

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Southwood Apt. Limited Partnership, 1024 Robinhood Dr., Stockton, CA 95207				
OWNER	Southwood Apt. Limited Partnership, 1024 Robinhood Dr., Stockton, CA 95207				
PLANS BY	Gill & Pulver Engineering, 1300 Ethan Way, 675 Sacramento, CA 95825				
FILING DATE	1-30-82	50 DAY CPC ACTION DATE	5-4-82	REPORT BY:	SC:bw
NEGATIVE DEC.	Exempt	EIR		ASSESSOR'S PCL. NO.	030-312-21-22-23

- APPLICATION:
1. Tentative Map to divide a 5.9+ acre parcel into 98 condominium lots with six common lots in the R-3, R-2B and R-2A zones.
 2. Special Permit to convert 98 apartment units into 98 condominium units.

LOCATION: No. 54 Quay Court

SUMMARY

Southwood Townhomes are located in the Pocket Community Plan Area. There are three other applications on file to convert this year in this planning area. In addition to these requests, two Pocket Area projects were approved for conversion in 1981. All of these projects combined represent 720 rental units which would reduce the multi-family rental housing stock by 31 percent in this planning area. These projects tend to be some of the nicer quality units in this area, and, if removed from the rental housing stock, would be a substantial loss to renters in the community.

On March 31, 1981 the Subdivision Review Committee recommended approval of this proposed subdivision, subject to certain conditions. (See attached Exhibit A.)

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Pocket Community Plan Designation:	Light Density Multi-Family
Existing Zoning of Site:	R-3, R-2B and R-2A
Existing Land Use of Site:	Apartment Complex

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	City Park; R-3
West:	Apartments; R-3

Parking Required:	98 spaces
Parking Provided:	145 spaces
Parking Ratio:	1.5:1
Property Dimensions:	Irregular-shaped parcel
Property Area:	257,000 square feet
Density of Development:	17 units per acre
Square Footage of Building:	66,660
Topography:	Flat
Street Improvements/Utilities:	Existing

APPLC. NO. P-82-024

MEETING DATE May 4, 1982

CPC ITEM NO. 7

BACKGROUND INFORMATION

1. Physical Characteristics

Southwood Townhomes Apartments are located in the Pocket Community Plan Area at the southeast corner of Riverside Boulevard and Havenside Drive. There are 27 structures which contain 98 individual townhouse units. Of the 98 townhomes, 75 are two-bedroom, two-bath units and 23 are three-bedroom, two and one-half bath units. The two-bedroom units consist of 1,230 square feet, and the three-bedroom units of 1,441 square feet. There are 116 covered parking spaces available in this complex and 29 additional open on-site spaces are available for guests and tenants.

These townhomes are attractively arranged with landscaping and meandering walkways between the structures. The project contains a tennis court, swimming pool and spa for the convenience of the residents. The complex is designed in a mediteranian style, with tiled roofs and rough textured stucco siding. The individual units are staggered in each building to create visual interest and variety. Each townhome has a fireplace and separate laundry facilities.

This complex became available for rent in April of 1980. Because of the age of this complex, deferred maintenance has not been a problem as it appears to be in some older complexes. The complex appears to be well maintained and only minor code violations were noted by the Building Inspections Division.

This complex does not meet all of the requirements of the Condominium Conversion Ordinance. Two-hour fire separation is not provided, and the applicant will be required to provide two-hour fire walls or an approved sprinkler system should this complex be converted to condominiums. The Subdivision Review Committee recommends this project be approved, subject to conditions.

2. Social Characteristics

The property report indicated that 12 percent of these tenants were low or moderate income individuals as determined by Housing and Urban Development guidelines for the Sacramento Area. Rent ranges for this complex vary from \$350 to \$550, which would prohibit many lower income persons from renting in this complex. Based on applications submitted to the Planning Department, nine individuals qualified as low or moderate income tenants. These tenants will be eligible to purchase their units at prices ranging from \$52,600 to \$63,260. These prices were found to be the apartment market value of these units as determined by a qualified appraiser selected at random from a pool of appraisers approved by the City.

The applicant is proposing to sell these units at prices ranging from \$79,950 to \$89,950 depending on the size of the unit. The applicant will be offering tenant discounts of between \$4,500 and \$5,200. Based on a supplemental tenant survey completed by these tenants, 24 percent said they would purchase a unit at the proposed price. The number of tenants who said they would not purchase was 47 percent of those responding to the survey.

The tenant survey that was sent to Southwood residents had a response rate of 51 percent. The survey asked tenants what they thought about the applicant's proposal to convert these units into condominiums. Most of the tenants who responded to this survey had no comments or concern regarding the proposed conversion. Tenants who did comment on this proposal indicated that they would prefer the units remained as rentals. (See Exhibit B.)

The tenant benefit program proposed by the applicant will make the following provisions available to tenants in this complex.

