. When this project was reviewed for final map check it was discovered that building inspections reviewed the project as an apartment and therefore the tentative map and special permit conditions were not considered when the permits were issued. Subsequent to the completion of the renovation the project was inspected by City Police, Fire, Building Inspections and Planning. During this inspection a number of minor questions arose regarding specific compliance with map and special permit requirements. In order to address these unresolved issues a note has been placed on the map to insure that the building is in compliance with applicable building codes. Planning staff also noted during the inspection that the landscape plans and plans for the trash enclosure had not been submitted as required therefore a condition will be placed on the special permit requiring these plans.
- C. This request involves a number of variances to waive certain provisions in the Condominium Conversion Ordinance. The variances involve the following provisions:

1. Variance to waive Section 28-C-1

This section of the Condominium Conversion Ordinance requires that the applicant submit a property report which includes; a boundary map, organizational documents, an annual operating budget, an FHA Regulatory Agreement, an engineer's report on the condition of structure, and a building history.

Staff supports this variance since a report including these items was submitted with the original application for this proposed conversion and the report was reviewed by various City departments and conditions based on this review have been met.

2. A variance to waive the required tenant noticing. This provision is not applicable since the property is vacant. Staff, therefore, supports the variance to waive the noticing requirements.
3. A variance to waive the tenant provisions set forth in Section 28-C-5-(a)(c)(d) & (f). These provisions include the following benefits and tenant protection:
 - "(c.) The sales and lease program for qualified low and moderate income tenants."
 - "(ii) The relocation assistance for eligible tenants."
 - "(iii) A copy of all relocation assistance to be provided shall be given to each tenant."
 - "(iv) Long term leases for elderly and handicapped tenants."
 - "(v) The anti-discrimination provisions on the sale of a unit to tenants who opposed the conversion."
 - "(vi) The preconversion protection which limits rent increases to tenants in the complex for a period of two years."

Staff supports the variance to waive these provisions since there are no existing tenants who could benefit from the tenant program.

4. A variance to waive the once a year review and hearing for all pending conversion applications. In this particular instance, staff supports the request to waive the once a year hearing for conversion projects. Staff's position is based on the fact that the applicant has successfully completed the physical upgrading of this complex to comply with all required conditions of the original application and additional review of this project is therefore unnecessary. If the project were to be reviewed, along with any new applications, in 1985, it would be at least June before the applicant could sell one of these units which are currently vacant and ready for marketing. In addition, since the units are vacant, it is not expected that this conversion will adversely affect the available rental housing stock in the area.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Recommend approval of the tentative map, subject to the following conditions;
- B. Recommend approval of the special permit, subject to the following conditions and based upon findings of fact to follow;
- C. Recommend approval of the variance to waive the required reports, based upon findings of fact which follow;

- D. Variance to waive the tenant noticing, based upon findings of fact which follow;
- E. Variance to waive the tenant provisions, based upon findings of fact which follow; and
- F. Variance to waive the required once a year hearing for conversion projects, based upon findings of fact which follow.

Condition - Tentative Map

The project shall comply with all requirements of the Zoning Ordinance and all applicable building codes.

Conditions - Special Permit

1. The applicant shall submit detailed landscape and irrigation plans for staff's review and approval prior to filing the final map.
2. The applicant shall submit detailed plans and elevations of the trash enclosures for staff's review and approval prior to filing the final map.
3. The applicant shall submit to Planning proof of sale of the first unit sold in the complex prior to expiration of the special permit.

