



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

46

Public Hearing  
**June 23, 2009**

**Honorable Mayor and  
Members of the City Council**

**Title: Plaza 26 (P08-029)**

**Location/ Council District:** 2600 Q Street Assessor's Parcel Number: 007-0336-001;  
Council District 3

**Recommendation:** Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project exempt from environmental review; and 2) a **Resolution** approving a Tentative Subdivision Map and Special Permit to convert three existing vacant duplexes into six condominium units on approximately .30 acres in the Multi-Family (R-3A SPD) zone and located in the R-Street Corridor Special Planning District.

**Contact:** Elise Gumm, Associate Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Presenters:** Elise Gumm, Associate Planner, (916) 808-1927

**Department:** Community Development

**Division:** Planning

**Organization No:** 21001221

### **Description/Analysis**

**Issue:** The applicant is requesting to convert three vacant duplex units into six condominium units in the R-Street Corridor Special Planning District. The property was originally developed in 1936 as three separate structures, each containing two residential units for a total of six units located on one parcel. Exterior modifications and interior renovations were approved through project file (P04-024), Winn Park Apartments, and have been completed. No additional modifications or changes to the three structures are proposed through this project. The buildings are currently vacant and have been unoccupied since the extensive remodel in 2005.

The applicant is requesting a Tentative Map to create the condominiums. The project was reviewed at the Subdivision Review Committee on June 4, 2008 during which the committee recommended that the map be forwarded to



Planning Commission for recommendation to Council.

As part of the Special Permit process to convert rental units into condominiums, the following documents are required to be provided to the City for analysis: covenants, conditions and restrictions to be recorded, property report, building history report, rental history report, relocation assistance report, report on the sales and lease program for qualified low and moderate income tenants, and tenant survey. Furthermore, the applicant is required to publish a "notice of intent to convert" in order to protect tenants of the building.

The City's ordinance for condominium conversion recognizes the hardship that can be placed upon existing tenants in the process of condominium conversions and therefore has included protection for existing rental tenants. The subject site located at 2600 Q Street is currently vacant and has not had rental tenants since 2005. Therefore, the tenant protection requirements contained in the condominium conversion ordinance are not applicable to this project and will not be addressed. Staff has reviewed the applicable documents including the CC&Rs, building history report, title report, and building inspection report and Noise Study, and finds the information adequate for the condominium conversion.

**Policy Considerations:** The project is consistent with General Plan, Housing Element policies to encourage the development and redevelopment of neighborhoods that include a variety of housing tenure, size and type. The Housing Element also encourages housing types and sizes that diversify yet maintain compatibility with existing neighborhoods.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act under Class 1, Section number 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

**Sustainability Considerations:** The conversion project is consistent with the goals of the Sustainability Master Plan in that improved residential units within the central core of the city will help to reduce dependence on nonrenewable energy sources. In addition, improvements have been made to the project to meet the standards of Title 24, California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Improvements to the project site will help promote pedestrian activity in the neighborhood by locating appropriately scaled and articulated buildings close to the street frontages. Additionally, clearly marked pedestrian entrances, pathways, and landscaped gathering areas will encourage pedestrian access to from the site.

**Commission/Committee Action:** According to Section 17.192.030 of the Zoning Code, condominium conversion projects require a public hearing by both the Planning Commission and City Council. The Planning Commission heard this project on August 14, 2008 and recommended approval to be forwarded to City Council. This recommendation is based on the conclusion that the project will create ownership opportunities for alternative housing, and the proposal supports numerous policies contained within the Housing Element of the General Plan and the Central City Community Plan. City Council has final approval authority for the project.

**Rationale for Recommendation:** Planning Commission approved the project based on the grounds that the project will create ownership opportunities and add to the diversity of housing types available in the area, and the proposal supports numerous policies contained within the Housing Element of the General Plan and the Central City Community Plan. This staff report reflects this decision and the resolution contains findings for approval of project entitlements.

