



REPORT TO COUNCIL

City of Sacramento

42

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
June 27, 2006

Honorable Mayor and
Members of the City Council

Subject: 1706 G Street Condos (P06-023)

Location/Council District:

1706 G Street; APN: 002-0176-004; Council District 3

Recommendation:

Planning Commission and staff recommend the City Council: 1) Adopt the attached Resolution approving the various entitlements to convert the six rental units into condominium units on 0.09± developed acres in the Multi Family (R-3A) zone.

Contact: Lindsey Alagozian, Associate Planner, 808-2659; Jeanne Corcoran, Senior Planner, 808-5317

Presenter: Lindsey Alagozian, Associate Planner, 808-2659

Department: Development Services

Division: Planning

Organization No: 4877

Summary:

The applicant is requesting the necessary entitlements to convert an existing six-unit apartment building into six condominium units. The structure is a contributing resource to the Washington School Historic District. Exterior modifications are proposed to the balconies and exterior staircase; however, no expansion of square footage is proposed. Modifications to the interior are proposed in order to upgrade the units. Currently, the property does not have any on-site parking. The applicant is requesting the following entitlements: Special Permit to convert the units into condominiums, a Variance to waive the six parking spaces, and a Variance to waive building code requirements. The project has been noticed to property owners and nearby neighborhood associations and is not controversial.

Committee/Commission Action:

On June 8, 2006, by a unanimous vote of six ayes and zero noes, the Planning Commission found the project categorically exempt pursuant to the California Environmental Quality Act (CEQA) and approved the related Tentative Map for condominium purposes. The Planning Commission also recommended approval and forward to City Council the Special Permit and Variances necessary for the condominium conversion.

Background Information:

The property was originally constructed in 1911 as a six-unit apartment building without any on-site parking spaces. On or about 1996, the structure was used as a six-unit group home based on research of City building permits for upgrading the structure. The current owners purchased the building as a vacant structure in 2004, and the structure continues to remain vacant today.

In order to approve the Special Permit for condominium conversion, a set of development standards must be met, otherwise a Variance to deviate from the regulations must be granted. Furthermore, structures built prior to 1952 shall not be permitted to be converted for condominium ownership unless the building was constructed and subject to a building permit issued under the 1952 Uniform Building Code, or subsequently adopted Uniform Building Code. The development standards include the following: off-street parking, utilities, sound attenuation, ownership association, and current building code requirements for any proposed modification requiring a building permit. The applicant is requesting a Variance for off-street parking and several building code requirements because the structure is designated as a Contributing Historic Resource within the Washington School Historic District and was constructed prior to the 1952 Uniform Building Code.

City staff has analyzed the project and has determined that the project qualifies as a Contributing Resource in the Washington School Historic District. Therefore, the building qualifies for use of the California Historic Building Code (CHBC); however the condominium conversion ordinance refers to the California Building Code (CBC) and has been evaluated to that standard. Based on the modifications proposed to the structure as submitted by the applicant, the following code sections of the CBC are not met:

- CBC Section 1203.4. The windows provided for natural ventilation do not open onto a yard on the property. Robert Stetson, Supervising Engineer, has analyzed the site conditions and has determined that the windows are adequately setback enough from adjacent buildings to allow for adequate ventilation. The distance between the two buildings is approximately 10 feet on the east side and approximately 3' 9" between buildings on the west side (not accounting for the bay window encroachment) which fulfills the intention of adequate openings onto a yard area.

- CBC Section 503.1. The east and west exterior walls and their openings and projections do not comply with fire resistive requirements. Staff from both the Building Division and the Fire Department do not see a need to recommend an exterior fire sprinkler system to protect the exposure because the applicant has proposed an interior fire sprinkler system that will serve the needs of fire protection for the exterior as well. As designed, the fire protection measures proposed for this project will exceed that of similar historic properties.
- CBC Section 1005.3.3.2. The applicant is proposing to install a fire sprinkler system for fire resistive measures. Therefore, staff does not recommend requiring the applicant to make the stairwell a one-hour fire-resistive enclosure. Staff does recommend the installation of smoke seals for all doors and other openings. Any doors to be replaced should be replaced with one-hour labeled doors.
- Accessibility Requirements. This building does not comply with the accessibility requirements for a new residential building. However, staff has determined that the building does comply as an existing building. Due to the historic nature of the property, staff recommends the installation of backing in the walls for the future installation of grab bars at the bathtubs.
- Structural Requirements. The building does not comply with the structural requirements for a new building, but does comply as an existing building. The modifications to the rear of the building comply with current CBC requirements. Due to the historic nature of the property, staff recommends acceptance of the CHBC, which is approximately 75% of the seismic load used in the current CBC. Staff has determined that the project will comply with the structural requirements contained within the CHBC.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Sections 15331). Section 15331 allows for the exemption of projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources, provided that the activity meets published federal standards for the treatment of historic properties. The Environmental Services Division and the Preservation Office have determined that the project is consistent with this categorical exemption. Furthermore, the project is consistent with the General Plan designation and all applicable General Plan policies as well as the site's zoning designation. The site does not exceed five acres in size and is currently fully developed and surrounded by urban uses. The site has no value as habitat and would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

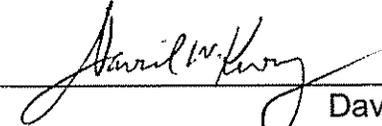
Policy Considerations:

The project is consistent with General Plan and Central Community Plan policies to redevelop residential land uses in a manner which is efficient and utilizes existing and planned urban resources, and promotes infill development as a means to meet future housing needs. The project supports the goal to encourage the conservation and rehabilitation of sound housing stock and historically significant structures and provide opportunities for additional housing stock to meet various housing needs within the Central City.

Emerging Small Business Development (ESBD):

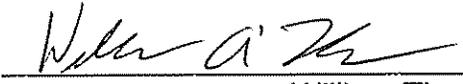
No goods or services are being purchased under this report.

