



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name:	Plaza 26 Condominium Conversion
Project Number:	P08-029
Project Location:	2600 Q Street
Assessor's Parcel No.:	007-0336-001
Applicant:	Tim Denham, Wood Rogers inc.
Action Status:	Forwarding a recommendation of approval to City Council. Action Date: 8/14/2008

REQUESTED ENTITLEMENT(S): A request 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. This project requires a Tentative Map for condominium purposes and a Special Permit for alternative use housing.

ACTIONS TAKEN:	A. Environmental Determination: Exempt, CEQA Guidelines Section 15331; and	Forwarding a recommendation of approval to City Council.
	B. Tentative Map to create one lot for condominium purposes totaling approximately 0.3 acres in the Multi-Family (R-3A SPD) zone and located in the R-Street Corridor Special Planning District;	Forwarding a recommendation of approval to City Council.
	C. Special Permit for the conversion of six existing residential units into condominiums within the Multi-Family (R-3A SPD) zone and located in the R-Street Corridor Special Planning District;	Forwarding a recommendation of approval to City Council.

Action certified by:



David Kwong, Planning Manager

Sent to Applicant: 8/15/2008

By: 

Jennifer Matthews

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before 8/25/2008. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

ATTACHMENT 1: Recommended Planning Commission's Record of Decision

Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact and Conditions of Approval
Plaza 26 (P08-029)

- A. The Planning Commission recommends approval and forwards to the City Council the **Environmental Exemption** for the Project as set forth in Attachment 2.
- B. The Planning Commission recommends approval and forwards to the City Council the **Tentative Map** for the Plaza 26 Condominium Conversion Project based on the findings and subject to the conditions of approval set forth in Attachment 3.
- C. The Planning Commission recommends approval and forwards to the city Council the **Special Permit** for the Plaza 26 Condominium Conversion Project based on the finding and subject to the conditions of approval set forth in Attachment 3.