Findings of Fact - Special Permit

1. The special permit is consistent with the General Plan in that the vacancy rate in the Central City is below that allowed for conversion, however, the units are vacant and have been for at least a year and it is therefore not expected that this conversion will adversely affect the availability of rental housing in the area.
2. The proposed conversion project is located in the Central City where the vacancy rate is below that allowed for conversion, however, due to the fact that the units are vacant, it is not expected that tenant relocation and displacement problems will result.
3. Adequate comparable replacement housing will not be necessary since the units are vacant.
4. The applicant has complied with all the requirements of the Zoning Ordinance pertaining to condominium conversions for the application procedure as advertised.
5. The proposed conversion, as conditioned, complies with all development standards set forth in Section 28-C-3 of the Ordinance.
6. The proposed conversion project is not a unique and needed rental housing resource in the City in that tenant displacement problems will not occur with this conversion considering the fact that the units are vacant and have been upgraded for condominiums under a previous application.

Findings of Fact - Variance

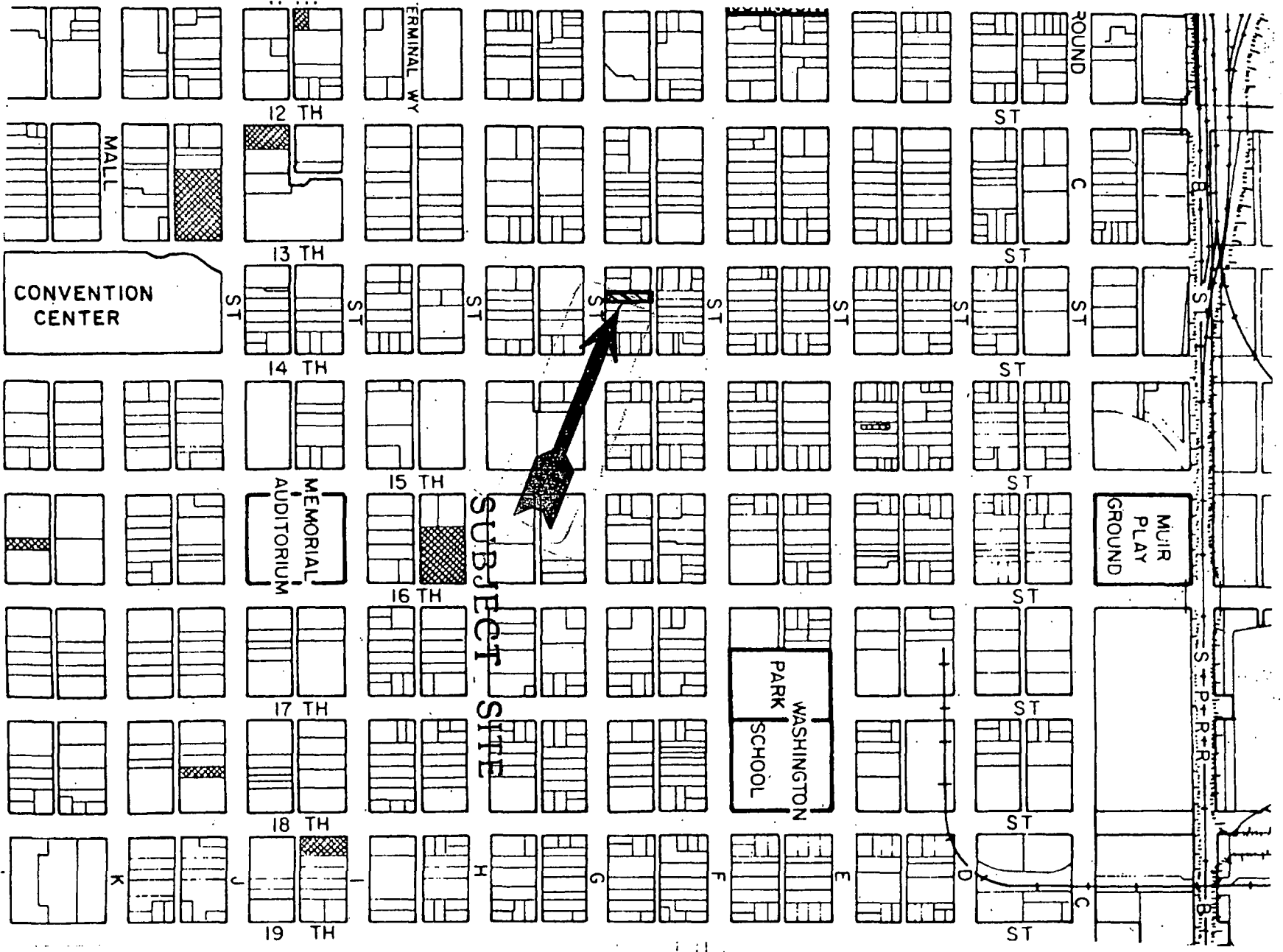
1. Issuance of the variances to waive the tenant provisions, noticing requirements, property report and once a year hearing date is not a special privilege extended to one individual property owner in that such circumstances exist that would make these requirements impossible or impractical to meet since the units are vacant and have been upgraded to condominium standards.
2. Granting the variance is not a use variance since condominiums are allowed in this zone.
3. Granting the variance is not a disservice in that it will not be injurious to the public welfare or other property owners in the vicinity since the units are vacant and tenant displacement and relocation problems will not result with this conversion.
4. The project is consistent with the General Plan and the Central City Plan which designate the site for residential purposes.