Respectfully submitted by:



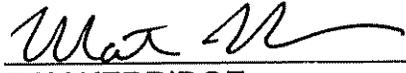
David Kwong
Planning Manager

Approved by:



William Thomas
Director of Development Services

Recommendation Approved:



for RAY KERRIDGE
City Manager

Table of Contents:

Pg 1	Staff Report
Pg 6	Attachment A – Planning Commission Voting Record
Pg 7	Attachment B – Vicinity Map
Pg 8	Attachment C – Land Use & Zoning Map
Pg 9	Attachment D – Tentative Map
Pg 10	Attachment E – Site Plan
Pg 11	Attachment F – Second Floor Plan
Pg 12	Attachment G – Third Floor Plan
Pg 13	Attachment H – Elevation Plan
Pg 14	Attachment I – Photo of 1706 G Street
Pg 15	Attachment J – Analysis of Building Code Requirements
Pg 17	Attachment K – Architect’s CBC Compliance Statement
Pg 22	Attachment L – Civil Engineer Report
Pg 24	Resolution to Approve the Notice of Decision and Findings of Fact

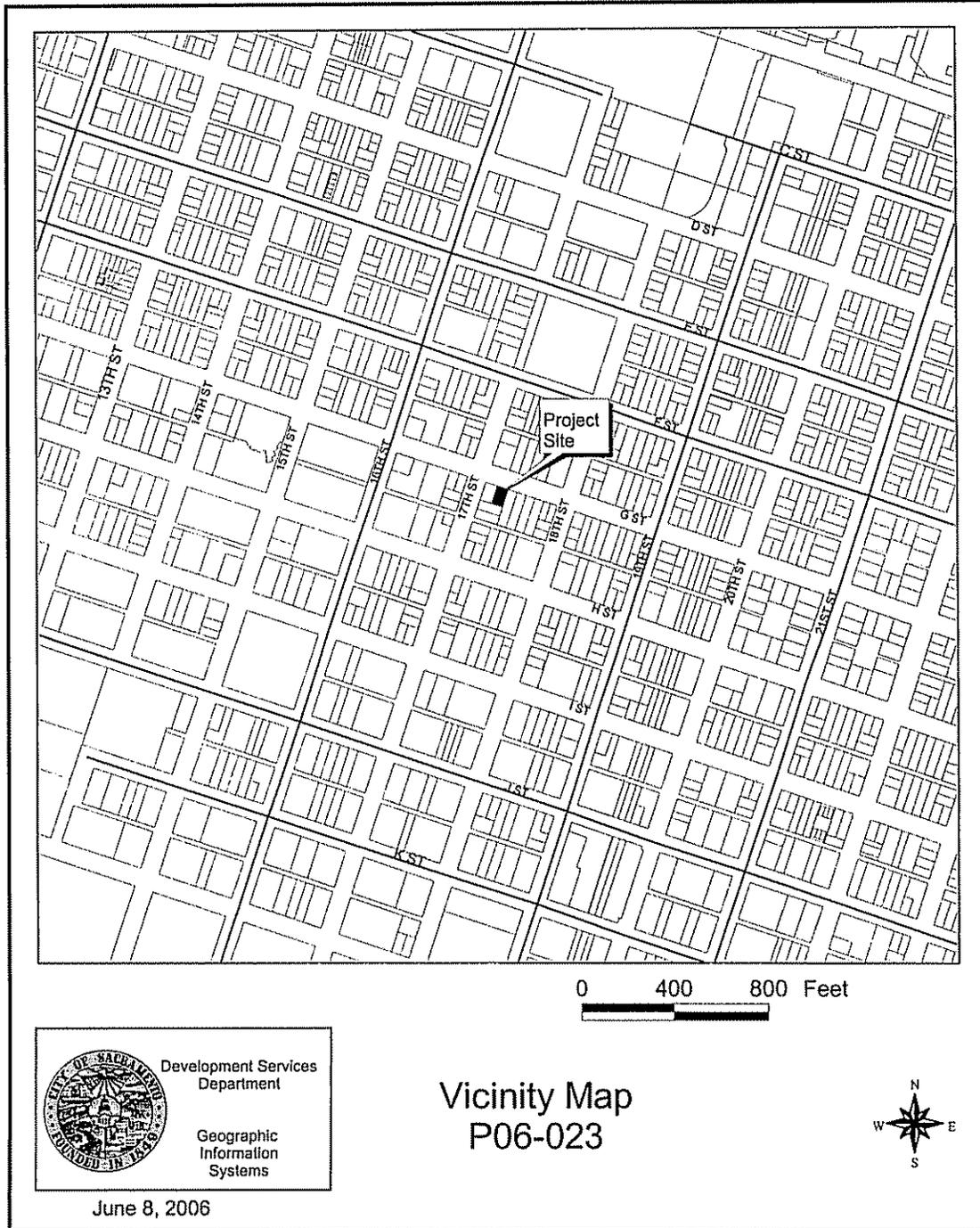


City Planning Commission

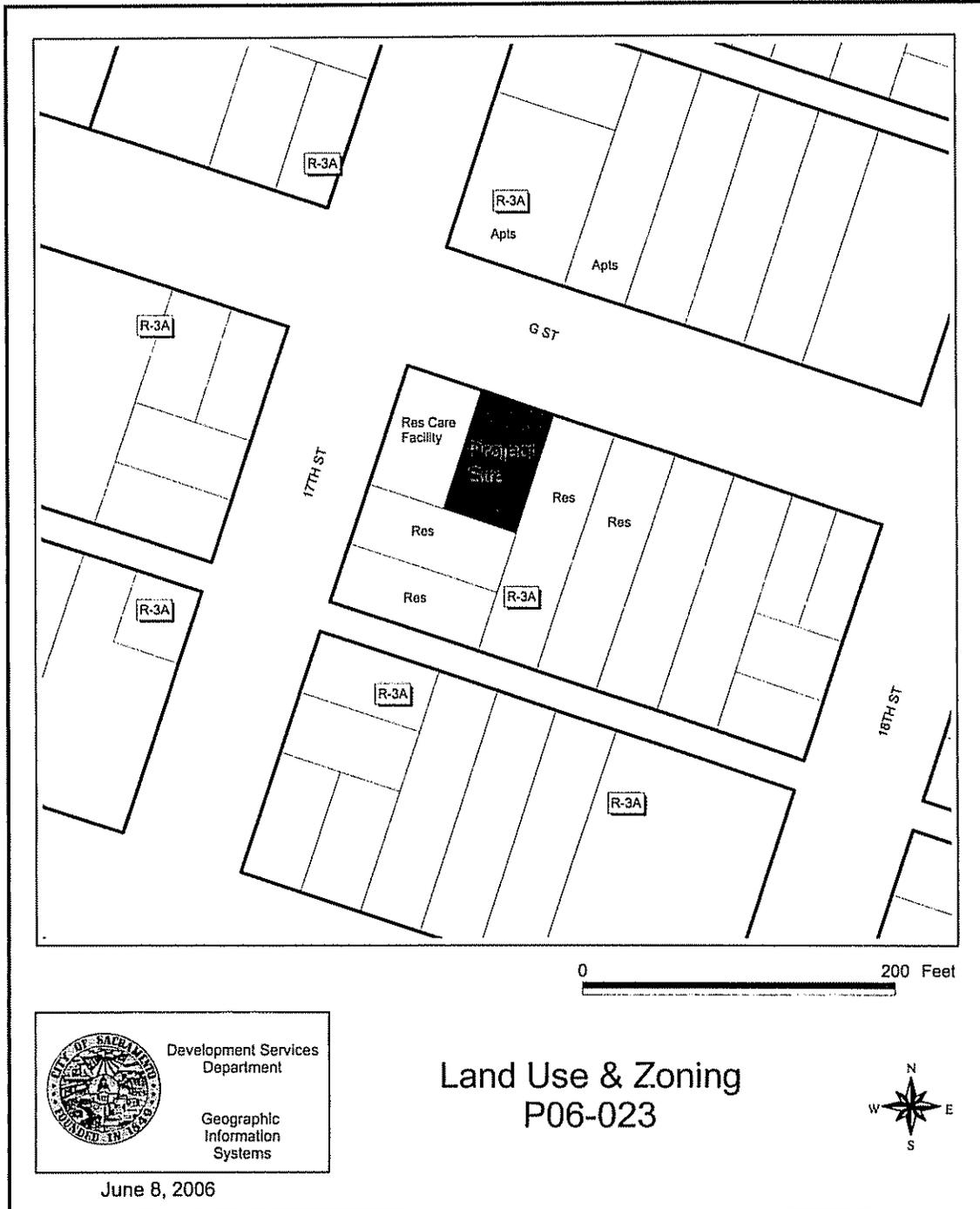
Consent Items June 8, 2006			
Item No.	Project No.	Title/Location	Action: Approved Denied Continued
