

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Ted Morris, 800 Shoreside Drive, Sacramento, CA 95831

OWNER Ted Morris, 800 Shoreside Drive, Sacramento, CA 95831

PLANS BY Gardner Feusi Company, 1722 Professional Drive, Suite C Sacramento, CA 95825

FILING DATE 1-30-91 **ENVIR. DET.** Exempt (15301(K))

REPORT BY CAS

ASSESSOR'S PCL. NO. 030-0153-004, 005, and 030-0154-001

APPLICATION:

- A. Tentative Map to subdivide 2.6± developed acres into 15 lots (13 individual duplex lots and 2 common lots) from 3 lots with existing duplexes in the Multi-Family Residential (R-2A and R-3) zones
- B. Special Permit to allow the conversion of 13 existing duplexes into 13 individually owned duplex condominium lots with two common lots consisting of garages, driveways, walkways, and landscaped areas
- C. Variance to waive the required replacement housing for the proposed existing 13 duplex condominium conversion

LOCATION: 6670 Park Riviera Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 2.6± developed acres into 13 duplex condominium lots and two common lots from three lots with 13 existing duplexes.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1988 Pocket Area
Community Plan Designation: Low Density Residential (3-6 du/na)
Existing Zoning of Site: Multi-Family Residential, R-2A and R-3
Existing Land Use of Site: Duplexes

Surrounding Land Use and Zoning:

North: Churches, R-3 and R-2A
South: Single family and church, R-1
East: Single family and day care center, R-1 and R-2A
West: Townhouses, R-2A

Parking Required: 41 spaces (1.5 spaces per unit and 1 guest space per 15 units)
Parking Provided: 48 existing garage spaces
Property Dimensions: Irregular
Property Area: 2.61± net acres
Number of Units: 13 duplexes consisting of 26 dwelling units
Net Density of Development: 9.97 dwelling units per net acre
Height of Building: One and two story units
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood and stucco

APPL. NO. P91-022

MEETING DATE May 9, 1991

ITEM NO. 6

Roof Material: Shake, tile, and built-up

BACKGROUND INFORMATION: On November 25, 1986, the City Council approved a tentative map and denied subdivision modification to waive parkland dedication fees for the subject site (P86-340). The tentative map was to subdivide 2.61 ± developed acres from three lots of existing duplexes into 15 lots, 13 duplex lots and two common lots. The approved tentative map expired. Subsequently, the applicant submitted a new tentative map application for the same project (P90-177). The City Attorney's Office determined that the proposed project was a condominium conversion of the existing duplexes. The tentative map request was withdrawn by the applicant. This request is for a tentative map and a special permit to allow a condominium conversion. A variance to waive required replacement housing for the condominium conversion is also being requested. A condominium conversion must meet the requirements outlined in Section 28 of the Zoning Ordinance.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 3, 1991, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions. The Subdivision Review Committee acted as a technical advisory committee which reviewed the map on its technical merits only, not upon the merits of the proposed land use.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 2.61 ± developed acres in the Multi-Family Residential, R-2A and R-3 zones with 13 existing duplexes. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1988 Pocket Area Community Plan designates the site as Low Density Residential (3-6 du/na). The surrounding land use and zoning for the subject site is churches, zoned R-3 and R-2A to the north; single family residential and a church, zoned R-1 to the south; single family and a day care center, zoned R-1 and R-2A to the east; and townhouses, zoned R-2A to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide 2.61 ± developed acres into 13 duplex lots and 2 common lots from three lots with 13 existing duplexes. Ownership of each duplex will be fee simple with an undivided interest in the common lots. Owned by a homeowners' association, common lots A and B would consist of the garage buildings, driveways, landscaped areas, and walkways. Individual units within each duplex range in size from 1,300 to 1,420 square feet with two or three bedrooms and two or two and a half bathrooms. The landscaping and automatic irrigation system is existing. The separate garage buildings contain 48 parking spaces. The applicant is requesting a tentative map for the subdivision of the lots, a special permit to allow the conversion of the existing duplexes to condominium duplexes, and a variance to waive the required replacement housing for the condominium conversion.

C. Condominium Conversion Analysis

1. Site Design and Lot Layout

The applicant is proposing to subdivide three lots of existing duplexes into thirteen individually-owned duplex lots and two common area lots for a total of fifteen lots (see Exhibit A). The lot at the southwest corner of Pocket Road and Park Riviera Way has four, single-story duplex buildings and one common lot (see Exhibit B). The common lot includes two garage buildings, existing landscaping, driveways, and walkways. The two lots on the northwest corner of Pocket Road and Park Riviera Way have nine, two-story duplex buildings and one common lot (see Exhibit C). The common lot consists of four garage buildings, existing landscaping, driveways, and walkways. The attached Property Report describes the condition of the duplexes, accessory buildings, and common areas (see Exhibit D).

2. Vacancy Rate/ Replacement Housing

According to the Zoning Ordinance regarding Condominium Conversions, the City Council shall not approve a Special Permit under this section unless it finds: . . . 2) That the average rental vacancy rate in the affected Community Plan areas during the 12 months preceding the date the City determined rental vacancy rates are issued pursuant to subsection B-4 of this section is greater than 5 percent, provided that a Special Permit may be approved where said vacancy rate is equal to or less than 5 percent if the applicant has proposed measures which the Council finds would effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the affected community plan areas which would be caused by the proposed conversion." The vacancy rates for the Pocket Community Plan area for May 1990 and November 1990 are indicated below:

Pocket CPA Results Attributed to Flesman Information Services May/November Studies

	<u>Units Surveyed</u>	<u>Vacant Units</u>	<u>Vacancy Rates</u>
May 1990	4,667	200	4.29%
November 1990	4,722	150	3.18%
Average	4,695	175	3.73%

The average vacancy rate in the Pocket area in the last 12 months is 3.73 percent which does not meet the 5 percent vacancy rate requirement and indicates insufficient rental housing opportunities in the area. The applicant indicates an average monthly vacancy rate of 1.2 percent for the subject site (see Rental History- Exhibit E).

Given the lower than five percent vacancy rate, in order to obtain approval of the Special Permit, the applicant must propose measures to effectively mitigate displacement of tenants and any adverse effects on the rental housing stock in the area. The proposed measures to mitigate displaced ytenants are described below under "Relocation Assistance". The applicant does not propose any specific mechanisms to provide replacement housing in that he asserts few housing units will be lost.

