



# CITY OF SACRAMENTO

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## CITY PLANNING DEPARTMENT

725 "J" STREET

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MARTY VAN DUYN  
PLANNING DIRECTOR

February 25, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map and Special Permit for the Conversion  
of Rivergreen Apartments to Condominiums (P-9103)

LOCATION: 37 Cadillac Drive

### SUMMARY

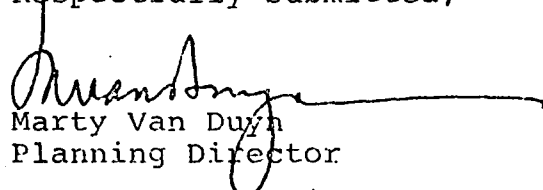
This item was originally considered by the City Council on February 17, 1981. The Council approved the project subject to Findings of Fact and conditions due on March 3, 1981. Attached are the Tentative Map Resolution with conditions and Findings of Fact with conditions for the Special Permit.

### RECOMMENDATION

The staff recommends the Council:

- a. Approve and adopt Tentative Map Resolution with conditions;
- b. Approve and adopt the Findings of Fact with conditions for the Special Permit.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

**APPROVED**  
BY THE CITY COUNCIL

MAR -3 1981

OFFICE OF THE  
CITY CLERK

MVD:HY:jm  
Attachments  
P-9103

March 3, 1981  
District No. 3

RESOLUTION No. 81-137

Adopted by The Sacramento City Council on date of

MARCH 3, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR RIVERGREEN CON-  
DOMINIUMS (APN: 295-020-14) (P-9103)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Rivergreen Condominiums, located at 37 Cadillac Drive

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 17 and March 3, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Arden-Arcade/East Sacramento Community Plans in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat, pursuant to CEQA, Section 15101k.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. The proposed subdivision of existing multiple family dwellings into condominiums is within the Arden-Arcade/East Sacramento Community Plan area and the average annual vacancy rate for this area at the time of approval exceeds five percent or the applicant has provided satisfactory mitigating measures.
- I. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
- J. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified and eligible tenants of low and moderate income.
- K. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved subject to the following conditions:

1. Pay off all existing assessments.
2. Comply with the following development standards set forth in Section 28-C-3 of the Zoning Ordinance:
  - a. Separate sewer and water services or an approved alternative shall be provided to each unit (Sec. 28-C-3(b);
  - b. Floor-to-ceiling and wall-to-wall assemblies between each unit shall comply with the sound transmission and sound impact standards specified in Section 28-C-3(c);
  - c. Each unit shall be equipped with a smoke detector in the proper location and either an automatic fire sprinkler system or two-hour fire separations on floors and each wall common to itself and an adjacent unit.
3. Provide a minimum 10-foot wide easement for the operation, maintenance and replacement of the sewer line of the office building located on the adjacent parcel to the east; said easement shall be indicated on the final map.
4. Bring the project into compliance with applicable City Codes as follows:
  - a. Provide ventilation for the dining room and kitchen areas in the three bedroom units;
  - b. Provide ground fault circuit interrupters on receptacles which are located outdoors, in bathrooms, at swimming pool lights and in individual garages;
  - c. Remove the debris in the utility room at the main service location;
  - d. Repair flexible conduit at swimming pool circulating pump;
  - e. Air conditioning tubing and condensate lines which pass through units other than those they serve shall be concealed behind furring.

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MAYOR

ATTEST:

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CITY CLERK

P-9103

In the matter of the decision)  
of the City Council on appli-)  
cation P-9103, Special Permit)  
to convert 64 existing apart-)  
ment units to 64 condominium )  
units in the C-2-R Zone lo- )  
cated at 37 Cadillac Drive )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

On February 17, 1981, the City Council indicated an intent to approve the Special Permit based on Findings of Fact due March 3, 1981.

Based on documentary and oral evidence submitted at the public hearing on February 17, 1981, the City Council approved the Special Permit subject to the following findings and conditions.

Findings

1. The proposed conversion is consistent with the General Plan and Housing Element as required by Section 28-C-6(a)(i) of the Comprehensive Zoning Ordinance as indicated by the following:
  - a. The vacancy rate of this community plan area is below five percent and the applicant will provide mitigating measures to eliminate tenant displacement or any adverse impact on the housing stock.
  - b. This project will meet the required development standards contained in the Comprehensive Zoning Ordinance and City Building Codes as conditioned on the Tentative Map.
  - c. The project will provide ownership opportunities to eligible tenants of low or moderate income.
2. This proposed conversion project is located in the Arden-Arcade/ East Sacramento Community Plan area where the rental vacancy rate is 4.4 percent which is below the required minimum for conversion to condominium. The applicant has successfully mitigated concern over tenant displacement or any adverse impact on the housing stock by providing purchase incentives and comparable replacement housing in other projects owned by F.P.I. at the same rate or less than the eligible tenants are presently paying.
3. Adequate comparable replacement housing will be made available to all eligible tenants. The applicant will assist the eligible tenants in locating comparable replacement housing. The rental rate of the comparable housing will be equal to or less than the tenant is presently paying.
4. The applicant has complied with all the required sections of the Comprehensive Zoning Ordinance pertaining to condominium conversions that relate to the application procedure, Subsection C-6(a)(iv).

5. The proposed conversion as conditioned will comply with all development standards as set forth in Section 28-C-6(a)(v).
  - a. Separate water and sewer service or an approved equivalent will be provided.
  - b. Two-hour fire wall or sprinkler system and smoke alarms will be provided as conditioned.
  - c. Sound transmission levels will meet required standards as conditioned.
6. This complex does not represent a unique and needed rental housing resource for this community.

Conditions

1. The Conditions, Covenants and Restrictions shall make provisions for services provided by the City to be paid by the Association with a single billing for each service.
2. The applicant will provide FHA or below market financing for this project.
3. The applicant will provide discounts to all tenants at the time of conversion. The discounts will be as follows:
  - a. Tenant discount - 3% of selling price;
  - b. "As is" discount - 4% of selling price.
4. The applicant will provide all eligible tenants an additional credit in escrow of \$25 per month since notice of intention was filed, to be credited against their portion of condominium escrow and closing costs.
5. The applicant will provide tenants with a report on the availability of comparable units. The report will be updated monthly.
6. The applicant will relocate interested eligible tenants into a comparable F.P.I. project at the same rate the tenant is presently paying or less if that complex has a lower rate. This rental assistance shall be provided for a period of one year from the date the tenant is relocated. To ensure that units will be made available in these comparable F.P.I. projects, the applicants will encourage tenants of all F.P.I. projects to purchase a Rivergreen unit.

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MAYOR

ATTEST:

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CITY CLERK

P-9103