2	N/A	<i>Synopsis from May 25, 2006</i>	Approved
8	P06-017	Leitch Avenue Subdivision	Approved
9	P06-023	G Street Condominium Conversion	Approved

Commissioner	Motion (M) Second (S)	Yes	No	Abstain
Wasserman				
Woo – Vice Chair		√		
Boyd		√		
Vacant				
Kwong				
Banes – Chair		√		
Attorney				
Taylor-Carroll				
Woo	M	√		
Notestine		√		
Valencia	S	√		

ATTACHMENT B



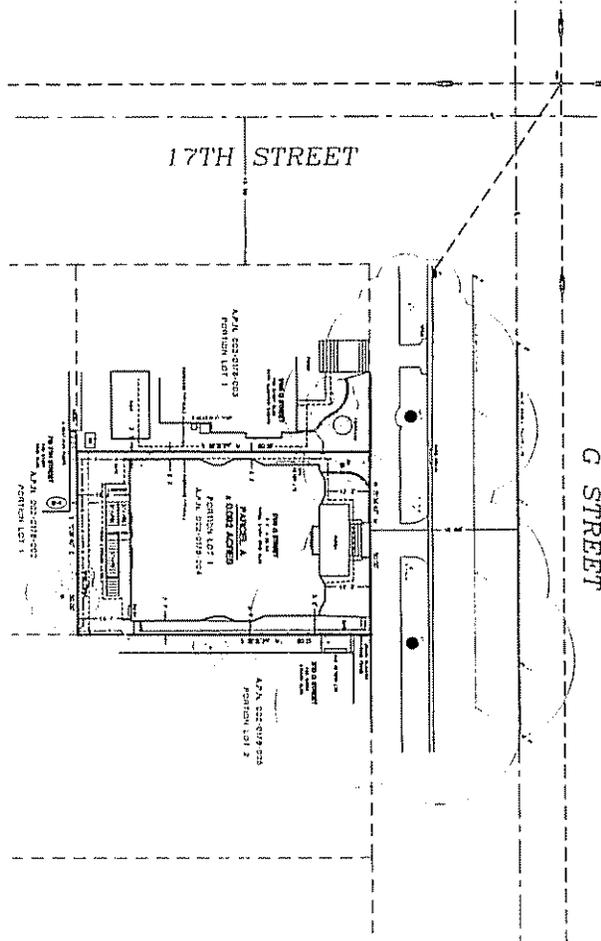
ATTACHMENT C



June 8, 2006

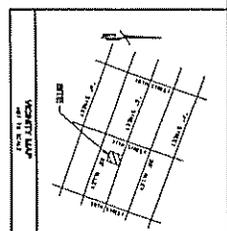
Land Use & Zoning
P06-023

P06-023
2-6-06



UNIT SCHEDULE	
Unit	Area
1	1,200 sq. ft.
2	1,200 sq. ft.
3	1,200 sq. ft.
4	1,200 sq. ft.
5	1,200 sq. ft.
6	1,200 sq. ft.
7	1,200 sq. ft.
8	1,200 sq. ft.
9	1,200 sq. ft.
10	1,200 sq. ft.
11	1,200 sq. ft.
12	1,200 sq. ft.
13	1,200 sq. ft.
14	1,200 sq. ft.
15	1,200 sq. ft.
16	1,200 sq. ft.
17	1,200 sq. ft.
18	1,200 sq. ft.
19	1,200 sq. ft.
20	1,200 sq. ft.
21	1,200 sq. ft.
22	1,200 sq. ft.
23	1,200 sq. ft.
24	1,200 sq. ft.
25	1,200 sq. ft.
26	1,200 sq. ft.
27	1,200 sq. ft.
28	1,200 sq. ft.
29	1,200 sq. ft.
30	1,200 sq. ft.