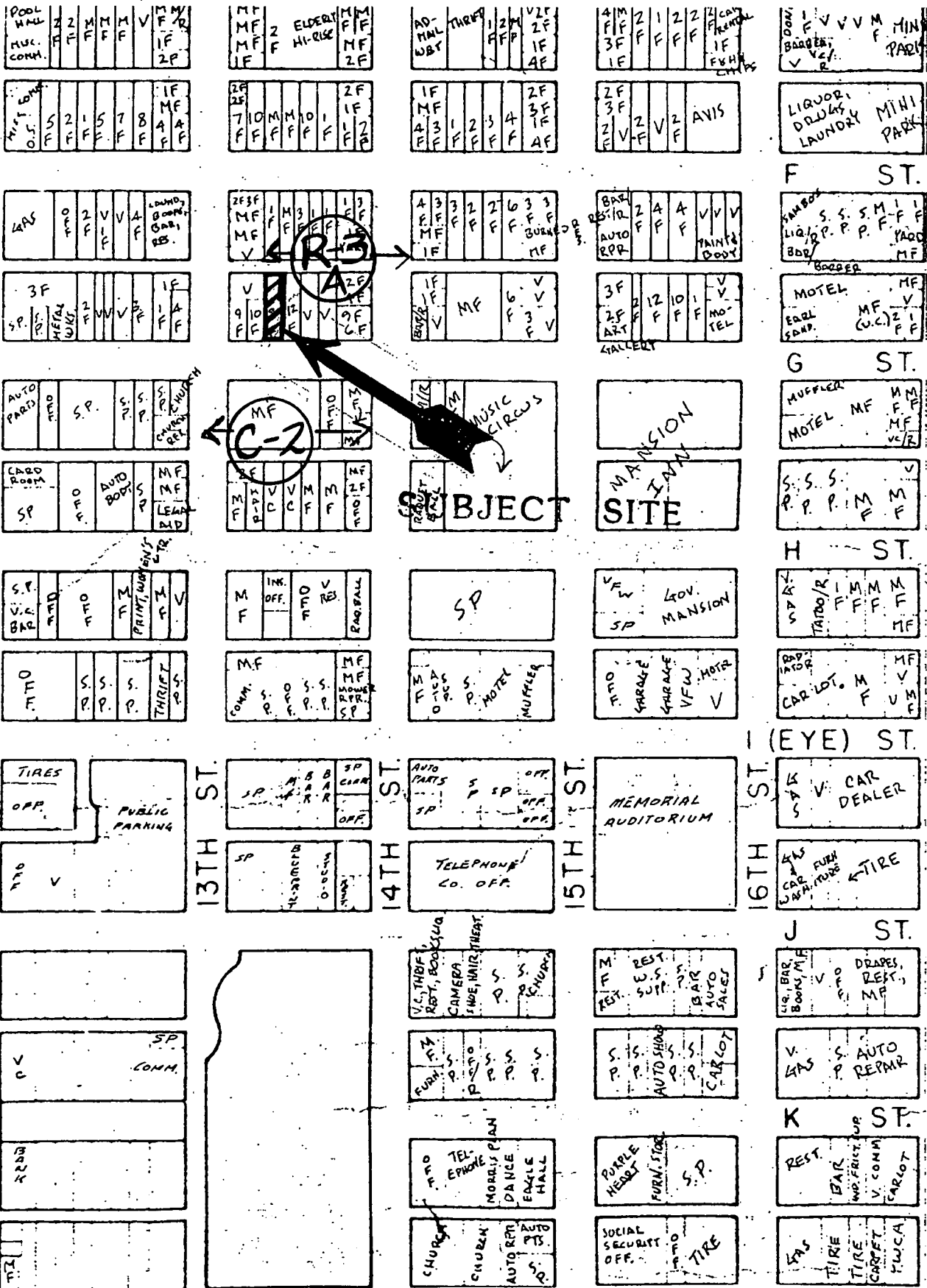
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11-24-84