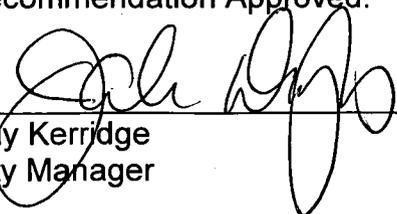
**Financial Considerations:** This project has no fiscal considerations

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:   
David Kwong  
Planning Director

Approved by:   
William Thomas  
Director of Community Development

Recommendation Approved:

  
Ray Kerridge  
City Manager

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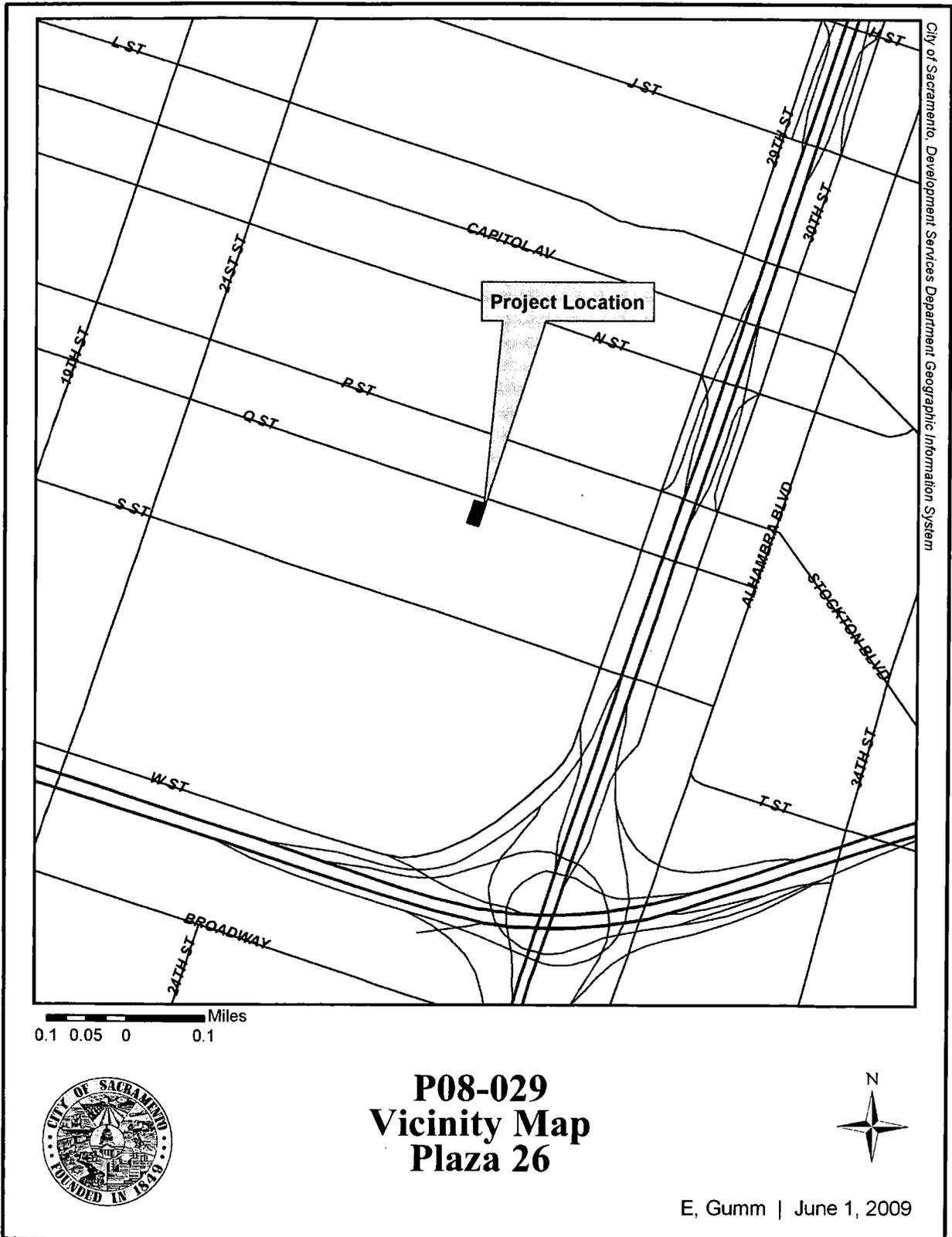
Attachment 1: Background

The findings of fact for a special permit for condominium conversion are different than the findings required for other special permits. See the attached resolutions for staff discussion of each required finding.