GENERAL NOTE:
 1. All dimensions are shown in feet and inches.
 2. All dimensions are shown to the centerline of the street.
 3. All dimensions are shown to the centerline of the alleyway.
 4. All dimensions are shown to the centerline of the driveway.
 5. All dimensions are shown to the centerline of the parking lot.
 6. All dimensions are shown to the centerline of the building footprint.
 7. All dimensions are shown to the centerline of the site boundary.
 8. All dimensions are shown to the centerline of the street right-of-way.
 9. All dimensions are shown to the centerline of the alleyway right-of-way.
 10. All dimensions are shown to the centerline of the driveway right-of-way.
 11. All dimensions are shown to the centerline of the parking lot right-of-way.
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 16. All dimensions are shown to the centerline of the driveway right-of-way right-of-way.
 17. All dimensions are shown to the centerline of the parking lot right-of-way right-of-way.
 18. All dimensions are shown to the centerline of the building footprint right-of-way right-of-way.
 19. All dimensions are shown to the centerline of the site boundary right-of-way right-of-way.
 20. All dimensions are shown to the centerline of the street right-of-way right-of-way right-of-way.
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 22. All dimensions are shown to the centerline of the driveway right-of-way right-of-way right-of-way.
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 24. All dimensions are shown to the centerline of the building footprint right-of-way right-of-way right-of-way.
 25. All dimensions are shown to the centerline of the site boundary right-of-way right-of-way right-of-way.
 26. All dimensions are shown to the centerline of the street right-of-way right-of-way right-of-way right-of-way.
 27. All dimensions are shown to the centerline of the alleyway right-of-way right-of-way right-of-way right-of-way.
 28. All dimensions are shown to the centerline of the driveway right-of-way right-of-way right-of-way right-of-way.
 29. All dimensions are shown to the centerline of the parking lot right-of-way right-of-way right-of-way right-of-way.
 30. All dimensions are shown to the centerline of the building footprint right-of-way right-of-way right-of-way right-of-way.



- NOTES:**
1. The site is located on the east side of 17th Street, between G Street and the alleyway.
 2. The site is zoned for residential use.
 3. The site is currently vacant.
 4. The site is proposed to be developed as a multi-unit residential building.
 5. The site is proposed to be developed as a multi-unit residential building.
 6. The site is proposed to be developed as a multi-unit residential building.
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 29. The site is proposed to be developed as a multi-unit residential building.
 30. The site is proposed to be developed as a multi-unit residential building.

- STRENGTH IMPROVEMENTS:**
1. Street lighting.
 2. Street cleaning.
 3. Street maintenance.
 4. Street signage.
 5. Street safety.
 6. Street security.
 7. Street accessibility.
 8. Street connectivity.
 9. Street integration.
 10. Street sustainability.
 11. Street resilience.
 12. Street adaptability.
 13. Street flexibility.
 14. Street inclusivity.
 15. Street equity.
 16. Street justice.
 17. Street democracy.
 18. Street participation.
 19. Street collaboration.
 20. Street partnership.
 21. Street cooperation.
 22. Street support.
 23. Street assistance.
 24. Street help.
 25. Street aid.
 26. Street relief.
 27. Street relief.
 28. Street relief.
 29. Street relief.
 30. Street relief.

PREPARED BY: RONG & ASSOCIATES
 1706 G STREET, SUITE 200
 SAN FRANCISCO, CA 94109
 TEL: (415) 398-1111 FAX: (415) 398-1112

DATE: 06/27/06

PROJECT: TENTATIVE CONDOMINIUM MAP
 1706 G STREET
 APN 002-023-004

SCALE: 1" = 10'

DATE: 06/27/06

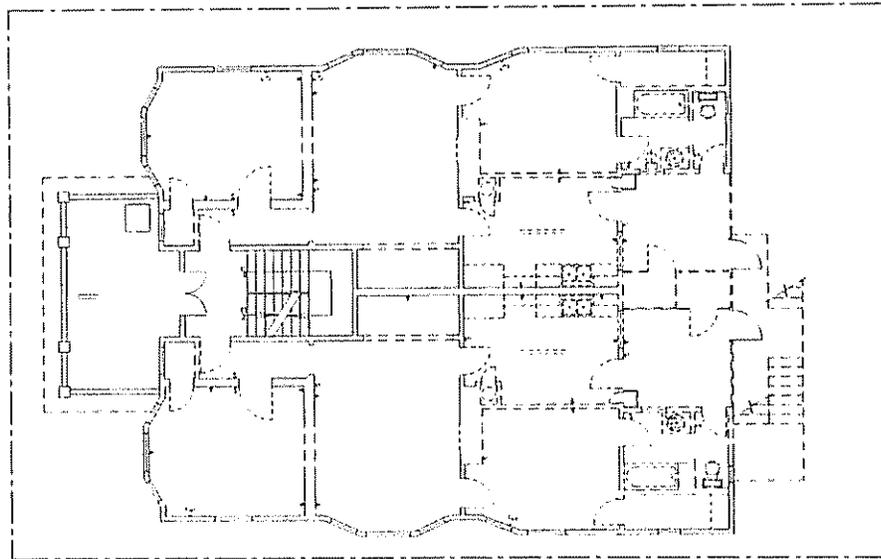
BY: [Signature]

CHECKED BY: [Signature]