The applicant for the 13 duplex condominium conversion, Park Riviera Place, does not provide specific replacement housing since he asserts that approximately three units would be lost from rental housing stock by the approval of this conversion. First, if each of the thirteen duplexes were owned by an individual who lived in one of the units and rented out the second unit, 13 of the 26 units would remain in rental housing stock. Second, the applicant asserts that approximately 80% of duplex owners choose not to live in the duplex but own it for investment purposes only. If both these assertions are correct, three units would be lost from rental housing and would need to be replaced. The applicant has suggested possibly paying in-lieu fees instead of constructing the three replacement units. Planning staff notes that paying fees does not result in comparable housing. Staff suggests the applicant initiate a joint venture or other mechanism with another Pocket area developer to construct a rental duplex complex comparable in location, size, features, and affordability to those units lost by the condominium conversion.

3. Purchase/ Relocation Assistance

For approval of the Special Permit, the applicant must propose measures that effectively mitigate the displacement of tenants. The applicant has proposed a relocation assistance program for tenants who are displaced by the condominium conversion. A maximum \$600. moving cost will be provided to

tenants who are forced to move. Also, a tenant may qualify for a rental subsidy of up to \$100. per month for up to one year. A letter was sent to each tenant on November 29, 1991, outlining the assistance options (see Exhibit F). Each current tenant will be offered the opportunity to purchase duplex building at five percent below the general public price.

Because some portion of the units will remain as rental housing, a tenant that remains will be given the option of executing a lease agreement for up to three years from the date of final map approval on the unit he/she currently occupies. The rental rate will have a fixed rate of increase and will be based on the rent currently in effect when the final map is approved.

Planning staff finds that the proposed measures to mitigate the displacement of tenants are adequate.

4. Resident Survey

A part of the application submittal requirements for Section 28 includes the completion of a resident survey. The survey is used to gauge the residents' support or opposition to the proposed condominium conversion. The survey included questions regarding the length of residency at the site, willingness to buy a duplex unit, interest in the proposed tenant/relocation assistance, and general understanding of the condominium concept (see Exhibit G). Thirteen of the 26 residents returned the survey. The following represents the responses to several of the survey questions:

Interested in purchasing one of the duplex buildings?

Yes- 2 (15.4%) No- 11 (84.6%)

Interest in the proposed 3 year lease program?

Yes- 9 (69.2%) No- 3 (23.1%) Maybe- 1 (7.7%)

Interest in obtaining relocation assistance if you moved?

Yes- 10 (76.9%) No- 2 (15.4%) Maybe- 1 (7.7%)

Understand concept of condominium conversion?

Yes- 13 (100.0%) No- 0 (0%)

Length of Residency	Number	Percentage
0-6 mos	1	7.7
7-12 mos	1	7.7
1-3 yrs	6	46.2
3-5 yrs	3	23.1
5+ yrs	2	15.3

Generally, the current tenants selected the duplexes based on location, reasonable rental rate, quiet neighborhood, and adequate features (i.e. garage, number of bedrooms, etc.). The type of housing that the tenants would seek if they needed to move would be a townhouse or 2-3 bedroom house in a comparable location. Three tenants indicated that they would purchase their own single family home, while the balance of tenants indicated they could not afford to own their own home or would prefer to rent.

5. Conclusion

Based on the above information, staff recommends denial of the special permit and the variance in that the vacancy rate in the Pocket area is less than five percent, Park Riviera Place is a unique duplex rental housing opportunity that the City cannot afford to lose, and the current rental rates are reasonable which provides affordable housing in the Pocket area. Although the number of rental units lost is relatively few, no measures have been suggested by the applicant to effectively mitigate the loss of these units with units that are comparable in location, size, features, and affordability. No justification exists to support the variance to waive comparable replacement housing in an area with insufficient rental housing.

E. Tentative Map

Staff recommends the Planning Commission recommend denial of the tentative map based upon the inconsistency of the proposed land use conversion from rental duplexes to condominium duplexes.

F. Agency Comments

The proposed project was reviewed by various City Departments and other agencies. The following comments were received as conditions of the tentative map:

Engineering- Development Services:

1. Pay off existing assessments;
2. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
3. Show access water and drainage easements on final map;
4. Pay Pocket Bridge fees, as necessary;
5. Develop C.C. and R.'s and Homeowners' Association for maintenance of on-site garages, driveways, walkways, and landscaping on Lots A and B to the satisfaction of the City Planning Director;
6. Maintain the existing gas line easement along the southwest property line of Lot A;
7. Provide private easements for water and sewer across Lots A and B to individual parcels;
8. Remove any unused water services to the satisfaction of the Water Division;
9. Conform to the requirements of Section 28 of the Zoning Ordinance relating to Condominium Conversions; and
10. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Building Inspections:

A minimum six foot clearance between all buildings or a one hour firewall construction and parapets at the exterior wall are required.

Sacramento Municipal Utility District:

Dedicate Lots A and B, the common areas, as public utility easements for underground facilities and appurtenances except for those areas where structures or pool are located.

Pacific Gas and Electric:

Dedicate common areas, Lots A and B, as public utility easements except for where structures are located.