No. 20

VICINITY MAP





LAND USE & ZONING MAP

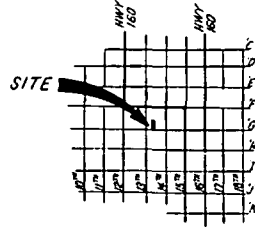
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11-29-84

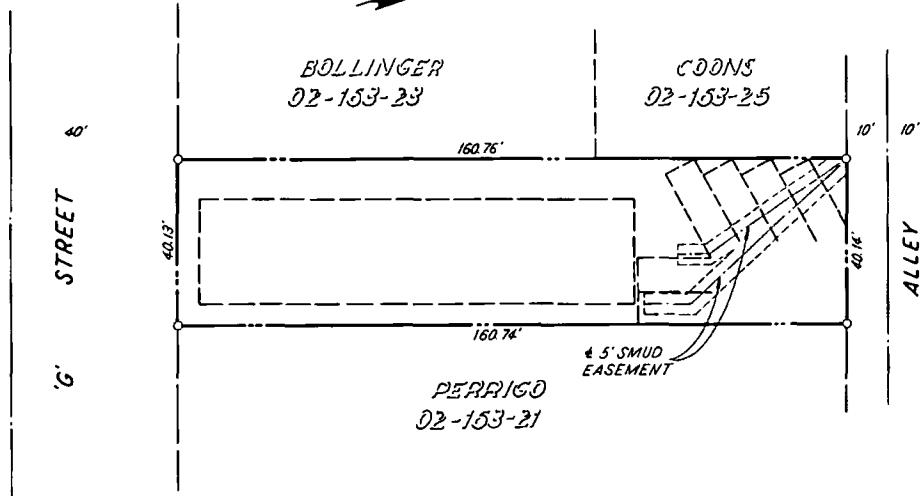
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RESUBMISSION

TENTATIVE MAP BELL CONDOMINIUM CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP
NO SCALE



GENERAL NOTES:

GROSS AREA — 0.193 Ac. ±

NET AREA — 0.147 Ac. ±

PRESENT USE — RESIDENTIAL UNITS

PROP. USE — RESIDENTIAL AIRSPACE CONDOMINIUMS

EXIST. ZONING — R-3A

PROP. ZONING — R-3A

LOT SIZE — 160' x 40' ONE LOT SUBDIVISION

PROP. IMPROVEMENTS — EXIST. SIDEWALK,
CURB & GUTTER

WATER SUPPLY — CITY OF SACRAMENTO

SEWAGE DISPOSAL — CITY OF SACRAMENTO

DRAINAGE — CITY OF SACRAMENTO

POWER & GAS — SMUD & PG&E

SCHOOL DISTRICT — CITY OF SACRAMENTO

PARK DISTRICT — CITY OF SACRAMENTO

FIRE PROTECTION — CITY OF SACRAMENTO

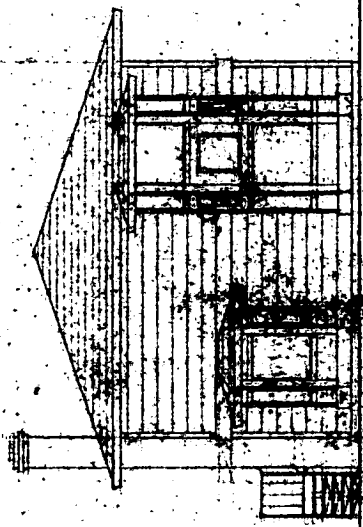
ASSESSOR'S PARCEL NO. — 02-153-22

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

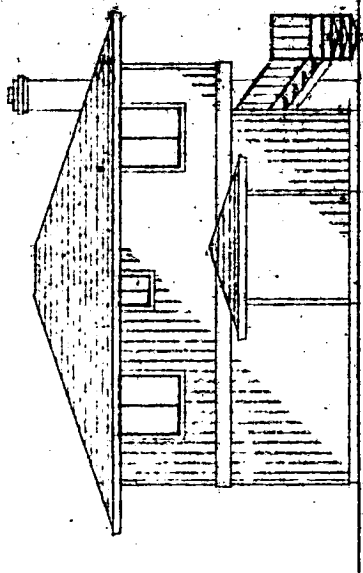
ENGINEER — RAYMOND VAIL & ASSOC.
14-10 ETHAN WAY
SACRAMENTO, CA. 95825
916-929-3323