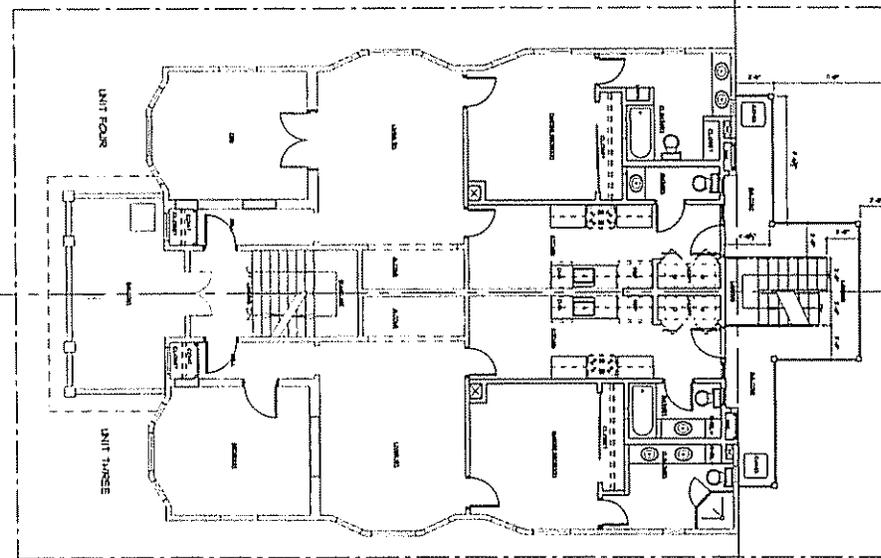
APPROVED BY: [Signature]

DATE: 06/27/06

ATTACHMENT F



1 SECOND FLOOR RENOVATION PLAN



2 SECOND FLOOR PLAN



A2.2

NO.	DATE	DESCRIPTION



MARC AUBREY + ARCHITECTS
 1706 G STREET
 SACRAMENTO, CALIFORNIA 95811
 TEL: 916.442.1111
 FAX: 916.442.1112
 WWW.MARCAUBREY.COM
 ARCHITECT OF RECORD
 SECOND FLOOR PLAN & SECOND FLOOR RENOVATION PLAN
 PROJECT NO. 06-023
 DATE: 06/27/06
 SHEET NO. A2.2





1706 G Street – Front Elevation

**P06-023
2-6-06**

ATTACHMENT J

Building Division Review of the Conversion of Existing Apartments to Condominiums

Location: 1706 G Street

Planning Application No.: 060023

Prepared by: Robert T. Stetson, PE
May 26, 2006
Supervising Engineer
Building Division

Introduction

The California Building Code does not consider the conversion of an existing apartment to an “air rights” condominium as a change of use as regulated by the California Building Code. However, Section 17.192.050 Paragraph 12.C.8 of the Sacramento Municipal Code states:

“Building Code Compliance. No building shall be permitted to be converted to condominium ownership unless the building was constructed and subject to a building permit issued under the provisions of the 1952 Uniform Building Code, or subsequently adopted Uniform Building Code.”

Therefore, in order to comply with the zoning provisions of the Sacramento Municipal Code, the Planning Division has requested the owner to submit an analysis detailing the compliance of the project with the current building code. Although the California Building Code (CBC) does not require that building to be changed, any changes made whether required by the Planning Commission, City Council or for the owner’s benefit will require building permits. At the request of the Planning Division staff, I have reviewed the information submitted by the owner’s architect and civil engineer for compliance with the current CBC. The building is in Washington School Historic District and has been found to be a contributing resource by the Preservation Director. Therefore, the building qualifies for use of the California Historic Building Code (CHBC); however, since the compliance is needed for planning purposes, the plan review is based upon the CBC. I have reviewed the information submitted by the applicant’s architect and attached a copy amended with my comments. The architect has stated that the CBC sound attenuation and energy conservation requirements for new construction will be satisfied. The Civil Engineer has reviewed the structural aspects of the building and designed changes to bring the existing portion of the building into compliance with the CHBC and the new construction (modifications at the rear) in compliance with the current CBC. Any issue not identified by either the architect or engineer as deviating from code requirements are expected to comply with current CBC requirements.

Recommendations

I recommend that if the Planning Commission and City Council decide to approve the conversion of the existing apartment building to condominiums, that the following conditions be placed upon the approval:

1. All items included in the architect's CBC Compliance statement updated on May 3, 2006 are to be completed prior to occupancy.
2. All structural modifications listed in the civil engineer report dated April 24, 2006 are to be completed prior to occupancy.
3. Applicant to obtain building permit prior to starting work.
4. All new work to comply with current codes.
5. Both masonry chimneys that appear to be in danger of imminent collapse shall be safety removed or repaired.
6. Any new roofing to have a fire class of A or B.
7. An NFPA 13 fire sprinkler system is to be installed throughout the building.
8. Shafts and other penetrations of the floors to be fire-rated.
9. Penetrations of walls between dwelling units and corridor walls are to be fire-rated.
10. Floor/ceiling assemblies between dwelling units are to be verified as complying with one-hour fire-resistive requirement.
11. One permanent, collapsible ladder is to be attached to the west elevation and one to the east elevation to provide ladder access to the rescue windows of the master bedrooms.
12. As proposed by the owner, all electrical, mechanical and plumbing within the building is to be replaced with new to current codes (including the installation of smoke alarms).

CBC Section 1203.4 The windows provided for natural ventilation do not open onto a yard on the property, but are far enough from adjacent buildings to allow for adequate ventilation.

CBC Section 503.1 The east and west exterior walls and their openings and projections do not comply with fire resistive requirements, but neither the Building Division or Fire Department see the need for an exterior fire sprinkler system to protect the exposure.

CBC Section 1005.3.3.2 Since a fire sprinkler system is being installed, I would not recommend requiring the applicant to make the stairwell an one-hour fire-resistive enclosure. However, the doors and any other openings should have smoke seals. Any doors that are replaced should be replaced with 1-hour labeled doors.

This building does not comply with the accessibility requirements for a new residential building, but does comply as an existing building. Due to the historic fabric of the building, I would only recommend the installation of backing in the walls for the future installation of grab bars at the bathtubs.

This building does not comply with the structural requirements for a new building, but will comply as an existing building. The modifications to the rear of the building will comply with current CBC requirements. Due to the historic fabric of the building, I would recommend the acceptance of the CHBC (which is approximately 75% of the seismic load used in the current CBC) This building does not comply with the accessibility requirements for a new residential building, but does comply as an existing building. Due to the historic fabric of the building, I would only recommend the installation of backing in the walls for the future installation of grab bars at the bathtubs.