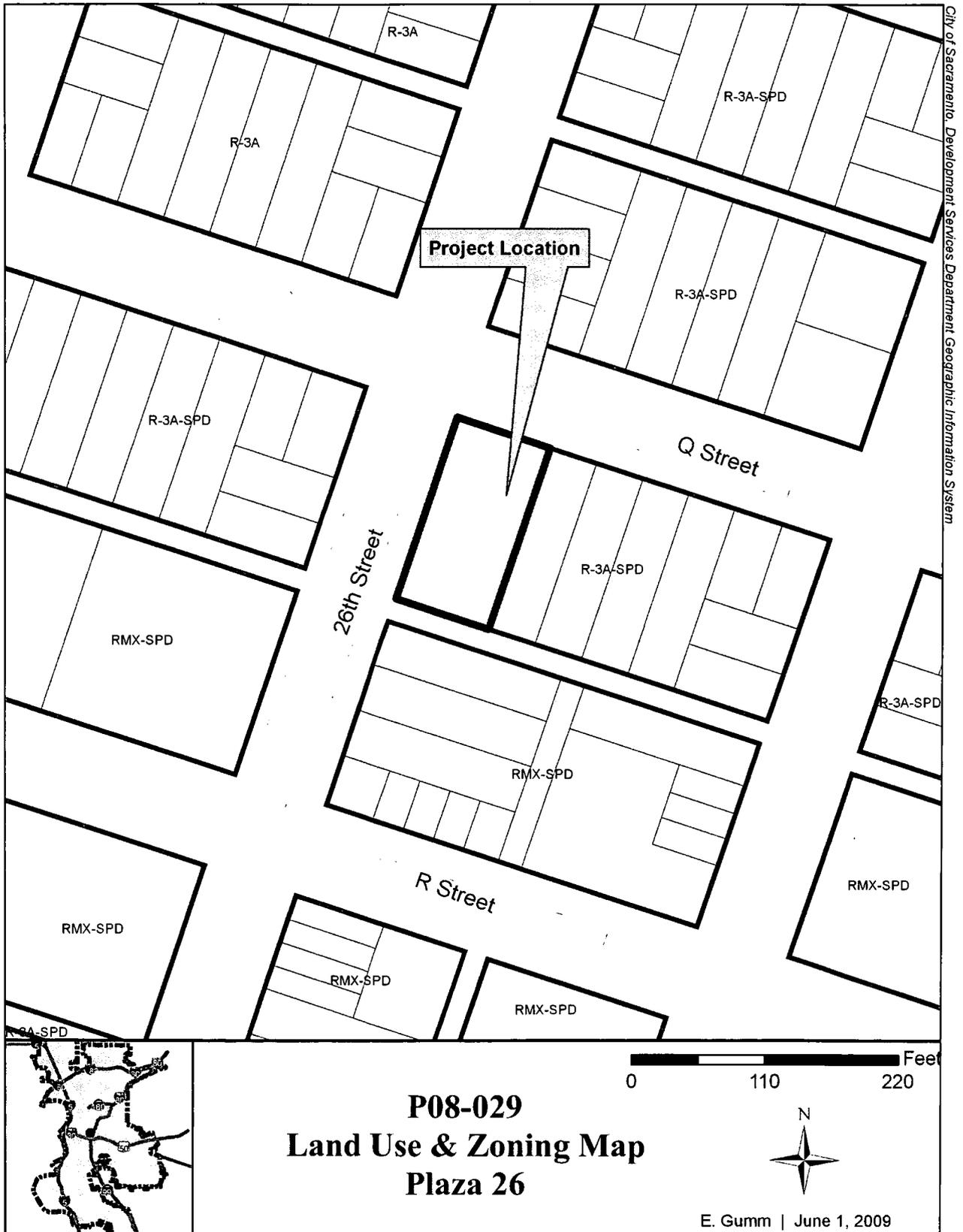
Supplemental documents for the project (CC&Rs, building history report, title report, and building inspection report, etc.) can be reviewed on the Department of Community Development public website, under Planning Commission August 14, 2008 meeting agenda,