- a. The applicant will offer eligible tenants discounts off of the sales price of the unit in an amount of six percent.
- b. Hardship cases will be determined on a case by case basis and the applicant proposes to remedy each case in a manner suitable to the tenant's need if possible.

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

- 1. There are three other applications on file in the Pocket Area to convert apartment units into condominiums. With this project the total number of units proposed for conversion to condominiums in this area is 494.
- 2. There were two apartment complexes approved for conversion in this area in 1981. Although these complexes have not completed the conversion process, both have applied for extension on the special permit to convert which has been approved by the Planning Commission. The total number of units in these projects is 226.
- 3. If all these projects were to be approved for conversion to condominiums, it would reduce the rental housing stock by 31 percent in this area. This is a significant amount of rental units as they relate to the balance of ownership and rental housing opportunities.
- 4. The rental vacancy rate in this area is 7.3 percent, which is above the required minimum of five plus percent for converting apartment units into condominiums. If all of these units were converted to condominium, the vacancy rate would increase. However, the higher vacancy might only be temporary as the persons being displaced by the converted units may be seeking other rental housing in the area. If all the displaced individuals relocated in this area, the vacancy rate could be reduced below five percent.

These units also represent 43 percent of the units sampled for determining vacancy rates. Because of the age, location and amenities to be found in the projects that are proposed for conversion, they tend to be more desirable rentals than some other complexes in this planning area. Removal of these quality rental units from the rental housing market would force many of the tenants in these complexes to seek housing which is less desirable or not comparable to that which they now enjoy.

- 5. According to statistics supplied by the applicants of projects in this area, approximately 42 percent of the tenants in these units will remain as owners or renters after conversion. The 42 percent figure was determined by industry studies which have indicated that an average 22 percent of the tenants purchase a unit while 20 percent remain as renters of investor held units. The tenant survey completed by these individuals showed that approximately 24 percent would purchase a unit at Southwood. Based on industry findings that 42 percent of tenants in converted units will remain after conversion, the following numbers will show the possible impact of relocation efforts on those 58 percent who do not stay in a Southwood unit.

No. of Multi-family units in the Pocket Area	2,356
No. of tenants who will relocate out of 720 units proposing to convert in Pocket assuming 42% remain	418
No. of vacant units available based on present vacancy rate of 7.3%	172
No. of vacant units available if vacancy increases to 10.5%. (This vacancy rate was determined by removing all proposed conversions from rental vacancy figures)	247

Based on these figures, there exists a possible rental shortage of at least 171 units in this area.

Due to the impact of all 720 units proposing to convert to condominium, it appears as though adequate comparable replacement housing is not available in the Pocket Area and, as a result, tenant displacement and relocation problems will occur.

- 6. The average monthly housing cost for multi-family units in the Pocket Area is approximately \$331. These units rent from \$350 to \$550 a month. Based on a sales price of \$85,000 at 13 percent interest, the monthly payment on these units would be approximately \$845 plus \$78 for homeowner fees. According to tenant demographics included in the property report, 11 percent of these individuals are low or moderate income households. These individuals would not be able to purchase at the proposed price and many who exceed these income limits would also be precluded from ownership opportunities at Southwood.

7. The average square footage cost for condominiums in the Pocket Area is \$66. Based on the proposed sales price these units would cost between \$62 and \$65 a square foot which is comparable to other condominium units in the area. The proposed sales price of these units is equal to or greater than many of the units available for resale in this community as determined by a study prepared by a consultant for some conversion applicants in this area.
8. The percentage of rental to owner housing averages around 40 percent rental to 60 percent owner for all communities in the City. The current housing mix in the Pocket Area shows 64.5 percent are individual ownership units, while 35.5 percent are renter units. By removing 720 of the proposed conversion units, or 31 percent of the multi-family rental stock from the housing market, the balance of housing types would be disrupted leaving only 28 percent of the Pocket Area housing stock as renter housing.
9. The tenant benefit package proposed by the applicant does not appear adequate for mitigating concern over relocation and tenant displacement problems. Due to the potential removal of 31 percent of the multi-family rental housing stock in this area, it is anticipated that adequate rental housing will not be available when these tenants are asked to relocate. In addition, 35 percent of these units are occupied by families with children, and it is believed that greater hardship will be experienced by these individuals.
10. At the present time this complex does not comply with required development standards for condominium conversion. Two-hour fire separation is not provided for each unit, and the applicant would have to install two-hour walls or a fire sprinkler system approved by the Fire Department. In addition to this, minor code violations were noticed by the Building Division, and these deficiencies would have to be corrected if this complex is approved for conversion to condominiums.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Deny the tentative map to create 98 individual lots and six common lots;
2. Deny the special permit to convert 98 apartment units into 98 condominium units based on the following Findings of Fact:

Findings of Fact

- a. This proposal to convert apartments into condominiums is not consistent with the goals and policies of the Housing Element of the General Plan in that:
 - 1) it reduces the housing alternatives available as these alternatives relate to choice of location, price and type of housing opportunities available in this community;

This conversion will eliminate a valuable rental housing opportunity for individuals of low or moderate income who wish to live in this area;

- 2) adequate comparable replacement housing is not available in this area and tenant dislocation and relocation problems will result from the proposed conversion;
- 3) it will disrupt the balance of ownership and rental housing in this planning area.