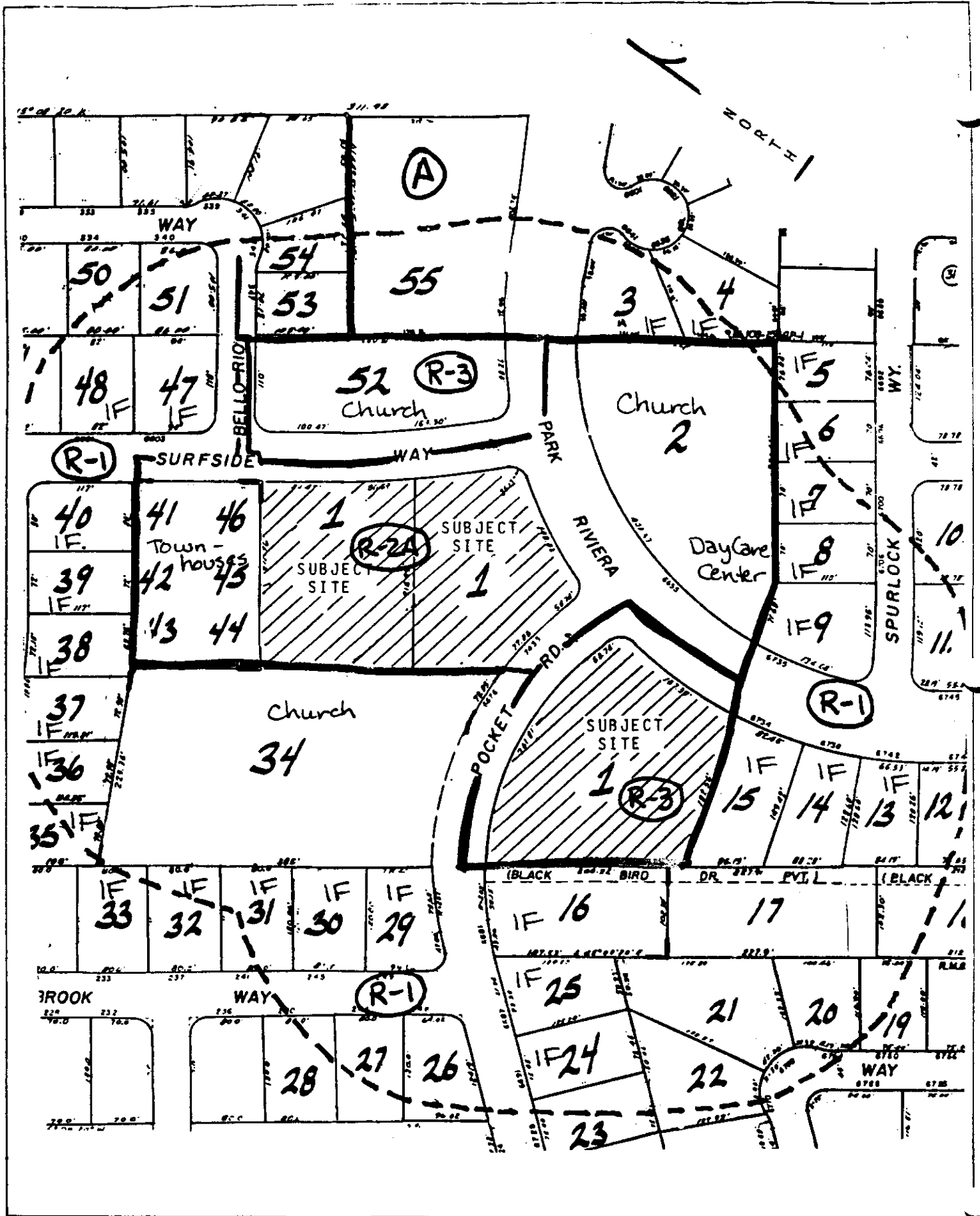
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(K)).

RECOMMENDATION: Staff recommends the following actions:

- A. Recommend denial of the tentative map and forward to City Council; and
- B. Recommend denial of the Special Permit to allow the conversion of 13 existing duplexes into condominium duplexes based upon the findings of fact which follow; and
- C. Recommend denial of the Variance to waive the required replacement housing for the condominium conversion based on the findings of fact which follow.

Findings of Fact:

- 1. The proposed conversion is inconsistent with the General Plan and the Pocket Community Plan in that the project does not provide affordable housing to all segments of the population and decreases the availability of rental duplexes from the housing stock in the Pocket area.
- 2. The project is inconsistent with the requirement of Section 28 in the Zoning Ordinance which requires that the vacancy rate be greater than 5 percent and no measures have been proposed which effectively mitigate the loss of rental housing stock in the Pocket Community Plan area.
- 3. Adequate comparable replacement housing is not provided. The Pocket Community Plan area does not have an adequate vacancy rate and does not have an adequate supply of rental duplexes. The proposal does not include the construction of replacement housing that is comparable in location, size, features, and affordability.
- 4. Granting the variance to waive replacement housing does constitute a special privilege extended to an individual applicant in that, inspite of the few number of housing units lost, those units will not be replaced with comparable rental housing with the same location, size, features, and affordability.



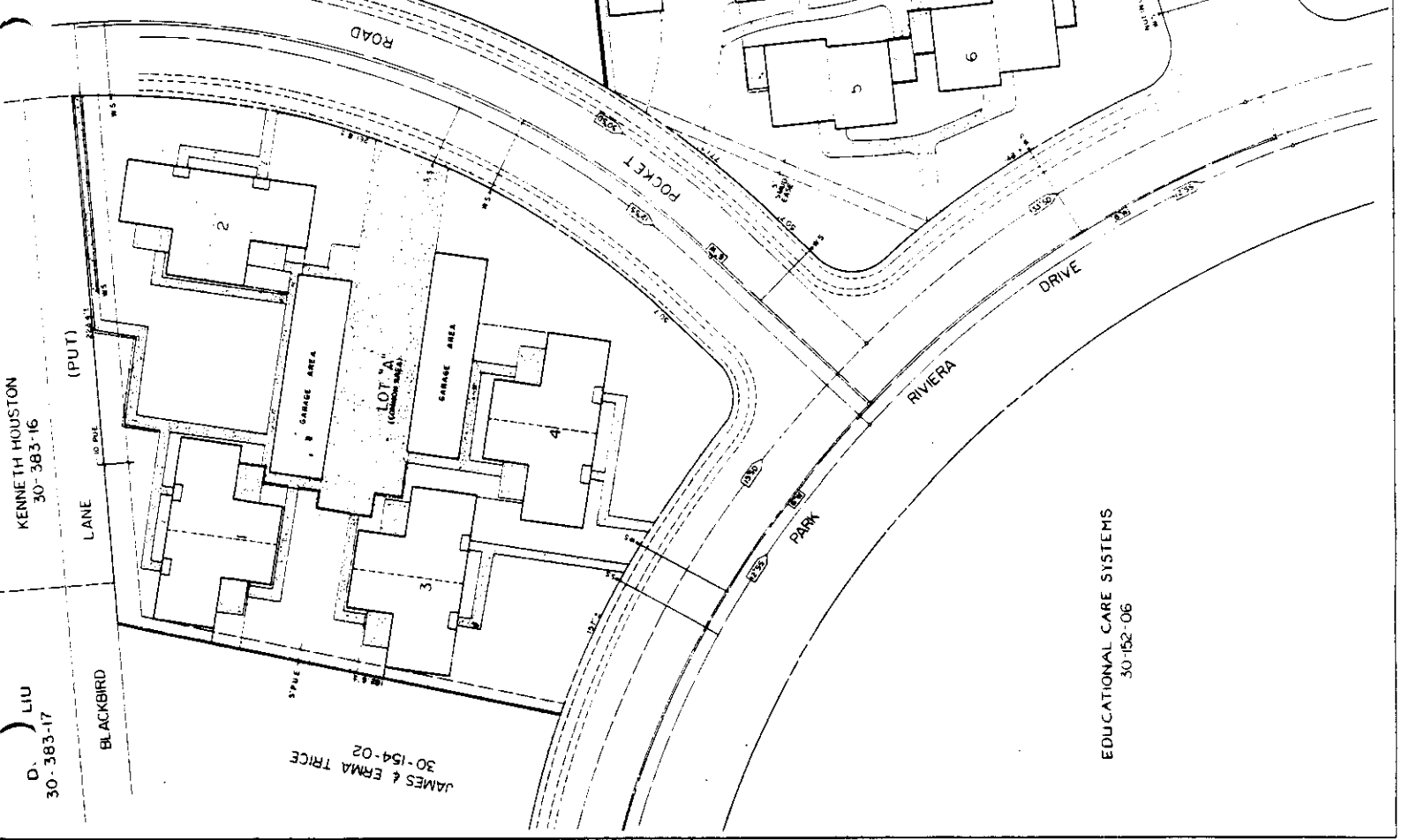
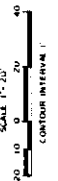
LAND USE & ZONING MAP