[http://www.cityofsacramento.org/dsd/meetings/commissions/planning/2008/CPC\\_Agenda\\_8-14-08.cfm](http://www.cityofsacramento.org/dsd/meetings/commissions/planning/2008/CPC_Agenda_8-14-08.cfm); or on the City of Sacramento public website, under City Council meeting agenda, [http://sacramento.granicus.com/ViewPublisher.php?view\\_id=8](http://sacramento.granicus.com/ViewPublisher.php?view_id=8), 5 days prior to the scheduled City Council Meeting.

Attachment 2: Vicinity Map



Attachment 3: Land Use and Zoning Map



Attachment 4: Resolution – Environmental Exemption

**RESOLUTION NO. 2009-**

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P08-029) (APN: 007-0336-001)**

**BACKGROUND**

- A. On August 14, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Plaza 26 Condo Conversion, from three vacant duplex structures to six condominium units located at 2600 Q Street.
  
- B. On June 23, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 16.24.097, 17.212.035, and 17.200.010(C)2(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Plaza 26 Condo Conversion project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under CEQA Guidelines Section 15301, Existing Facilities of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to convert three (3) existing for-rent duplexes into residential condominium units for a total of 6 condominium units on approximately .30 acres in the Multi-Family R-Street Corridor Special Planning District (R-3A SPD). This project requires a Tentative Map for condominium purposes and a Special Permit for alternative use housing. This project was previously approved for the duplex units through Design Review (DR04-034) and Planning (P04-024) for reduced front and side setbacks along 26th and Q Streets. The project is located in the R Street Corridor Redevelopment area.

This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Attachment 5: Resolution – Special Permit

**RESOLUTION NO. 2009-**

Adopted by the Sacramento City Council

**APPROVING THE PLAZA 26 CONDOMINIUM CONVERSION PROJECT  
(P08-029) (APN: 007-0336-001)**

**BACKGROUND**

- A. On August 14, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Plaza 26 Condo Conversion, from three vacant duplex structures to six condominium units located at 2600 Q Street.
- B. On June 23, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 16.24.097, 17.212.035, and 17.200.010(C)2(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Plaza 26 Condo Conversion project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Plaza 26 Condominium Conversion Project, the City Council approves the Project Tentative Map and Special Permit based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project Tentative Map and Special Permit based on the following findings of fact:
  - A. **Environmental Determination:** The determination of the Project's exemption from CEQA has been made by Resolution No. 2009-\_\_\_\_\_.
  - B. The **Tentative Map** to designate one parcel for condominium purposes is hereby approved based upon the following findings of fact:
    - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows;
      - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

- b. The site is physically suitable for the type of development proposed and suited for the proposed density;
  - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
  - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Traditional Medium Density Residential up to 21± du/na;
  3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);
  5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).
- C. The **Special Permit** for the conversion of six existing residential units into condominiums within the Multi Family R-Street Corridor Special Planning District (R-3A SPD) is approved subject to the following Findings of Fact and Conditions of Approval:
1. A special permit shall be granted if there exists adequate comparable replacement housing for each eligible tenant in the building proposed for conversion. This requirement is not applicable to the subject condominium conversion because the building is a vacant structure and has not had rental tenants since April 30, 2004. The project will not displace any tenants.
  2. A special permit shall not be granted if it is determined that the average rental vacancy rate in the affected community plan area during the twelve months preceding the date the city-determined rental vacancy rates are issued is greater than five percent unless adequate measures have been incorporated that would

effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the affected area caused by the conversion. The average rental vacancy rate was 4.8% within the Central City in 2008. Because the units have been vacant since 2005, there will be no displacement of tenants and no resulting adverse effects on the rental housing stock. It can be reasonably assumed that the proposed condominium conversion will not adversely affect the rental housing stock in the surrounding area.