SOUTHWOOD APARTMENTS (P-82-024)
Tentative Map Conditions

A. The following conditions or improvements, to the extent related to a particular unit, shall be completed prior to the close of escrow on such unit (for specific improvements).

1. The project shall be retrofitted with the following measures to promote energy conservation.

- a. All accessible attic space over conditioned spaces shall be insulated to a minimum thermal resistance value of R-19, or whatever value is required at time of sale.

Exemption

Existing ceiling insulation meets or exceeds R-11 throughout at least 90 percent of the existing ceiling area.

- b. All swinging doors which separate conditioned from unconditioned spaces shall be fully weathered, stripped or gasketed in such a manner as to effectively and reliably limit air infiltration. Adhesive foam-type weather stripping will not constitute compliance.
- c. All domestic water heaters shall be fitted with external insulation blankets rated at a minimum thermal resistance value of R-12 as installed.
- d. All uninsulated transverse ducts, plenums, fitting joints of all heating and cooling equipment in unconditioned areas such as attics, crawl spaces, garages and basements shall be sealed with pressure sensitive tape or mastic to prevent air resistance of R-5.6.
- e. The first five feet of hot water piping leading from electrical resistance, natural gas, or other fossil fuel fire domestic water heaters shall be insulated to a minimum resistance value of R-4.
- f. There shall be no broken window or hole in the building envelope where the light or air may be detected passing from an unconditioned space to a conditioned space.
- g. All shower fixtures shall be fitted with flow restrictions or low-flow shower heads such that the maximum flow rate of the fixture does not exceed three gallons per minute maximum flow.
- h. All electrical wall outlet and wall switch plates which are located between unconditioned and conditioned space shall be fitted with gaskets to reduce air infiltration.

2. A two-hour fire separation shall be provided on each wall common to itself and an adjacent unit or an approved fire sprinkler system. If two-hour walls are used, plastic pipe will not be allowed to penetrate the two-hour wall.
 3. All common walls shall meet requirements of Chapter 25 of State Code relating to sound insulation.
 4. Handrails shall be corrected to meet required code.
 5. Repair or replace any damaged electric range fan motors.
 6. If attic space is open between units, approved fire sprinkler system is required.
- B. The following conditions or improvements shall be completed prior to the expiration date for vesting the condominium conversion special permit or any extension of such permit (for common benefit conditions).
1. Parking shall be provided at a ratio of one space per each living unit. If separate lots are proposed, each lot shall contain the required parking for the number of units on each lot.

If it is not feasible to so divide lots, prior to the filing of a final map including a lot with inadequate on-site parking, the applicant shall provide to the City Engineer evidence of a recorded easement on appurtenant land within the project which provides exclusive parking rights for the benefit of the lot with inadequate on-site parking.
 2. Final map shall show reciprocal sewer, water, drainage, access and flowage easements.
 3. Pay off any existing assessments.
 4. The common lots be dedicated PUE's.
 5. Building numbers and addresses to be clearly visible from public and/or public access streets during both day and night.
 6. Parking space numbering will vary from apartment numbering (apartment numbers and space numbers shall not be the same).
 7. Parking lot and car ports should be provided with a minimum of one foot candle of light maintained at the surface from one-half hour before sunset to one-half hour after sunrise.

8. Aisles, passageways and recesses related to and within the building shall be illuminated with a minimum maintained intensity of twenty-five one-hundredths (.25) foot candles at ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.
9. The C.C. and R's shall provide language to allow the home owner association to tow vehicles from private property.
10. An illuminated directory shall be provided at all three entrances.
11. Water service shall comply with Sec. 28.C.3b(ii). Provide separate water service to Lot A.
12. Remove union in gas piping which is serving the pool heater.
13. Correct deficiency in ground fault circuit protection which supplies the swimming pool.
14. Sheetrock in storage rooms adjacent to unit shall be replaced with five-eighths inch material and tarped.
15. Dedicate easements for planting and maintaining trees, electroliers, traffic control devices, water and gas pipes, and for underground wires and conduits for electric and telephone services, together with any and all appurtenances pertaining thereto, on, over, under, and across strips of land 12.5 feet in width.
16. Dedicate right-of-way and easements for the installation and maintenance of water, gas, sewer and drainage pipes and for poles and overhead and underground wires and conduits for electrical and telephone service together with any and all appurtenances thereto on, over, under and across common lots shown hereon, excepting therefrom the existing building sites.