EXHIBIT A TENTATIVE MAP

TENTATIVE SUBDIVISION MAP
PARK RIVIERA PLACE
PORTION LOT B and LOT C
SOUTH LAND PARK RIVIERA NO 2
CITY OF SACRAMENTO CALIFORNIA

FEBRUARY 27, 1990

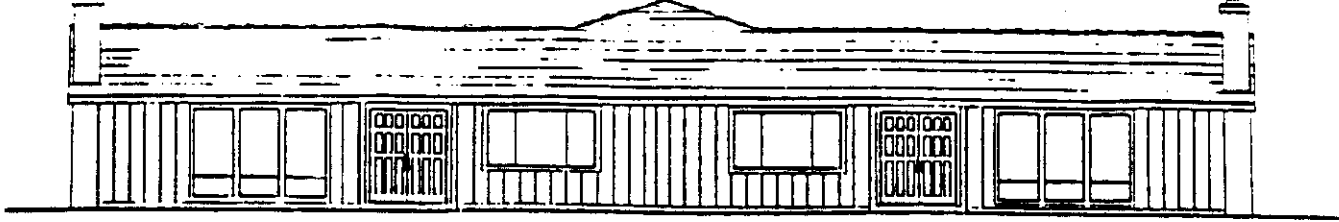
OWNER: PARK PROPERTIES, P.O. BOX 7522, SAN FRANCISCO, CALIFORNIA 94114
 PREPARED BY: SACRAMENTO COUNTY ENGINEER, 1500 J STREET, SACRAMENTO, CA 95811
 SURVEYOR: W.S. HUBERT, 1500 J STREET, SACRAMENTO, CALIFORNIA 95811
 A.P.N.: 0012310600
 10 1/4 AC.
 10 1/4 AC.
 PRESENTING: HOSEY APARTMENTS (UNLIM.)
 PROPOSED USE: APARTMENTS (UNLIM.)
 MAP: CITY OF SACRAMENTO
 SHEET: CITY OF SACRAMENTO
 UNITS: SACRAMENTO CITY UNITS
 PARKS: CITY OF SACRAMENTO
 ZONE: CITY OF SACRAMENTO
 NUMBER OF LOTS: 13 UNITS, 2 COMMON AREA LOTS
 EXISTING CURBS: 8.5 AND 9.5 A.A.
 PROPOSED CURBS: SAME



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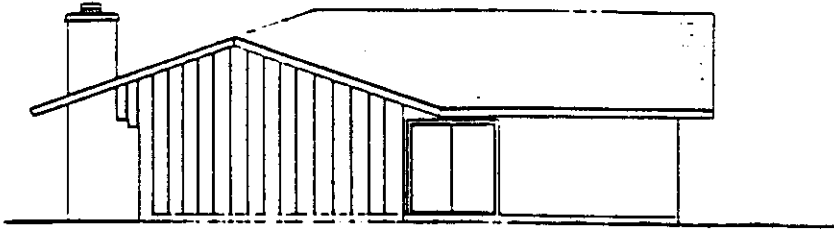
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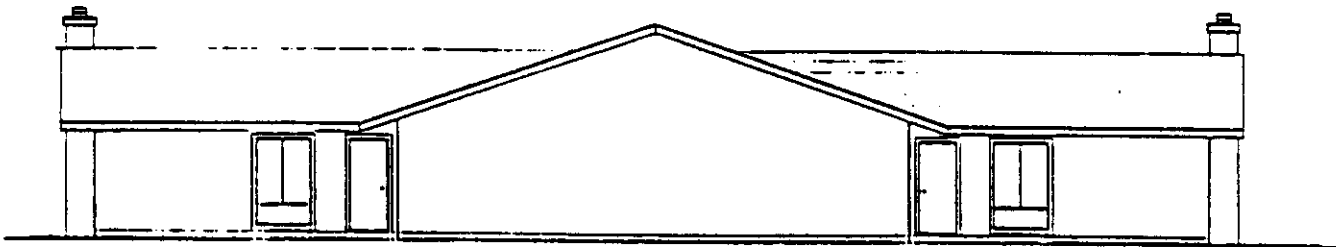
FRONT ELEVATION
SCALE: 1/4" = 1'