3. A special permit for condominium conversion shall not be granted if the applicant has not complied with all submittal requirements, public notices to existing tenants, and building inspections. In addition, the project shall be subject to the development standards established for condominium conversions. The applicant has provided all required documents and is subject to all future building inspections that are applicable to this condominium conversion. No existing tenants are affected by the conversion and therefore the applicant is not required to comply with the tenant notification procedures outlined in the conversion ordinance.
4. A special permit for condominium conversion shall not be granted if the apartment building or residential complex proposed for conversion represents a unique and needed rental housing resource in the city. Given the absence of tenants in the structures, the proposed conversion does not represent a needed rental housing resource in this area. In addition, duplex uses are not a unique and needed rental housing resource in the Central City area.
5. A special permit for condominium conversion shall not be granted if it is found that the results of the tenant survey indicate strong disapproval for the conversion of the units. In this case, the residential structures are vacant and therefore, the applicant is not required to produce a tenant survey.
6. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The proposed project is consistent with the residential land use policies and of the General Plan and the Central City Community Plan and this project provides additional housing opportunities within the Central City to all economic segments of the population.
7. A special permit shall be granted upon sound principles of land use. In this case, staff finds that the proposed condominium conversion use is consistent with the city's objectives to promote the re-use of vacant structures and provide additional housing opportunities within the Central City. The use does not change with the condominium conversion process and provides viable housing stock for the area.

Section 3. The City Council approves the Project Tentative Map and Special Permit subject to the following conditions of approval:

- B. The **Tentative Map** to create one lot for condominium purposes on approximately 0.3 acres in the Multi-Family R-Street Corridor Special Planning District is hereby approved subject to the following conditions:

**GENERAL**

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after consultation with the U.S. Postal Service;
- B3. Show all continuing and proposed/required easements on the Parcel Map or Certificate of Compliance (If qualifies);

**DEVELOPMENT ENGINEERING: Streets**

- B4. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;
- B5. The applicant shall repair/reconstruct any deteriorated portions of the existing alley to the satisfaction of the Development Engineering Division. The limit of repair shall be along this parcel's frontage on the alley;
- B6. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;

**CITY UTILITIES**

- B7. Any new domestic water services shall be metered. The condominium unit shall have a separate tap from the public distribution system for a metered domestic water service. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 6" water main in Q St/R St Alley, a 12" main in 26th St and a 24" main in Q St. No connection is allowed to the 24" water main in Q St.);
- B8. Common area landscaping shall have a minimum of one (1) separate tap from the public distribution system for a metered irrigation service;

- B9. Per City Code, the point of service for water and sewer service is located at the back of curb for separated sidewalks and the back of sidewalk for attached sidewalks. The onsite water and sewer systems shall be private systems maintained by the ownership association;
- B10. This project is served by the Combined Sewer System (CSS), however based on the project description there will be no significant impact to the CSS;
- B11. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded concurrently with the map prior to the initiation of any City utility services to the project. The onsite water, sewer and storm drain systems shall be private facilities maintained by the owners' association formed pursuant to the provisions of sections 1350 et seq. of the California Civil Code (the Davis-Stirling Common Interest Development Act). The CC&Rs recorded for the project (as "governing documents" defined in Civil Code section 1351(j)), shall authorize and require the owners' association to maintain these facilities and to obtain and pay for water, sewer and storm drain service for the project (including the condominiums and all common areas) and on behalf of all condominium owners;
- B12. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney. The Utility Service Agreement shall be recorded concurrently with the map;

**PPDD: Parks**

- B13. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Finance Department, Public Improvement Financing, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.);
- B14. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation;

**MISCELLANEOUS**

B15. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives. The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
  2. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems;
  3. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof;
- C. The **Special Permit** for the conversion of six existing residential units into condominiums within the Multi Family R-Street Corridor Special Planning District (R-3A SPD) is hereby approved subject to the following conditions:
- C1. The applicant shall comply with the conditions of approval contained in the Planning Commission approval (P04-024) and Design Review Approval DR04-034.