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

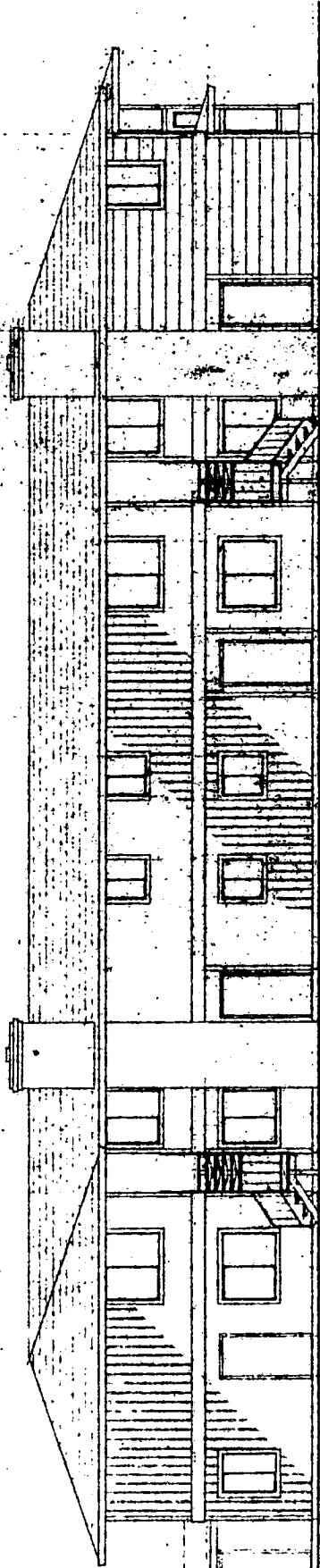
10-25-84
ENGINEERING
SURVEYING
PLANNING
RVA
RAYMOND VAIL AND ASSOCIATES



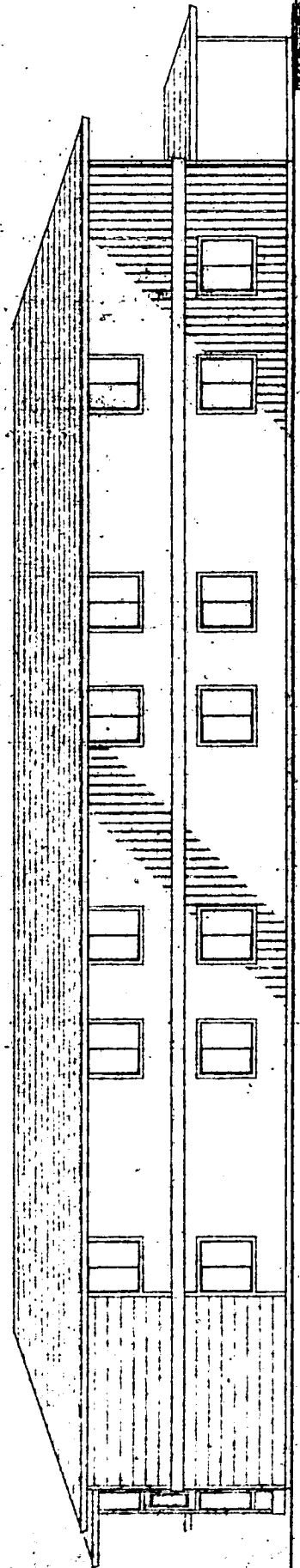
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