EXHIBIT B

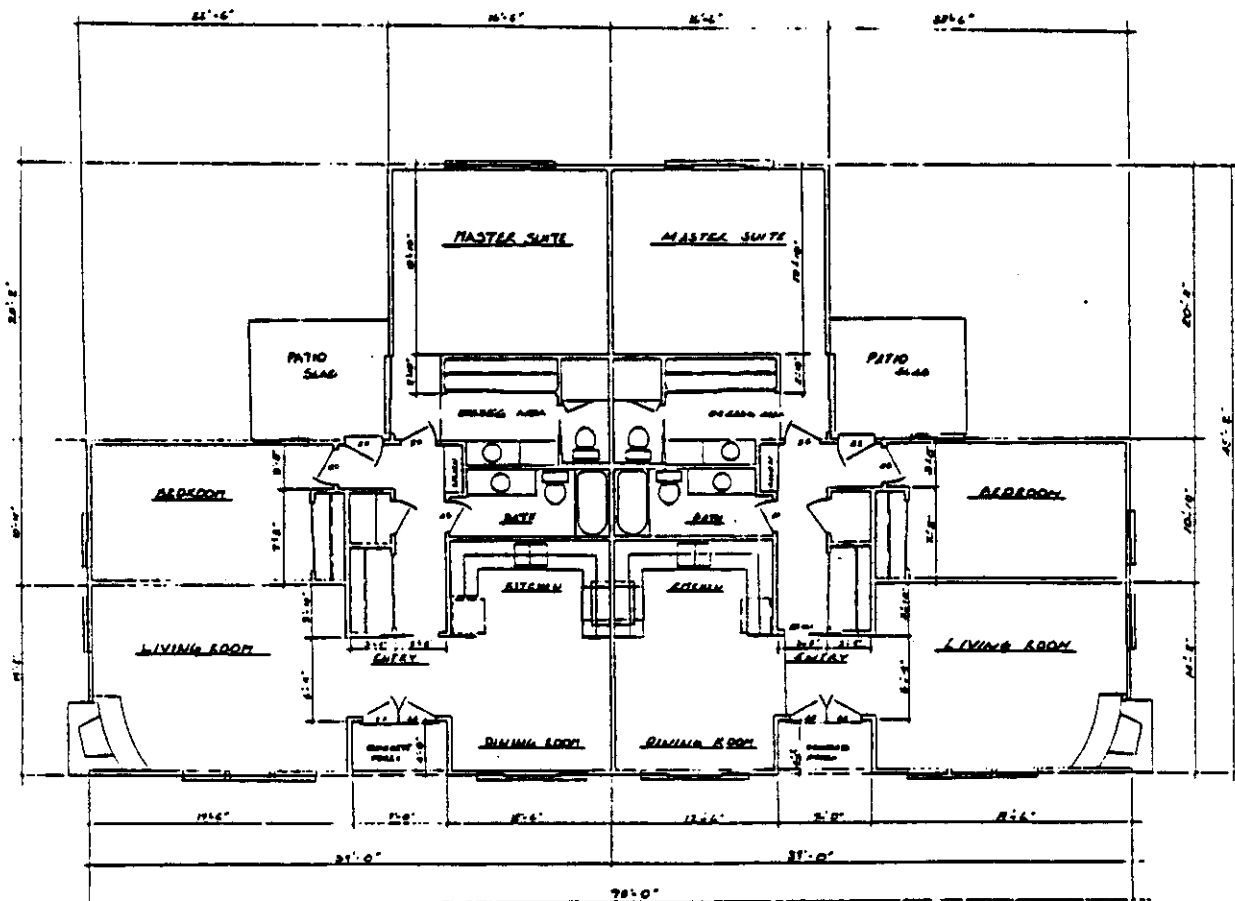
Lots 1-4



LEFT & RIGHT ELEVATIONS
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



P91, 022

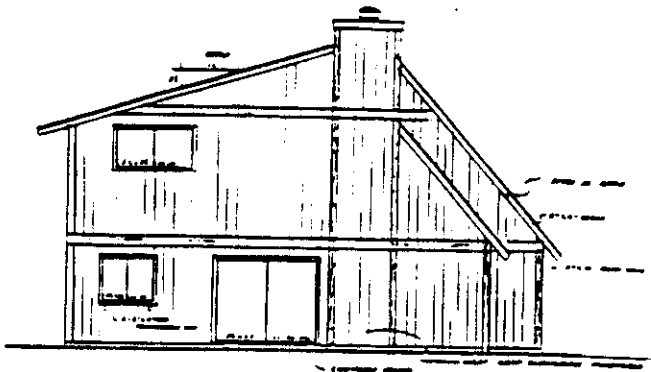
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FLOOR PLAN SINGLE STORY DUPLEX

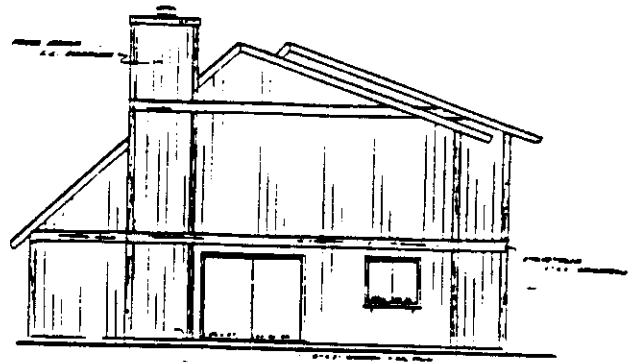
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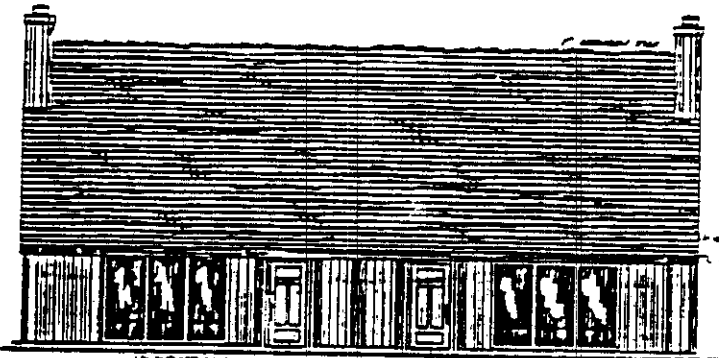
EXHIBIT C