**BUILDING**

- C2. Floor-to-ceiling and wall-to-wall assemblies between each condominium unit must meet sound transmission and sound impact classes of fifty (50) lab test, or forty-five (45) field test, as prescribed in the California Building Code (CBC) as adopted by City for new construction.
- C3. Per City Code Section 17.192, a building inspection is required. Any deficiencies will be required to be corrected before occupancy.

- C4. The common walls separating the dwelling units will need to meet a 1 hour fire rating per Sections 419 and 708 of the 2007 California Building Code. Also, they will need to have an STC rating of 50 (45 for field test).
- C5. The property report is required to estimate the remaining useful life of the following items as required per City Code, Section 17.192.050, Section A3: roofs, foundations, exterior paint, paved surfaces, mechanical systems, electrical systems, plumbing systems, sewage systems, sprinkler systems for landscaping, utility delivery systems, central or community heating and air conditioning systems, fire protection systems including any automatic sprinkler systems, alarm systems, or standpipe systems, and structural elements.

#### **DEPARTMENT OF TRANSPORTATION**

- C6. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;
- C7. The applicant shall repair/reconstruct any deteriorated portions of the existing alley to the satisfaction of the Development Engineering Division. The limit of repair shall be along this parcel's frontage on the alley;
- C8. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;
- C9. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives. The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping;
- C10. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division;

#### **ADVISORY NOTES:**

#### **PLANNING**

- 1. The applicant shall record the parcel map or certificate of compliance map and sell at least one unit to an individual purchaser other than the owner or applicant in order to activate the Special Permit within three years of final approval.

**URBAN FOREST SERVICES**

2. City right of way park strip landscaping for this location (P04-024) was not reviewed or approved by UFS.
3. Existing installation of turf is inconsistent w/ sound tree planting practices and conditions routinely assigned by UFS for street tree planting.
4. Revision of the park strip landscape to meet UFS standard requirements will create a higher quality and more sustainable right of way environment.
5. Street trees in the park strip planter along the west and north sides of this project were planted in turf. This practice compromises the growth of young trees by placing them in an allelopathic soil environment, and subjecting them to a variety of maintenance related injuries. Trees that are able to adjust and grow in turf are encouraged to develop large surface roots due mainly to the frequent shallow irrigation required by lawns. Large shallow tree roots caused by turf irrigation create pedestrian path of travel hazards and an elevated need for curb gutter and sidewalk repair. The root removal typically required during pavement repair often can compromise tree health and structural stability.
6. UFS generally requires a 12' to 15' long rectangular turf free area for each new street tree. There is also a requirement that street trees are irrigated on a non-turf station.
7. UFS recommends reconstruction of the existing irrigation system and a reconfiguration of the existing turf to improve growing conditions for street trees and to reduce future pavement hazards and maintenance requirements in the City right of way.
8. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/4' radius nozzles installed 40" to 50" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.
9. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
10. Revise park strip landscape to have a hardscape barrier (header board) to define an 8' x 12' to 8'x 15' turf free planter for each street tree. Any perennials or shrubs planted in this area must be planted at least 4' away from any tree trunk.

### TENTATIVE MAP FOR A CONDOMINIUM PROJECT

# PLAZA 26

CITY OF SACRAMENTO, CALIFORNIA

FEBRUARY 14, 2008

2-22-2008  
P08-029



**PROJECT NOTES**

**REGARD SUBDIVISION:**  
 1. MAP NO. 100-000000000  
 2. 300' E. STREET, BLDG. 100-0  
 3. SACRAMENTO, CA 95811  
 4. CONTACT: THE DREW GROUP  
 5. PHONE: (916) 447-0774

**PREPARED:**  
 1. THEO. RODGERS, INC.  
 2. 300' E. STREET, BLDG. 100-0  
 3. SACRAMENTO, CA 95811  
 4. CONTACT: THE DREW GROUP  
 5. PHONE: (916) 447-0774