ATTACHMENT K

1706 G Street - CBC compliance
Macaulay + Architects

(Updated: May 3rd 2006; in response to comments 05/03/06 R. Stetson, City of Sacramento)

Note: New Mechanical and Electrical systems will be installed per requirements of current code.

<u>Subjects (& Code Sections)</u>	<u>Determination/Requirement</u>	<u>Compliance / Non-compliance</u>
Occupancies (Section 310.1): Types of Construction (Sections 310.2.2 & 508)	R-1 (for condominiums) <u>Type V; 1-Hr</u>	FYI Compliant. Installation of a NFPA No.13 fire-sprinkler system will be part of scope of new work.
<u>Maximum Height</u> (Table 5-B) <u>Maximum Area</u> (Table 5-B) Property lines (Section 503.1)	<u>2 Stories</u> 6,000 SF Centerlines of adjacent Public Ways are considered adjacent property lines.	Non-compliant. 3 stories (& no exception) Non-compliant. Approx. 6,693 SF (Gross) FYI (This applies to G Street, and the front setback requirements of the house)
<u>Rating of Exterior walls (Table 5-A)</u>	When 5 feet or more from property line: Non-rated When within 5 feet: 1-hr.	Non-compliant: On the West side; 3'-7" & 2'-2½"(at projections) distance. On the East side; 3'-8½"(at projections only).
<u>Openings (Table 5-A)</u>	When 5 feet or more from property line: permitted When within 5 feet: not permitted.	Non-compliant: On the West side; 3'-7" & 2'-2½"(at projections) distance. On the East side; 3'-8½"(at projections only).
Types of Construction – Fire resistive Requirements (Table 6-A)	Shaft enclosures: 1-hr. See Chapter 10 for stairways requirements. Interior stairways may be constructed of any materials permitted by this code; Exterior stairways shall be constructed of wood not less than 2 inches in nominal thickness.	Compliant. Mechanical shafts to be of 1-hr. construction. (See below for interior stairway and exterior stairway).

<p>Exterior Openings (Sections 1203.1 / 1203.4 Yards)</p>	<p>For roof, see Chapter 15. “<...> Exterior openings for natural light or ventilation required by this section shall open directly onto a public yard or court as set forth in Section 1203.4.” (Section 1203.1) “<...> Such yards and courts shall be on the same property as the building.” “<...> Yards shall not be less than 3 ft. in width for 1- and 2-story bldgs. For bldgs. More than two stories in height, the minimum width of the yard shall be increased at the rate of 1 ft./each additional story.<...>” (Section 1203.4)</p>	<p>Non-compliant: More than 4 ft. is provided at front and rear of building. On the West side; 3’-7” & 2’-2½”(at projections) distance. On the East side; 5’-2½” & 3’-8½”(at projections).</p>
<p>Exterior Openings (Sections 1203.2 Light)</p>	<p>This would add up to 4 ft. for min. yard width (to the sides and rear of bldg.) “<...> habitable rooms within a dwelling unit <...>shall be provided with natural light by means of exterior glazed openings with an area not less than 1/10th of the floor area of such room, with a minimum of 10 sq. ft.” Kitchens are an exception, and may be provided with artificial light.</p>	<p>Compliant.</p>
<p>Exterior Openings (Sections 1203.3 Ventilation)</p>	<p>“<...> habitable rooms within a dwelling unit <...>shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20th of the floor area of such room, with a minimum of 5 sq. ft. In lieu of required ext. openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing 2 air changes per hour<...>, with a minimum of 15 cubic ft. per minute of outside air per occupant, during such time as the building is occupied.” “<...> bathrooms, <...>, laundry rooms and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20th of the floor area of such room, with a minimum of 1 ½ sq. ft. <...> In lieu of required ext. openings for natural ventilation in bathrooms containing a bathtub, shower or</p>	<p>Compliant.</p>

Projection of Bay windows / Eaves
(Section 503.2; 705; 1204 respectively)

combination thereof; laundry rooms; and similar rooms, a mechanical ventilating system connected directly to the outside capable of providing 5 air changes per hour shall be provided.<...>

<...> Projections beyond the exterior wall <...> shall not extend beyond:

1. A point 1/3rd the distance to the property line from an assumed vertical plane located where fire-resistive protection of openings is first required due to location on property; or
2. **More than 12 inches into areas where openings are prohibited.**"
(Section 503.2)

<...> Projections from walls of Type III, IV or V construction may be of noncombustible or combustible materials.

Combustible projections located where openings are not permitted or where protection of openings is required shall be of 1-hr. fire-resistive <...> construction" (Section 705)

"Where eaves extend over required windows, they shall project no closer than 30 inches to any side or rear property line. <...>" (Section 1204)

<...> and every sleeping room below the 4th story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court."

<...> 5.7 SF of operable window (minimum height 24", minimum width 20") with finished window sill not at more than 44".

Egress requirements
(Section 310.4 Access and Means of Egress Facilities and Emergency Escapes)

Roof Ventilation requirements
(Section 1505.3 Ventilation)

Net free ventilating area shall not be less than 1/150 of the area of the space ventilated (typically). Exceptions:

- 1) **It may be 1/300 if 50% of the required opening area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave (or cornice)**

Non-compliant:

On the West side; 2'-2½"
distance at projections
On the East side; 3'-8½"
distance at projections

On the West side; 2'-2½"
distance at eaves
(approx. 1'-8½" to the gutter).

Compliant.

Compliant.

Approx. "Net free areas":
- 2 Dormer vents (3 feet above the eaves); subtotal 6.75 SF.
- 2 Roof vents; (towards the ridge); subtotal

vents, with the balance of the required ventilation provided by eave or cornice vents.

- 2) The area may be 1/300 of the area of the space ventilated provided a vapor barrier not exceeding 1 perm is installed on the warm side of the attic insulation.

0.75 SF.

- 8 Eave-vents; subtotal 8 SF.
- Total: 15.5 SF
- 1/300 x 2,255 SF = 7.5 SF required; 50% of that is 3.75 SF.

A minimum of 1 inch of air space shall be provided between the insulation and the roof sheathing.