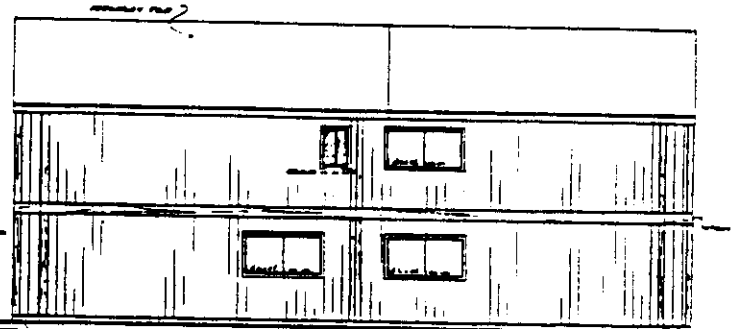
LEFT ELEVATION



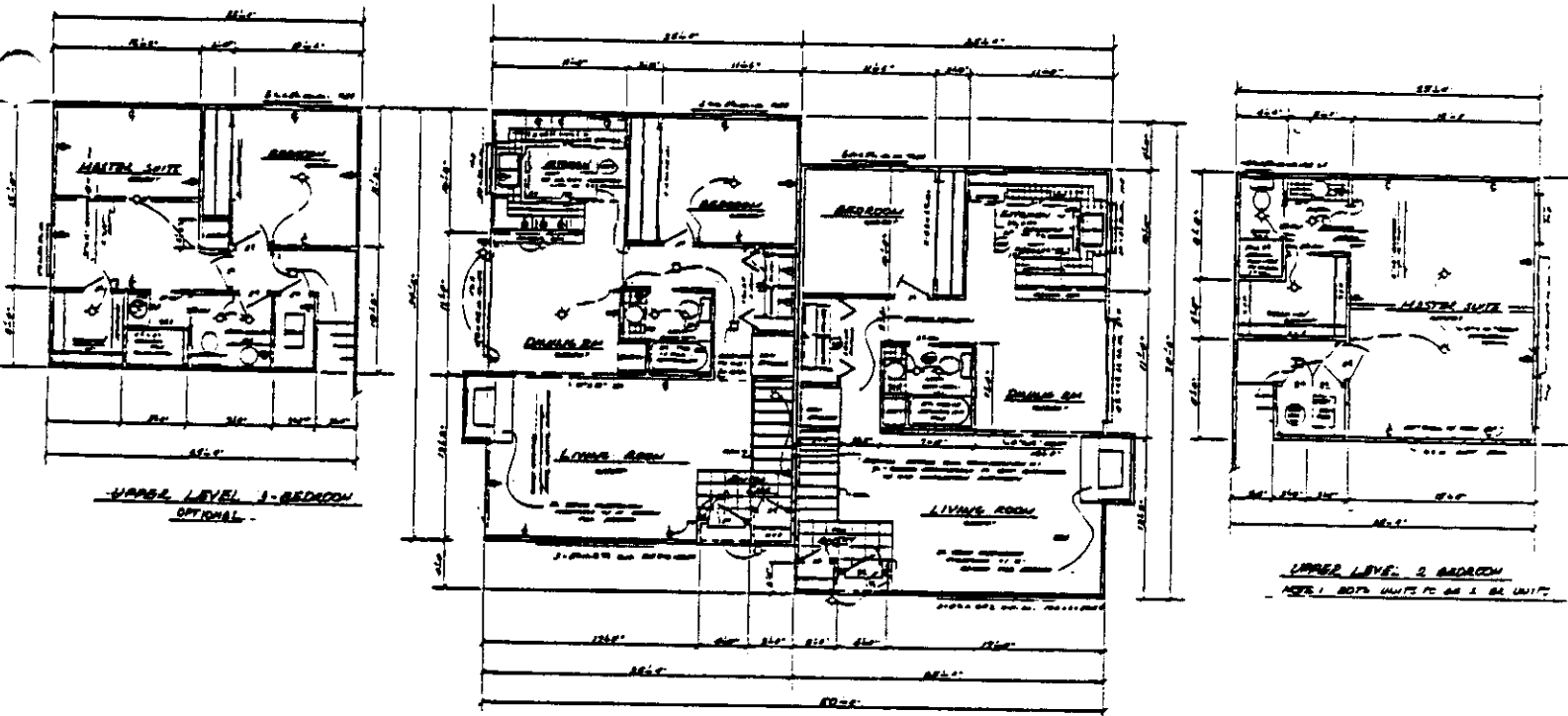
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



FLOOR PLAN

Lots 5-13

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PROPERTY REPORT

THERE WILL BE NO STRUCTURAL CHANGES NECESSARY TO ACCOMPLISH THE SUBDIVISION OF THE PROPERTY TO INDIVIDUAL LOTS/DUPLEXES. THE MAINTNANCE, BOTH INTERIOR AND EXTERIOR, OF THE VARIOUS DUPLEX BUILDINGS WILL BE THE RESPONSIBILITY OF THE RESPECTIVE OWNERS; AND NOT A PART OF OF THE OWNERS ASSOCIATION.

THE DUPLEX BUILDINGS ARE OF WOOD FRAME CONSTRUCTION, WITH WOOD PANEL AND/OR STUCCO SIDING. THE GARAGE BUILDINGS ARE WOOD FRAME CONSTRUCTION WITH WOOD PANEL AND/OR STUCCO SIDING. THE GARAGE BUILDINGS ARE THE RESPONSIBILITY OF THE THE OWNERS ASSOCIATION.

ROOFS

DUPLEX BUILDINGS--NINE OF THE BUILDINGS (LOTS 5 - 13) HAVE TILE ROOFS WHICH ARE CONSIDERED "LIFETIME". FOUR OF THE BUILDINGS (LOTS 1 - 4) HAVE WOOD SHAKE ROOFS. THEY ARE 12 YEARS OLD, WITH AN EXPECTED REMAINING LIFE OF 8 YEARS.

GARAGE BUILDINGS--FOUR OF THE BUILDINGS (6A - 13B) HAVE COMPOSITION BUILT UP ROOFS WITH ROCK SURFACE. A CONDITION OF THE DEPARTMENT OF REAL ESTATE FOR SUBDIVISION APPROVAL IS THE ROOFS BE RECOVERED. TWO OF THE BUILDINGS (1A - 4B) HAVE WOOD SHAKE ROOFS WHICH ARE 12 YEAR OLD, WITH AN EXPECTED REMAINING LIFE OF 8 YEARS. THAT REPLACEMENT IS CALCULATED IN THE OWNERS ASSOCIATION BUDGET. THE GARAGE ROOFS ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.

FOUNDATIONS

ALL FOUNDATIONS ARE OF PERIMETER CONCRETE FOOTINGS, WITH ABOVE GRADE CONCRETE SLAB FINISH FLOORS OVER A MINIMUM OF 4" CRUSHED ROCK.

EXTERIOR PAINT

ALL EXTERIOR PAINTED SURFACES HAVE BEEN RECOATED TO THEIR ORIGINAL COLOR TWO TIMES SINCE COMPLETION--1983/1988. THE NEW BUILDING COMPLETED DECEMBER, 1988, WAS PAINTED AT SUCH TIME.

PAVED SURFACES

THE DRIVEWAYS OF GARAGE BUILDINGS 1A - 4B ARE CONSTRUCTED OF Poured IN PLACE CONCRETE. THE DRIVEWAYS OF GARAGE BUILDINGS 5A - 13B ARE CONSTRUCTED OF ASPHALT CONCRETE PLACED OVER 4" OF COMPACTED SAND/GRAVEL. SUCH ASPHALT CONCRETE DRIVEWAYS ARE TO BE RESEALED AS A CONDITION OF APPROVAL OF THE DEPARTMENT OF REAL ESTATE. THE SERVICE WALKWAYS ARE OF Poured IN PLACE CONCRETE. THE PAVED SURFACES ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.

MECHANICAL SYSTEMS

EACH DUPLEX BUILDING HAS A SEPARATE CENTRAL HEATING, AIR CONDITIONING, AND WATER HEATING SYSTEM FOR EACH OF THE TWO LIVING UNITS IN A DUPLEX BUILDING.