Dear Resident of SOUTHWOOD APARTMENTS:

The owner of your apartment complex has filed an application with the City of Sacramento for conversion to condominium (sale) housing. You are requested to answer completely the questions below and return the survey within five (5) days to:

City Planning Department
927 10th Street, Suite 300
Sacramento, CA 95814

Resident Survey

1. How long have you been a resident of this complex? years months
 2. Why did you move into this complex? Check most important reason(s).
a. 35 close to work b. 17 close to services (shopping, church, etc.)
c. 6 good management d. 35 amenities e. 7 like rent rates
f. 9 other Good area; accepted children
 3. How long do you plan on living at this complex? 50 unknown or 6 year(s). Under what conditions renting for X no. years
 4. If this project is offered for sale within the price range estimated (price ranges will be disclosed to you by the owner) for the project, are you interested in purchasing the unit in which you are now living, or another in the complex? 9 yes 18 no 11 undecided.
 5. If you are unable to purchase a unit, will you be able to locate a comparable unit to rent within this vicinity? 33 yes 4 no 17 uncertain.
 6. Are you a special category tenant: check space if applicable
 - a. 62 years of age or older .
 - b. Handicapped or disabled .
 - c. Low or moderate income as defined by U.S. Department of Housing and Urban Development: Low and/ Mod. 22 (see attached table to determine income status).
 - d. Single head of household residing with one or more minor (under age 18) children 12.
 7. Do you approve in principle of this proposed conversion to condominium housing? 26 yes 8 no 18 undecided Why or why not?
-

8. Do you have any comments related to the owner's request? 9
Most respondents had no comments or concern regarding request
Those tenants who did comment stated they prefer the units remain rentals.

The completed survey of tenant responses will be used by the Planning Department in writing its report to the Planning Commission and City Council on the proposed conversion. In order to preserve the confidentiality of the tenant, this completed form will only be used by the Planning Department, your name, apartment number, etc. will be used only to verify the number of returns from you complex. Only a summary of all tenant's answers will be disclosed to the public.

Thank you for your cooperation.

Name _____ Apt. No. _____
Address _____ Phone _____

13

No. 7

P-82-024

5-4-82 27

P-82-024

TENTATIVE MAP
OF
SOUTHWOOD GARDEN TOWNHOUSES
SACRAMENTO, CALIFORNIA

JANUARY 1982 SCALE: 1" = 30'
SHEET 1 OF 1

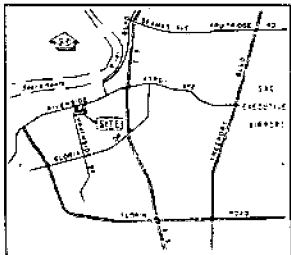
GILL & PULVER ENGINEERS INC.
SACRAMENTO, CALIFORNIA

NAME AND ADDRESS OF OWNER

SOUTHWOOD APARTMENTS, A LIMITED PARTNERSHIP
MERRILL STONE, GENERAL PARTNER
C/O THEODORE J. PETERSEN
1024 WEST HIGHLAND DRIVE
SACRAMENTO, CALIFORNIA 95817
(916) 851-8188

APPLICANT:

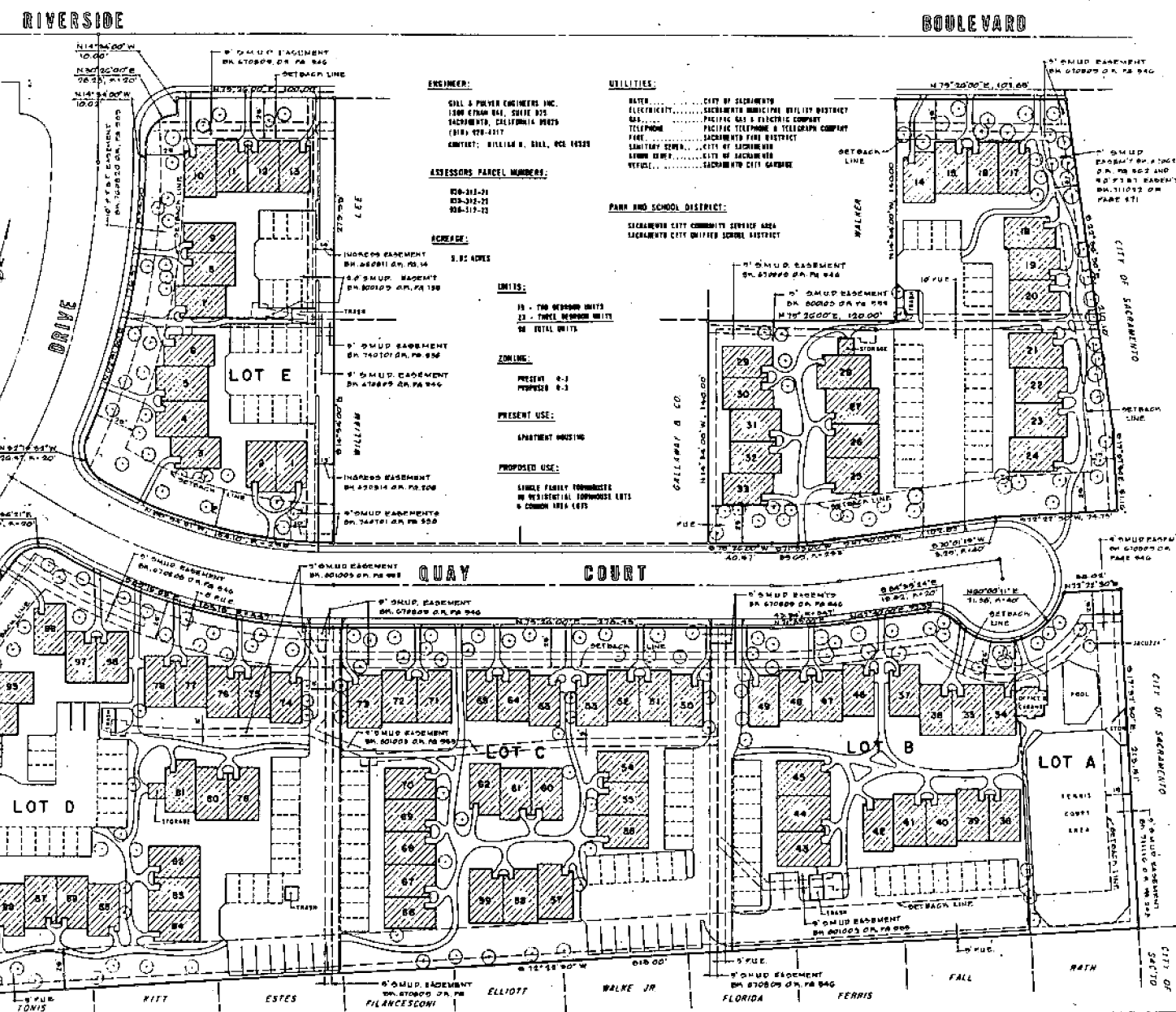
SOUTHWOOD APARTMENTS, A LIMITED PARTNERSHIP
MERRILL STONE, GENERAL PARTNER
C/O THEODORE J. PETERSEN
1024 WEST HIGHLAND DRIVE
SACRAMENTO, CALIFORNIA 95817
(916) 851-8188



LOCATION MAP
NO SCALE

ALL TREES ARE SMALL NUMBER 5 STOCK
LESS THAN 700 FEET OLD OF THE
FOLLOWING TYPES:

BOTANICAL NAME	COMMON NAME
Schinus molle	Cacti, Desert
Centropia elliptica	St. Johns grass
Panicum chinensis	Parrotgrass
Cyperus setosus	Wedge-tail grass
Pennisetum orientale	Plains grass
Styria japonensis	Stink grass
Erigeron annuus	Flower chrysanthemum
Lythrum salicaria	Sweet gum
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass
Centropia elliptica	St. Johns grass



ENGINEER:
GILL & PULVER ENGINEERS, INC.
1500 CROWN BLDG., SUITE 300
SACRAMENTO, CALIFORNIA 95833
(916) 428-4317
CONSULT: WILLIAM H. BELL, DEC 1982H

ASSESSORS' PARCEL NUMBERS:
808-311-21
808-312-21
808-317-22

ACREAGE:
5.92 ACRES

UNITS:
19 - TWO BEDROOM UNITS
23 - THREE BEDROOM UNITS
58 TOTAL UNITS

ZONING:
PRESENT R-3
PROPOSED R-3

PRESENT USE:
APARTMENT HOUSING

PROPOSED USE:
SINGLE FAMILY TOWNHOUSES
IN RESIDENTIAL TOWNHOUSE UNITS
& COMMON AREA UNITS

UTILITIES:
WATER CITY OF SACRAMENTO
ELECTRICITY SACRAMENTO MUNICIPAL UTILITY DISTRICT
GAS PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE PACIFIC TELEPHONE & TELEGRAPH COMPANY
FIRE SACRAMENTO FIRE DISTRICT
SANITARY SEWER CITY OF SACRAMENTO
STORM SEWER CITY OF SACRAMENTO
VEHICLE SACRAMENTO CITY GARAGE