Interior Exit Stairway
(Section 1005.3.3.2 / 1005.3.3.5)

"<...> 1. In buildings of other than Type I- or Type II-F.R. construction and less than 4 stories in height, exit enclosures shall not be of less than 1-hr. fire-resistive construction." (Section 1005.3.3.2)

"<...> Exception: Exit enclosures on the exterior walls of buildings may have unprotected openings to the exterior when permitted by Table 5-A. <..> All interior exit doors in an exit enclosure shall be protected by a fire assembly having a fire-protection rating of not less than one hour <...>. Such doors shall be maintained self-closing <..> " (Section 1005.3.3.5)

Non-compliant; would need to get interior stairway 1-hr. rated, and have rated entrance doors for each unit.

Exterior Exit Stairway
(Section 1006.3.3.1)

"<...> and is open on not less than two sides, except for required struct. columns and open-type handrails and guardrails. The adjoining open areas shall be either yards, exit courts or public ways; the remaining sides may be enclosed by the exterior walls of the building."

Compliant.
Current stairway to be (re-) designed and rebuilt in compliance with applicable Codes.

Separation walls & floors (Section 310.2.2)

"Walls & Floors separating dwelling units in the same building <...> shall not be of less than 1-hr. fire-resistive construction." (Section 310.2.2)

Non-Compliant.
Installation of a NFPA No.13 fire-sprinkler system will be part of scope of new work.

Draftstops (Section 708.3)

"Draft stops shall be installed in floor-ceiling assemblies of buildings having more than one dwelling unit <...>. Such draftstops shall be in line with walls separating individual dwelling units and guest rooms from each other and from other areas." (Section 708.3)

Compliant.
Fire-blocking and draft-stopping of floors and walls to be part of scope of new work.

Attic (Section

"<...> Such draftstops shall be above and

Compliant.

708.3.1.2.1)	in line with the walls separating individual dwelling units <...> from each other and from other uses." Exceptions: 2. Where approved sprinklers are installed, draft stopping may be as specified in the exception to section 708.3.1.2.2" (Section 708.3.1.2.1)	Installation of a NFPA No.13 fire-sprinkler system will be part of scope of new work, it therefore qualifies for exception #2 .
H.C. Accessibility requirements (Section 1105A-Group R Occupancies)	Accessibility is not required (per comment R. Stetson 05/03/06)	Compliant.
Smoke alarms. (Section 310.9.1)	Smoke alarms to be installed per current requirement for new construction.	Compliant.
Fire alarms. (Section 310.10 Exception 2)	"Exceptions: 2) A separate fire alarm need not be provided in buildings that are protected throughout by an approved supervised fire sprinkler system having a local alarm to notify all occupants."	Compliant. Installation of a NFPA No.13 fire-sprinkler system will be part of scope of new work.

ATTACHMENT L

1706 G Street – Historical Code Compliance

(Based on the California Historical Code, Part 8, Title 24, C.C.R.)

April 24, 2006 / H. James Oki Engineering

<u>Subject (& Code Sections)</u>	<u>Determination/Requirements</u>	<u>Assessment</u>	<u>Action/Proposed Remedy</u>
Structural Survey (Section 8-703)	Every structure or portion of a structure to be evaluated for structural capacity under this code shall be surveyed. The survey shall document signs of distress or deterioration.	Appears to be excessive deflection of exterior wall of bay window. Sill plate crush under post supporting interior bearing wall.	Scab microllams to existing 2x6 floor joist. Replace damage sill plate.
Structural Regulations (Section 8-705.1)	The capacity of the structure to resist gravity loads shall be evaluated and the structure strengthened as necessary. When no distress is evident, and a complete load path is present, the structure may be assumed adequate by having withstood the test of time.	Evaluation of the cantilevered floor joist @ exterior bay window walls. Capacity of floor joist supporting bearing wall of stairway opening.	Scab microllams to existing 2x6 floor joist. Provide new footing under bearing wall of stairway opening.
Structural Regulations (Section 8-705.2)	The ability of the structure to resist wind and seismic loads shall be evaluated.	Calculation shall be performed to determine if the existing structure resist 75% of the seismic forces prescribed in 1995 edition of the California Building Code (CBC).	Plywood shear panel added to east & west 1st floor walls. Plywood shear panel added to ea. face north wall full ht.
Structural Regulations (Section 8-706.3)	A complete and continuous load path from every part or portion of structure to the ground shall be provided for the required forces.	Braced wall panel, transfer blocking and clips, sill plate anchorage shall be provided to provide continuous load path to the foundation.	Plywood shear panel and footing added to wall between bedroom & den. Holdowns, transfer blocking with clips & sill plate anchors.

Page Two
 1706 G Street – Historical Code Compliance
 (Based on the California Historical Code, Part 8, Title 24, C.C.R.)
 April 24, 2006 / H. James Oki Engineering

<u>Subject (& Code Sections)</u>	<u>Determination/Requirements</u>	<u>Assessment</u>	<u>Action/Proposed Remedy</u>
Exterior Exit Stairway	The design shall be in compliance with the current codes.	New stairway to be designed and built in compliance with applicable codes.	Framings, footings, & plywood shear panels around stairway.
New Addition	The design shall be in compliance with the current codes.	New addition to be designed and built in compliance with applicable codes.	Framings, footings & plywood shear panels along south elevation.
Summary	As shown on pages 11 thru 18, 75% of the seismic forces prescribed in the 1995 edition of the California Building Code is approximately within the values stated on Table 8-8-A of the 2001 California Historical Building Code. On page 19 of the lateral calculations, the east and west exterior shear walls have lateral forces (75% of the seismic forces) exceeding the lateral resistance provided in the plaster shear walls. Therefore, I recommend providing plywood shear panel on the first floor of the east and west exterior walls. As shown on pages 22 thru 29 of the lateral calculations, the lateral forces for the north, interior and south shear walls have extremely high seismic forces. Currently, concrete footing does not occur under the interior wall between the bedroom and den. Therefore, I recommend providing plywood shear panel full heights for the north, interior and south walls as well as placement of concrete footing under the interior shear wall. Holdowns, shear transfer blocking with clips and sill plate anchors shall be installed to provide continuous load path to the foundation.		

RESOLUTION NO.