ELECTRICAL SYSTEMS

EACH DUPLEX BUILDING HAS A SEPARATE ELECTRICAL SERVICE WHICH IS DIVIDED INTO TWO SEPARATE SERVICES FOR EACH OF THE TWO LIVING UNITS IN THE DUPLEX BUILDING.

PLUMBING SYSTEMS

EACH DUPLEX BUILDING HAS A SEPARATE WATER SERVICE WHICH IS CONNECTED TO THE MAIN CITY OF SACRAMENTO STREET WATER SYSTEM. THE PIPING SYSTEMS OF EACH UNIT OF A DUPLEX BUILDING ARE SEPARATE. THE DOMESTIC WATER SYSTEMS OF THE BUILDINGS ARE COPPER PIPE. THE UNDER CONCRETE SLAB SERVICES ARE SCHEDULE "K" COPPER. THE PIPING FROM THE CITY OF SACRAMENTO SERVICE CONNECTION POINT IS OF APPROVED NON METALLIC MATERIAL.

SEWER SYSTEM

EACH DUPLEX BUILDING HAS A SEPARATE SEWER SERVICE WHICH IS CONNECTED TO THE MAIN CITY OF SACRAMENTO STREET SEWER SYSTEM. EACH DUPLEX BUILDING HAS TWO SEWER CLEAN OUTS--ONE ON THE FRONT, AND ONE ON THE REAR OF THE BUILDING. ALL WASTE LINE SYSTEMS WITHIN THE DUPLEX BUILDINGS ARE OF APPROVED NON METALLIC MATERIAL.

SMOKE/FIRE ALARM SYSTEMS

EACH INDIVIDUAL UNIT OF A DUPLEX BUILDING CONTAINS A SMOKE/HEAT DETECTOR THAT IS WIRED INTO THE ELECTRICAL SYSTEM OF THE RESPECTIVE UNIT.

INSULATION

THE CATHEDRAL CEILINGS HAVE R-19 BATT INSULATION. ANY FLAT AREA CEILINGS HAVE R-19 FIBERGLAS FILL INSULATION. THE EXTERIOR WALLS HAVE R-11 BATT INSULATION. THE FRONT EXTERIOR DOORS HAVE EITHER GASKET TYPE, OR SPRING METAL WEATHERSTRIPPING.

LANDSCAPE/LANDSCAPE SPRINKLER SYSTEMS

THE LANDSCAPE WATERING SYSTEMS ARE CONTROLLED BY THREE SEPARATED SYSTEMS; WATERING LAWN AND SHRUB AREAS. THESE SYSTEMS ARE SERVICED BY SEPARATE WATER CONNECTIONS TO THE CITY OF SACRAMENTO STREET WATER SYSTEM. THE LANDSCAPING, AND SPRINKLER SYSTEMS ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.

UTILITY DELIVERY SYSTEMS

EACH DUPLEX BUILDING IS SERVICED BY THE CITY OF SACRAMENTO FOR WATER, SEWER, GARBAGE, AND LAWN/TRIMMING SERVICES. EACH DUPLEX BUILDING IS SEPARATELY BILLED FOR SUCH CHARGES; THUS WATER FOR LANDSCAPED COMMON AREAS, AND LAWN/TRIMMING REMOVAL IS PROVIDED FOR, AND COVERED BY THE THE VARIOUS DUPLEX BUILDINGS AS THEIR RESPECTIVE REASONABLE SERVICES.

MAIL DELIVERY

THERE ARE CLUSTER MAIL BOX LOCATIONS WITHIN A SPECIFIED EASEMENT OF THE COMMON AREAS FOR MAIL DELIVERY.

STRUCTURAL PEST CONTROL REPORT/CLEARANCE

EACH DUPLEX BUILDING, AND EACH UNIT WITHIN THE DUPLEX BUILDING WILL BE REQUIRED TO HAVE A STRUCTURAL PEST CONTROL INSPECTION, AND CLEARANCE PRIOR TO TRANSFERING TITLE TO A PURCHASER AS A CONDITION OF THE DEPARTMENT OF REAL ESTATE SUBDIVISION APPROVAL. SUCH INSPECTION(S)/CLEARANCE(S) ARE TO BE MADE AT THE TIME OF A SALE, OR TRANSFER TO THE NEW OWNERS. THE COST OF INSPECTION, AND ANY WORK TO OBTAIN A CERTIFICATE OF CLEARANCE SHALL BE BORNE BY THE OWNERS.

SOUND TRANSMISSION

EACH DUPLEX IS A SEPARATE BUILDING. EACH DUPLEX BUILDING IS WITHIN APPROPRIATE SIDE YARD, REAR YARD, AND FRONT YARD SET BACK DISTANCES AS REQUIRED BY THE CITY OF SACRAMENTO BUILDING/PLANNING DEPARTMENTS DURING ORIGINAL CONSTRUCTION. THUS ELIMINATING THE NEED FOR SPECIAL EXTERIOR WALL SOUND TRANSMISSION MATERIALS. THE DIVIDING WALL BETWEEN THE LIVING UNITS WITHIN EACH DUPLEX BUILDING ARE SEPARATED BY SOUND BOARD, WITH SEPARATE FRAMED ALTERNATING STUD WALLS, WITH R-11 INSULATION.

APPLIANCES

EACH OF THE TWO UNITS IN EACH DUPLEX BUILDING CONTAINS AN ELECTRIC KITCHEN RANGE, HOOD AND FAN, DISHWASHER, GARBAGE DISPOSER, EXHAUST FANS IN BATHROOMS AND WASHER DRYER CLOSETS, WATER HEATER, CENTRAL HEATING AND AIR CONDITIONING. A HOME WARRANTY SERVICE CONTRACT WILL BE OFFERED, AND PAID BY THE OWNERS TO EACH PURCHASER OF A DUPLEX BUILDING. THE MENTIONED APPLIANCES ARE GENERALLY ORIGINAL TO THE BUILDING, WITH SEVERAL SUCH HAVING BEEN REPLACED DURING THE YEARS OF OPERATION. ALL APPLIANCES HAVE BEEN SERVICED BY A REPRESENTATIVE OF THE RESPECTIVE MANUFACTURER.