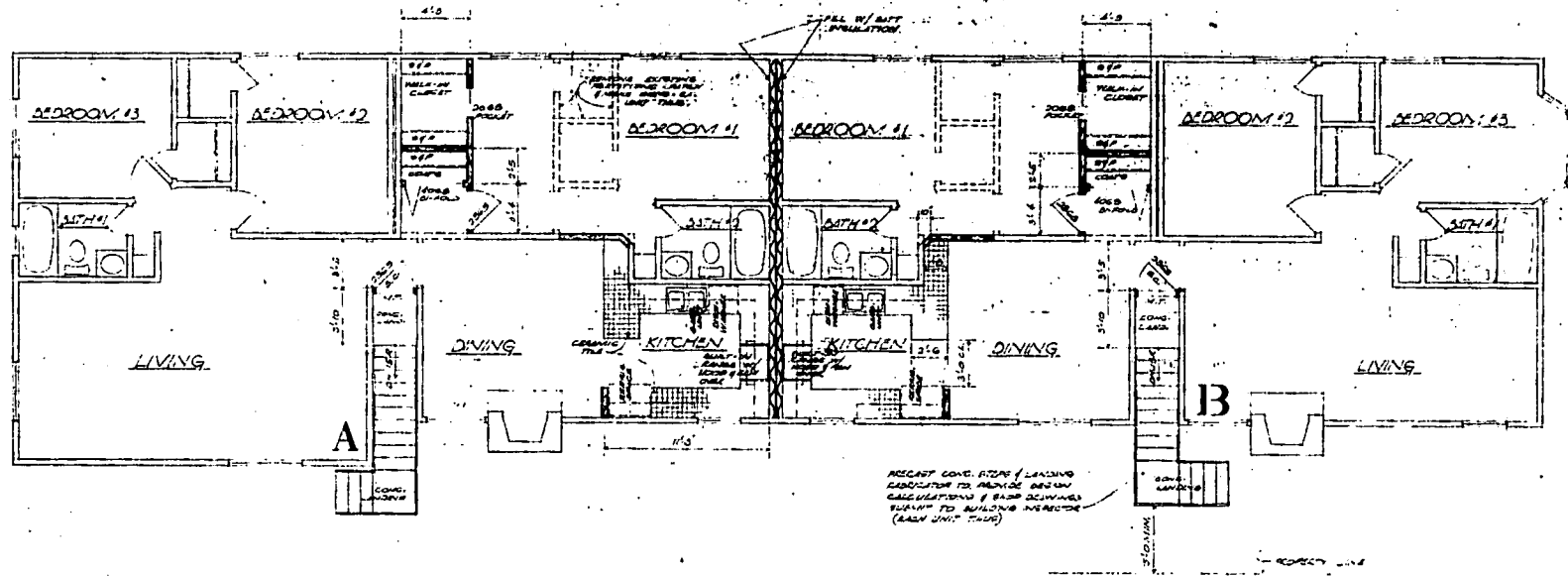


RIGHT SIDE ELEVATION

SECTION TO SUBMIT TO CITY
FOR PERMITS
EXTERIOR ELEVATIONS

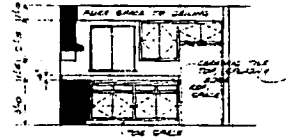
1894-400

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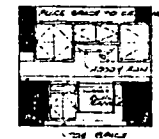


SECOND FLOOR PLAN - EXISTING 107 BUILDING
SCALE 1/4"=1'-0"

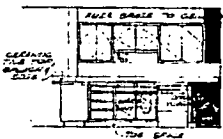
1. ALL MAIN ENTRY DOORS SHALL BE SOLID CORE & BE FURNISHED W/ SINGLE-CYLINDER DEADBOLT LOCKS MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. THE BODY SHALL HAVE A FINISH OF AT LEAST ONE HARD & CONSTRUCTED TO RESIST CUTTING TOOLS
 - b. HAVE A CYLINDER GUARD SECURED & CONSTRUCTED TO SEAL ATTACKS BY WEATHERING & RAINING.
2. ALL MAIN ENTRY DOORS SHALL BE EQUIPPED W/ EITHER A VIEWER OR WINDOW WHICH WILL PROVIDE AT LEAST A 150° VIEW OF THE ROOM IMMEDIATELY OUTSIDE.
3. ALL CONDITION UNITS SHALL MEET REQUIREMENTS OF TITLE 18 OF STATE CODE RELATIVE TO SOUND INSULATION.
5. SMOKE DETECTORS SHALL BE ALSO W/ VENTS TO EXTERIOR W/ SPODE.
6. ALL EXHAUST VENTS TO ATTIC SHALL BE LOCATED ON ROOF AT LEAST 8'-0" FROM WALL FACE.
7. ATTIC SHALL BE INSULATED TO MEET R-10.
8. CONDENSATE OVERFLOW DRAINS SHALL BE LOCATED ON LOWER OR CONDITIONING UNITS.
9. ALL DEFICIENCIES NOTED IN PRELIMINARY REPORT TO BE CORRECTED
10. PROVIDE BRCK. RECEPTABLES IN BATHROOMS.
11. AT EACH ENTRANCE TO THE COMPLEX PROVIDE A DIRECTORY WHICH IS AN ILLUSTRATED GEOGRAPHIC REPRESENTATION OF THE LOCATION OF THE VENTURE & THE UNIT DESIGNATIONS WITHIN THE COMPLEX.
12. PROVIDE A MINIMUM MAINTAINED ONE FOOT COUNCILS OF LEAST AT THE SURFACE OF FINISHING FLOOR & STAIRS, MAINTAINED FROM 1/2" OR ABOVE SURFACE TO 1/2" OR ABOVE SURFACE.
13. PROVIDE A MINIMUM MAINTAINED ONE FOOT COUNCILS OF LEAST AT THE SURFACE OF FINISHING FLOOR & STAIRS, MAINTAINED FROM 1/2" OR ABOVE SURFACE TO 1/2" OR ABOVE SURFACE.
14. ALL EXTERIOR LIGHTING FIXTURES SHALL BE COVERED W/ WEATHER & VANDALISM RESISTANT COVERS.
15. WATER SERVICE SHALL MEET THE REQUIREMENTS OF SECTION 29-0-130 (1) OF THE ZONING ORDINANCE.
16. DRAINAGE SERVICE SHALL MEET THE REQUIREMENTS OF SECTION 29-0-130 (1) OF THE ZONING ORDINANCE.
17. CASH-IN LAUNDRY FURNISHING SHALL BE PROVIDED AT A RATIO OF ONE FOR EACH UNIT PER THE 1976 ULC & 8900-47N SEC. 88 AS AMENDED 4-25-79.
18. EXISTING ROOF FRAMING IS ASSUMED TO BE CORRECT.