Adopted by the Sacramento City Council

June 27, 2006

A RESOLUTION APPROVING THE VARIOUS ENTITLEMENTS FOR THE CONVERSION OF 1706 G STREET TO A CONDOMINIUM PROJECT LOCATED AT 1706 G STREET AND ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT IN SUPPORT. (P06-023) (APN: 002-0176-004)

BACKGROUND

- A. On May 5, 2006, Preservation Staff approved the design of the proposed project;
- B. On June 8, 2006, the City Planning Commission approved the tentative map for condominium purposes and recommended the City Council approve the Special Permit and Variances to convert the 1706 G Street apartment building to condominium units;
- C. On June 27, 2006, the City Council heard and considered evidence in the above-mentioned matter.

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

- Section 1. At the regular meeting of June 27, 2006, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:
 - A. Approved the applicant's request of the necessary entitlements to convert a six-unit apartment building to a six-unit condominium project for the project known as 1706 G Street Condos.

These actions were made based upon the following findings of fact and subject to the following conditions:

Section 2. FINDINGS OF FACT

- A. Environmental Determination: The City Council finds that the project is Exempt pursuant to CEQA Section 15331.
- B. The Special Permit to convert an existing 6,000 square foot apartment building into six condominium units in the Multi Family (R-3A) zone is hereby approved based upon the following findings of fact:
1. A Special Permit shall be granted if there exists adequate comparable replacement housing for each eligible tenant in the building proposed for conversion. In this case, staff finds that this requirement is not applicable to the subject condominium conversion because the building is a vacant structure and has not had rental tenants since 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; otherwise 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 is 6% within the Central City; therefore, it can be assumed that the proposed project 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. In this case, staff finds that the applicant has supplied staff with 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. The applicant has identified the need to seek a Variance for two of the development standards based upon the integrity of the existing structure and its historical integrity.
 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. Staff finds that, given the lack of rental tenants in the structure and the previous non-rental history of the residential complex, the proposed conversion does not represent a needed rental housing resource in this 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. Staff finds that in this case, the residential structure is 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 the General Plan and the Central City Community Plan which encourage the rehabilitation of historically significant structures and to provide 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.
- C. **The Variances** to waive six required parking spaces and building code requirements for the condominium conversion are approved subject to the following Findings of Fact and Conditions of Approval:
1. The request for a Variance is a circumstance applicable to the subject property, or to the structures situated thereon, including but not limited to the size, shape, location or surroundings of the subject property or the building thereon, the strict application of the development standards would create an unreasonable economic hardship. Staff finds that the request to deviate from the parking requirement is based upon the current conditions of the site in which no parking has ever been provided on this site, and the property is not amenable to providing on-site parking. The request to deviate from several of the building code requirements is based on the building being an existing residential structure with historical integrity. Staff supports the Variances because it has been determined that the requests for deviation do not impact any life safety issues.
 2. The project as conditioned will be in substantial compliance with the development standards and will incorporate mitigating features into the project. The project is conditioned to comply with either the Historic Building Code or is being analyzed as an existing residential structure where applicable. The applicant has demonstrated that adequate protection will be provided for the areas requesting deviation. No parking will be provided on-site for the project, but this has been an existing condition that cannot be modified without extreme demolition of

the structure. Staff finds that there is adequate on-street parking for the six condominium units.

Section 3. **CONDITIONS OF APPROVAL**

- B. The **Special Permit** to convert an existing 6,000 square foot apartment complex into six condominium units in the R-5 zone is hereby **approved** subject to the following conditions of approval:

General

1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
2. The applicant shall comply with the conditions of approval contained in the Preservation approval (PB06-021).
3. The applicant shall record the final map and sell at least one unit in order to activate the Special Permit within three years of final approval (June 27, 2009).

Building

4. All items included in the architect's CBC Compliance statement updated on May 3, 2006 are to be completed prior to occupancy (See Attachment K).
5. All structural modifications listed in the civil engineer report dated April 24, 2006 are to be completed prior to occupancy (See Attachment L).
6. The applicant shall obtain a building permit prior to starting work.
7. All new work to comply with current codes.
8. Both masonry chimneys that appear to be in danger of imminent collapse shall be safety removed or repaired.
9. Any new roofing shall have a fire class of A or B.
10. An NFPA 13 fire sprinkler system is to be installed throughout the building.
11. Shafts and other penetrations of the floors to be fire-rated.
12. Penetrations of walls between dwelling units and corridor walls are to be fire-rated.
13. Floor/ceiling assemblies between dwelling units are to be verified as complying with one-hour fire-resistive requirement.

14. One permanent, collapsible ladder is to be attached to the west elevation and one to the east elevation to provide ladder access to the rescue windows of the master bedrooms.
15. As proposed by the owner, all electrical, mechanical and plumbing within the building is to be replaced with new to current codes (including the installation of smoke alarms).

Fire

16. Provide a water flow test to design the sprinkler system. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834).
17. Locate and identify Fire Department Connections (FDCs) on the address side of the building no further than 40 feet and no closer than 5 feet from a fire hydrant.

Utilities

18. The condominium units shall have a separate street tap for a metered domestic water service with sub-meters for each condominium unit and common landscape area.
19. The project shall provide for sub-metering of all the condominium units and common landscape area consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities.

C. The **Variances** to waive six required parking spaces and building code requirements for the condominium conversion are hereby **approved** subject to the following conditions:

1. All items included in the architect's CBC Compliance statement updated on May 3, 2006 are to be completed prior to occupancy (See Attachment K).
2. All structural modifications listed in the civil engineer report dated April 24, 2006 are to be completed prior to occupancy (See Attachment L).
3. The applicant shall obtain a building permit prior to starting work.
4. All new work to comply with current codes.
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9. Penetrations of walls between dwelling units and corridor walls are to be fire-rated.
10. Floor/ceiling assemblies between dwelling units are to be verified as complying with one-hour fire-resistive requirement.
11. One permanent, collapsible ladder is to be attached to the west elevation and one to the east elevation to provide ladder access to the rescue windows of the master bedrooms.
12. As proposed by the owner, all electrical, mechanical and plumbing within the building is to be replaced with new to current codes (including the installation of smoke alarms).