PARK AND SCHOOL DISTRICT:
SACRAMENTO CITY COMMUNITY SERVICE AREA
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

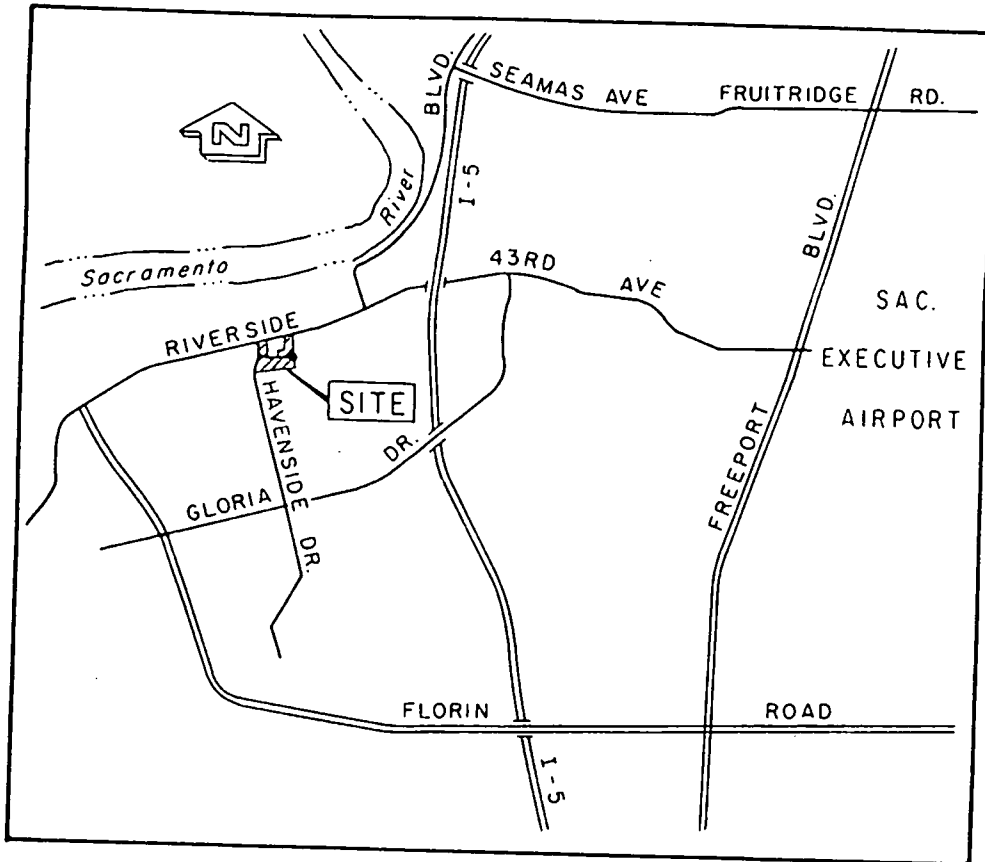
CELLERS & CO.
11414 1400 W. 1400 W.
40.47' 85.00' 11.00'

HAVERSIDE
11414 1400 W. 1400 W.
40.47' 85.00' 11.00'

MAYER JR
TONIS
KITT
ESTES
FALANCONI
ELLIOTT
WALKE JR
FLORIDA
FERRIS
FALL
RATH

SOUTHWOOD APARTMENTS, A LIMITED PARTNERSHIP
 MERRILL STONE, GENERAL PARTNER
 C/O THEADORE I. WITTMAYER
 1024 WEST ROBINHOOD DRIVE
 STOCKTON, CALIFORNIA 95207
 (209) 957-9160

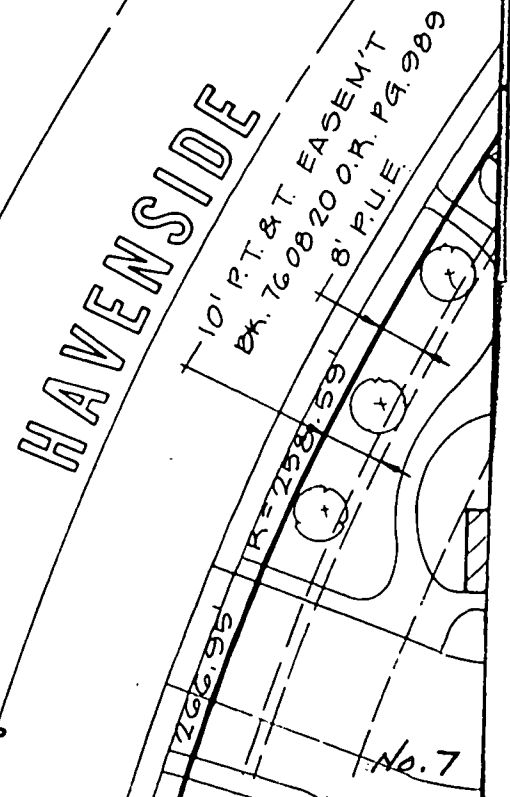
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LOCATION MAP
 NO SCALE

ALL TREES ARE SMAL NURSERY STOCK
 LESS THAN TWO YEARS OLD OF THE
 FOLLOWING TYPES:

BOTANICAL NAME	COMMON NAME
Schinus molle	Calif. pepper
Ceratonia siliqua	St. Johns bread
Pistacia chinensis	Pistanciae
Cercis occidentalis	Western redbud
Platanus orientalis	Plane tree
Albizia julibrissim	Silk tree
Pinus canariensis	Pine
Liquidambar styracifllia	Sweet gum
Cedrus deodara	Deodor cedar
Ligustrum locidum	Privit
Gejera japonica	Australian willow
Maytenus boaria	Mayten
Sequoia sempervirens	Coast Redwood