**CLASSIFICATION:**  
 1. 300' E. STREET, BLDG. 100-0  
 2. SACRAMENTO, CA 95811  
 3. CONTACT: THE DREW GROUP  
 4. PHONE: (916) 447-0774

**APPLICABLE PARCELS AND LOT NUMBERS:**

**AREA:**  
 1. 300' E. STREET, BLDG. 100-0  
 2. SACRAMENTO, CA 95811

**NUMBER OF LOTS:**  
 1. CONDOMINIUM LOT

**BOUNDARY LINE:**  
 1. 300' E. STREET, BLDG. 100-0  
 2. SACRAMENTO, CA 95811

**PREPARED FOR:**  
 1. THEO. RODGERS, INC.  
 2. 300' E. STREET, BLDG. 100-0  
 3. SACRAMENTO, CA 95811

**DATE PREPARED:**  
 1. FEBRUARY 14, 2008  
 2. CITY OF SACRAMENTO

**FIRE PROTECTION:**  
 1. CITY OF SACRAMENTO

**SCHOOL DISTRICT:**  
 1. SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

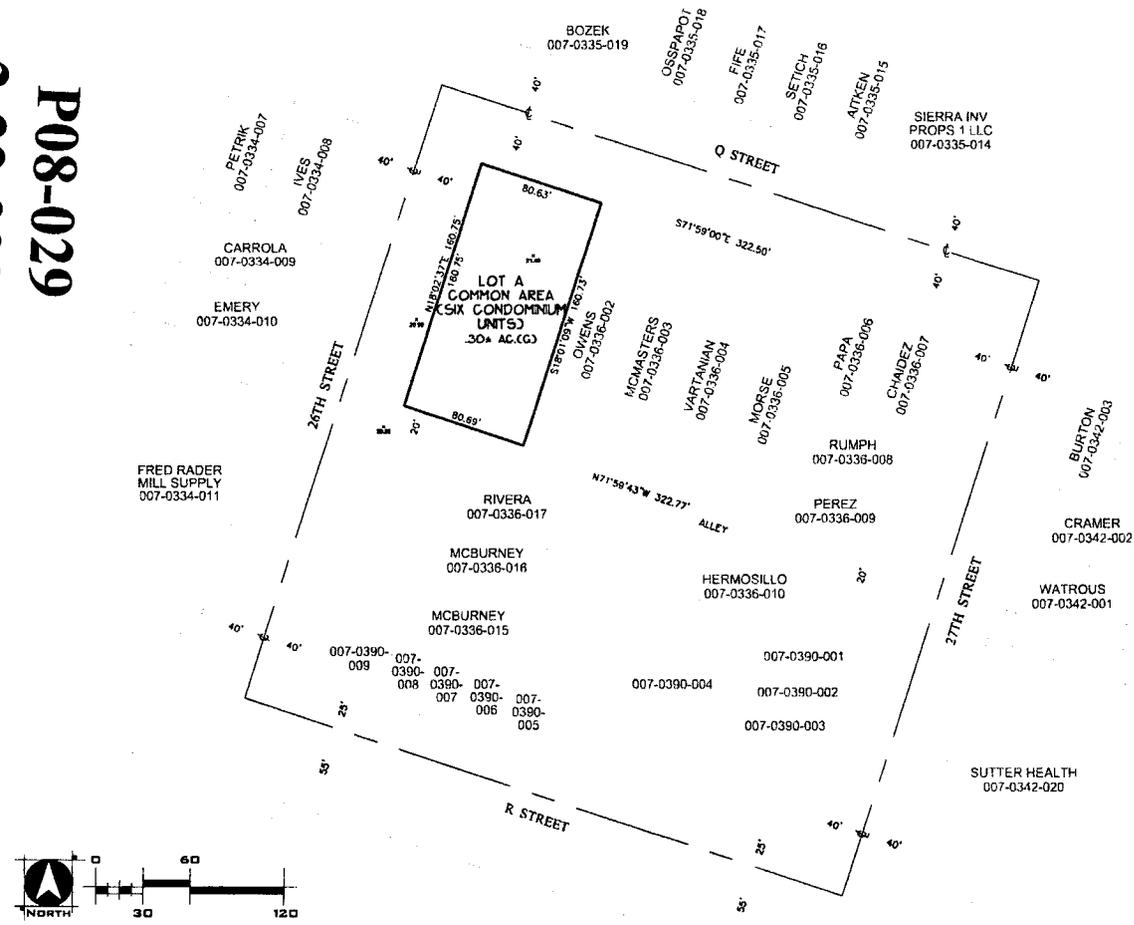
**SEWER:**  
 1. SACRAMENTO REGIONAL SANITATION DISTRICT