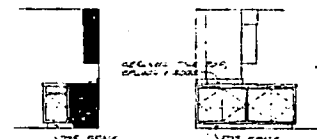
RANGE WALL
SCALE 1/4"=1'-0"



RANGE WALL
SCALE 1/4"=1'-0"



SINK WALL
SCALE 1/4"=1'-0"



SINK WALL
SCALE 1/4"=1'-0"

NOT RECEIVED
RECEIVED
11-29-84
1894-400

RENOVATION TO
1811 'E' ST SACRAMENTO, CALIF.

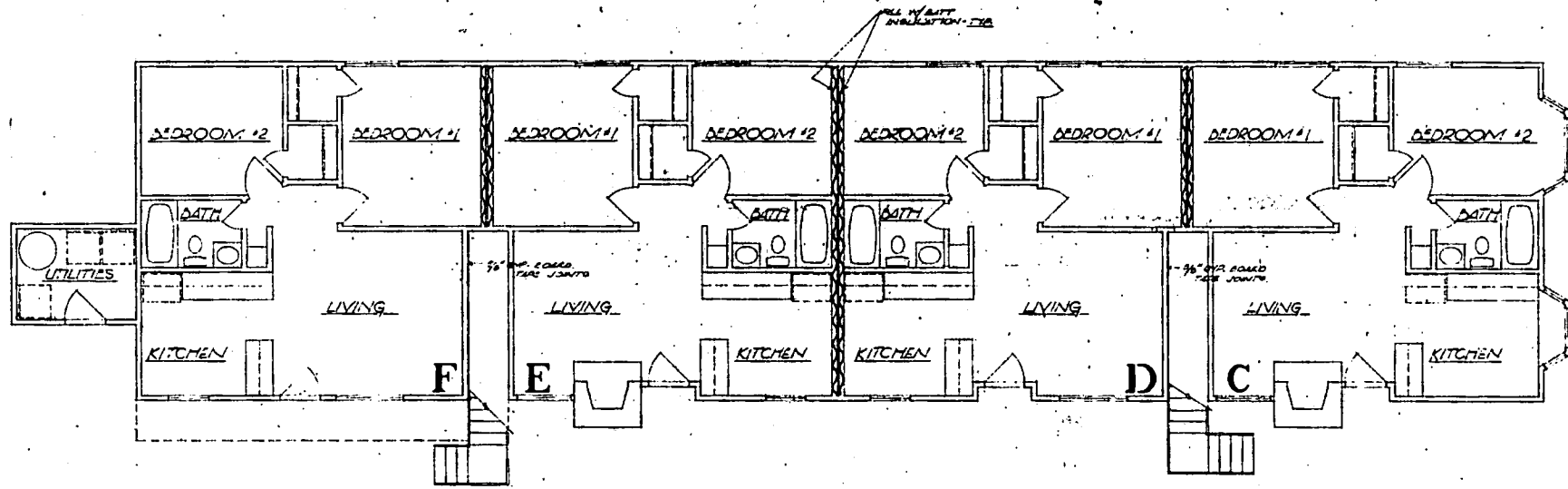
U SBA BUSINESS BRANCH SERVICE
817 A 9TH ST, SACRAMENTO 95811-1412

SECOND FLOOR PLAN
CABINET ELEVATIONS

DATE 11/29/84

P 84-460

11-28-84
48
57



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

RECEIVED
JUL 28 1985
ISSUED
JUL 24 1985
SACRAMENTO
K.A.H.

RENOVATION TO
1311 'G' ST. SACRAMENTO, CALIF.
U. PAUL ENGINEERING SERVICE
2617 A ARDEN BLVD, SACRAMENTO 95811-1442
1ST FLOOR PLAN
PAGE NO. 1 of 4