P-82-024

26

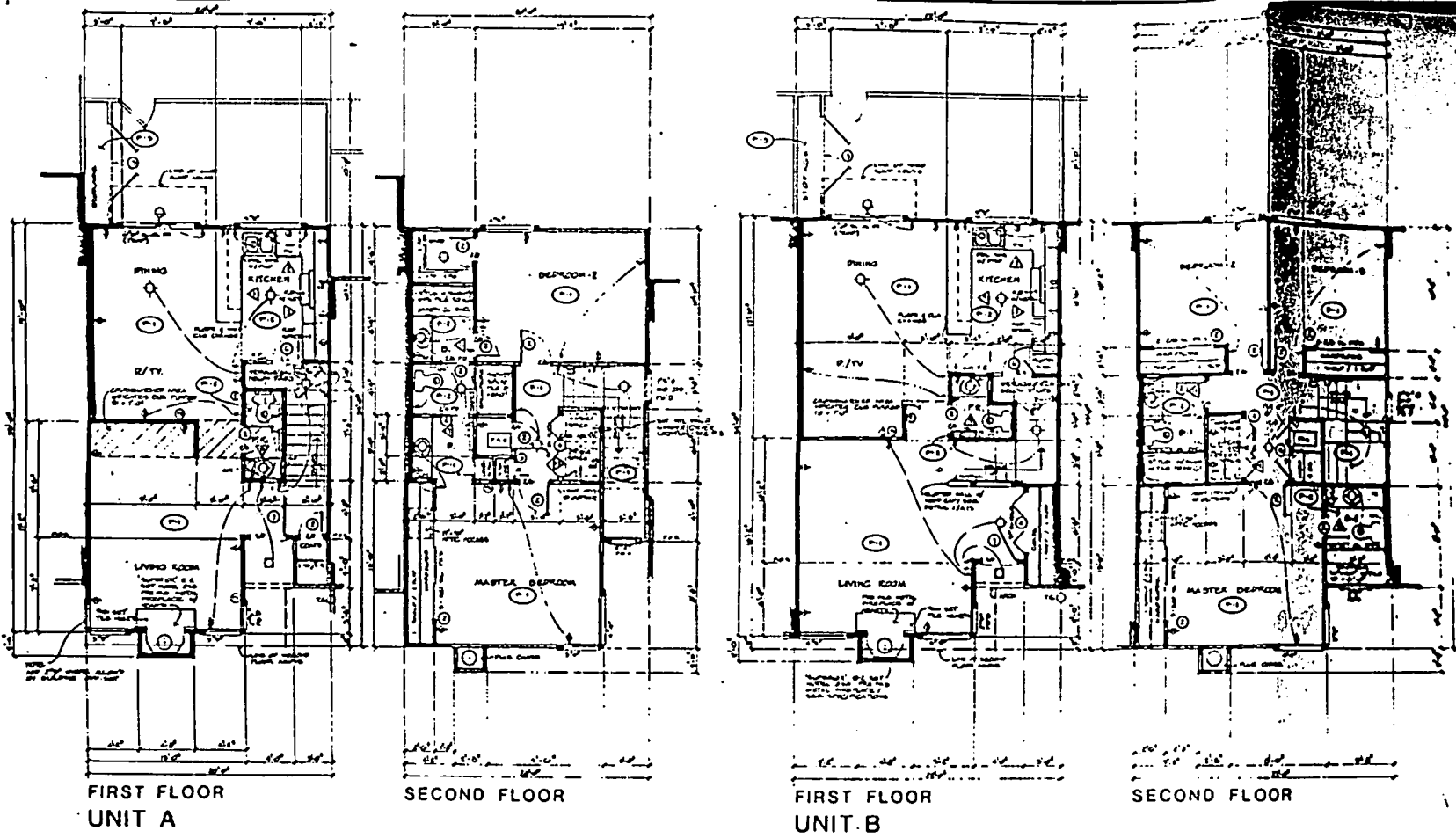
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S-4-82 28

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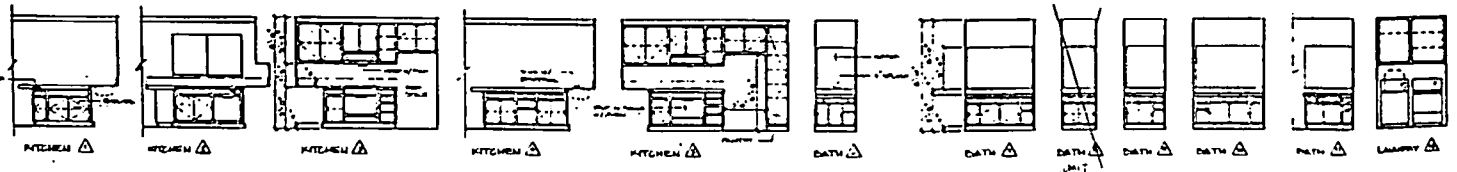
Thompson
Architectural
Group, Inc.
 1177 W. Shafter Avenue
 Fresno, California 93711
 (209) 796-3332

notes:
 1. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 2. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

NO.	DESCRIPTION
1	...
2	...