**SLURRY WALL:**  
 1. CITY OF SACRAMENTO

**WATER:**  
 1. CITY OF SACRAMENTO

**ELECTRICITY:**  
 1. S&P  
 2. P&E  
 3. F&E

**NOTES:**  
 1. THIS IS AN APPLICATION FOR A COMMON INTEREST DEVELOPMENT AS PRESCRIBED IN SECTION 1332 OF THE S & P CIVIL CODE.  
 2. LIFT NUMBERS IS FOR IDENTIFICATION PURPOSES ONLY.  
 3. LOT 1 IS A LEGALLY CREATED REAL PROPERTY INTEREST TO WHICH A TITLE CERTIFICATE OF COMPLIANCE DE PARCEL HAS BEEN ISSUED AND WILL BE FILED WITH THE CITY OF SACRAMENTO AFTER THE TENTATIVE MAP IS APPROVED.  
 4. LOT 2 IS PROPOSED TO BE A COMMON AREA PURSUANT TO SECTION 1332 OF THE BUSINESS AND PROFESSIONAL CODE OF CALIFORNIA.



**P08-029**  
**2-22-2008**

**SPECIAL PERMIT EXHIBIT**  
**PLAZA 26**  
CITY OF SACRAMENTO, CALIFORNIA  
FEBRUARY 2008

**LOCATION MAP**

**WOOD RODGERS**  
ARCHITECTS ENGINEERS INTERIORS  
2801 C ST. SUITE 300, B YUBA CITY, CA 95967  
TEL 530.841.7790 FAX 530.841.7797

PLAZA 26 - SPECIAL PERMIT

## Attachment 6: Average Apartment Vacancy Rate of 2008

Reporting of vacancy data pursuant to ordinance 17.192.030 of the Sacramento City Code.

Community Plan Areas	Multi-Family Rental Units Surveyed <sup>1</sup>	Total Number of Multi-Family Units by Area <sup>2</sup>	Sample Size % <sup>3</sup>	Average Vacancy Rate
Central City/ East Sacramento	6484	20,960	30.9%	4.8%
South Natomas	6555	6,678	98.2%	5.2%
Arden/Arcade	3713	3,925	94.6%	6.3%
North Natomas	3778	4,073	92.8%	7.6%
North Sacramento	1166	5,708	20.4%	5.8%
Pocket/Land Park <sup>3</sup>	5172	10,048	51.5%	5.5%
South Sacramento	4377	7,079	61.8%	3.7%
Fruitridge/Broadway	1692	7,782	21.7%	9.0%

**Source: CB Richard Ellis, Inc. First Quarter through Fourth Quarter of the 2008 Multi-Family Housing Vacancy/Rental Survey. Sacramento Self Help Housing Quarterly Reports to the City of Sacramento.**

## Notes:

1. Based on units surveyed by CB Richard Ellis and Sacramento Self Help Housing; does not represent all multi-family units in Community Plan Area.
2. Total Number of Multi-Family Units is based on year 2005 estimates from SACOG MTP travel model datasets which are developed from the 2000 Census and SACOG's Housing Inventory (for subsequent years).
3. Sample Size represents the percentage of units sampled by CB Richard Ellis and Sacramento Self Help Housing compared to the total apartment units in the Community Plan Areas.