FLOOR PLANS	
UNIT	A-7
DATE	
BY	

Figure 1

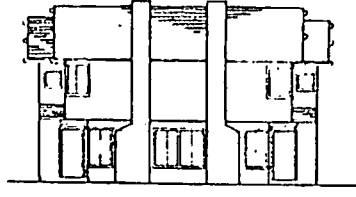


EXTERIOR ELEVATIONS

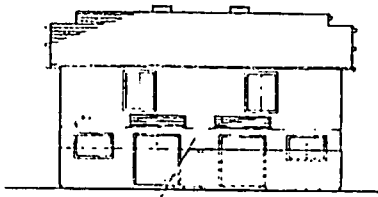
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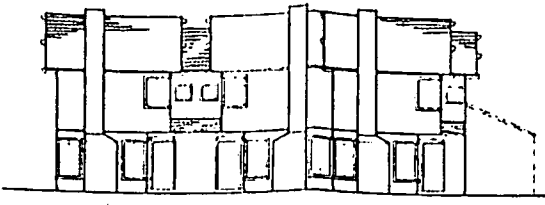
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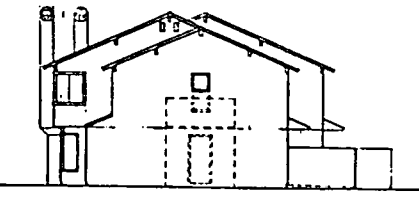
BLDG 1 S. (12' x 18', front)



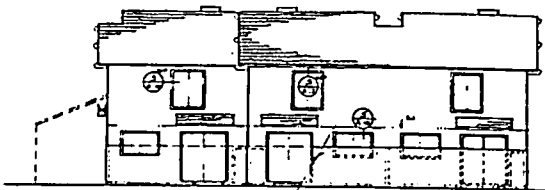
n. (12' x 18', rear)



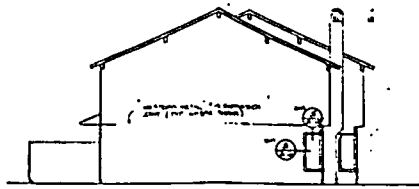
BLDG 22 n.
(W. STAIRS) (12' x 18', front)



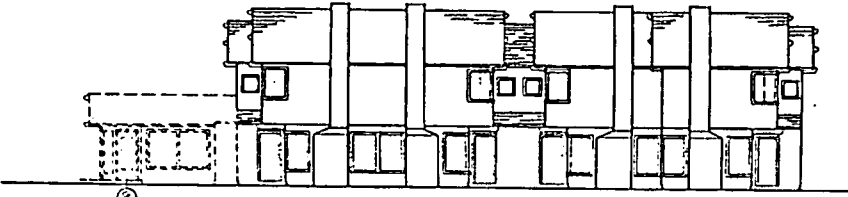
W. (entry and stairs, 12' x 18')



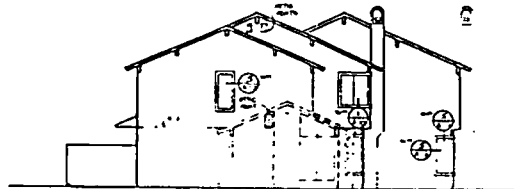
S. (9' x 18', rear)



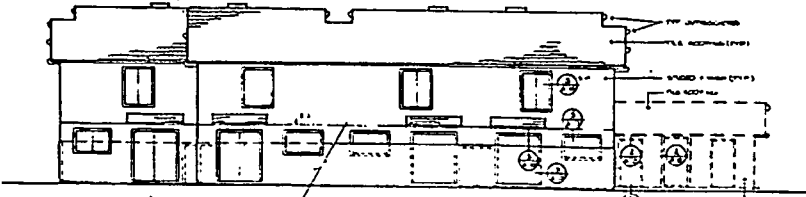
E. (Rear and side, 12' x 18')



BLDG 10 n.
(W. STAIRS - CABINETS) (12' x 18', front)



E. (entry and stairs, 12' x 18')
(12' x 18')



E. (12' x 18', rear)

Thompson
Architectural
Group, Inc.
1177 W. Shaw Avenue
Fremont, California 94511
(415) 225-1212

NOTE:
BLDG 10 (ONLY TYPE 10 -
ALL BLDG'S TYPE 10 -
EXCEPT BLDG'S 1, 2, 3,
4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

NO.	DATE	BY	CHKD.

EXTERIOR ELEVATIONS	
NO.	DATE
NO.	DATE
NO.	DATE

Figure 4