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EXHIBIT E

THREE YEAR RENTAL HISTORY

PARK RIVIERA PLACE
(COM-PLEX PROPERTIES, PARK PROPERTIES, PARK RIVIERA PROPERTIES)

AVERAGE MONTHLY VACANCY---1.2%
NUMBER OF EVICTIONS-----0
SPECIAL CATAGORY TENANTS--0

<u>LOT NO.</u>	<u>ADDRESS</u>	<u>MOVE IN DATE</u>	<u>TENANT</u>	<u>INITIAL RENT</u>	<u>CURRENT RENT</u>
1-A	6661 POCKET ROAD 2 BED-2 BATH 1310 SQ FT	07-78		345.00	545.00
2-B	6665 POCKET ROAD 2 BED-2 BATH 1310 SQ FT	10-86 07-90		495.00 575.00	575.00
2-A	6671 POCKET ROAD 2 BED-2 BATH 1310 SQ FT	08-78 07-87		345.00 525.00	575.00
2-B	6675 POCKET ROAD 2 BED-2 BATH 1310 SQ FT	11-87 05-89		525.00 545.00	545.00
3-A	6720 PARK RIVIERA WAY 2 BED-2 BATH 1310 SQ FT	04-82		395.00	545.00
3-B	6730 PARK RIVIERA WAY 2 BED-2 BATH 1310 SQ FT	08-78 04-89		345.00 545.00	545.00
4-A	6700 PARK RIVIERA WAY 2 BED-2 BATH 1310 SQ FT	04-86 08-88		495.00 525.00	525.00
4-B	6710 PARK RIVIERA WAY 2 BED-2 BATH 1310 SQ FT	06-87 01-88 10-88 12-89 09-90		525.00 525.00 545.00 575.00 575.00	575.00
5-A	6676 PARK RIVIERA WAY 2 BED-2 BATH 1410 SQ FT	12-85		495.00	525.00
5-B	6678 PARK RIVIERA WAY 3 BED-2 BATH 1410 SQ FT	04-87 08-88 04-89 07-90		575.00 575.00 575.00 625.00	625.00

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6-A	6670 PARK RIVIERA WAY 2 BED-2 BATH 1410 SQ FT	04-86 10-88	495.00 525.00	525.00
6-B	6672 PARK RIVIERA WAY 3 BED-2 BATH 1410 SQ FT	03-83	425.00	525.00
7-A	6652 SURFSIDE WAY 3 BED-2 BATH 1410 SQ FT	06-87 04-88	525.00 575.00	575.00
7-B	6656 SURFSIDE WAY 2 BED-2 BATH 1410 SQ FT	04-85 01-88	455.00 550.00	550.00
8-A	6660 SURFSIDE WAY 2 BED-2 BATH 1410 SQ FT	10-87 09-88	525.00 525.00	525.00
8-B	6664 SURFSIDE WAY 3 BED-2 BATH 1410 SQ FT	10-86 06-88	525.00 575.00	575.00
9-A	6636 SURFSIDE WAY 2 BED 2-BATH 1410 SQ FT	12-86 04-88	525.00 575.00	575.00
9-B	6640 SURFSIDE WAY	03-87	525.00	545.00
10-A	6644 SURFSIDE WAY 3 BED-2 BATH 1410 SQ FT	10-86 11-89	525.00 625.00	625.00
10-B	6648 SURFSIDE WAY 2 BED-2 BATH 1410 SQ FT	09-87	525.00	525.00
11-A	6620 SURFSIDE WAY 3 BED-2 BATH 1410 SQ FT	09-84 10-91	495.00 625.00	625.00
11-B	6624 SURFSIDE WAY 2 BED-2 BATH 1410 SQ FT	11-87 01-89	525.00 545.00	545.00
12-A	6628 SURFSIDE WAY 2 BED-2 BATH 1410 SQ FT	08-87 11-88	525.00 545.00	545.00
12-B	6632 SURFSIDE WAY 3 BED-2 BATH 1410 SQ FT	08-86	525.00	575.00
13-A	6634 SURFSIDE WAY(B) 2 BED-2 BATH 1410 SQ FT	12-88(NEW)	500.00	500.00
13-B	6634 SURFSIDE WAY(A) 2 BED-2 BATH 1410 SQ FT	12-88(NEW)	505.00	505.00

NOVEMBER 29, 1990

EXHIBIT F

TENANT
1234 PARK RIVIERA WAY
SACRAMENTO, CA.

DEAR TENANT:

SUBJECT: APPLICATION FOR TENTATIVE MAP, AND APPROVAL FOR A PLANNED UNIT DEVELOPMENT/CONDOMINIUM CONVERSION

THE PARTNERS OF PARK RIVIERA PROPERTIES, OWNERS OF THE DUPLEX BUILDING IN WHICH YOU RESIDE, ARE MAKING APPLICATION TO THE CITY OF SACRAMENTO TO FILE A TENTATIVE SUBDIVISION MAP AND NECESSARY SPECIAL PERMIT(S) FOR A PLANNED UNIT DEVELOPMENT/CONDOMINIUM CONVERSION OF THE DUPLEX COMPLEX. THIS APPLICATION SUPERCEDES THE PRIOR APPROVED SUBDIVISION MAP WHICH PROPOSED THE SAME DIVISION OF THE DUPLEX BUILDINGS.

THE PLANNED UNIT DEVELOPMENT/CONDOMINIUM, TENTATIVE MAP, AND SPECIAL PERMIT(S) PROPOSE TO DIVIDE THE PROPERTY INTO SEPARATE DUPLEX BUILDINGS/LOTS WITH A COMMON AREA CONTAINING WALKWAYS, LANDSCAPING, DRIVEWAYS, AND GARAGES. EACH DUPLEX BUILDING COULD BECOME SEPARATELY OWNED. EACH DUPLEX BUILDING CONTAINS TWO LIVING UNITS. THE TWO LIVING UNITS IN EACH DUPLEX BUILDING WILL NOT BE SEPARATED, AND WOULD REMAIN UNDER ONE OWNERSHIP. THE COMMON AREAS WILL BE MAINTAINED BY AN OWNERS ASSOCIATION OF THE DUPLEX BUILDINGS. A COPY OF THE PROPOSED SUBDIVISION MAP IS ATTACHED TO THIS LETTER.

THE APPLICATION PROCESS INVOLVES SUBMITTING SUCH TO THE CITY OF SACRAMENTO BY JANUARY 30, 1991. THE APPLICATION IS REVIEWED BY THE PLANNING COMMISSION STAFF, AND CONSIDERED FOR FURTHER APPROVAL JUNE 30, 1991. IF THE APPLICATION IS ACCEPTED, FINAL APPROVAL COULD TAKE THREE TO SIX MONTHS FROM THAT DATE. WE ARE ATTEMPTING CIRCUMVENT THE CONDOMINIUM CONVERSION PORTION OF THE APPLICATION, AND ACCELERATE THE CURRENT APPROVAL PROCESS, BASED ON THE PRIOR APPROVED SUBDIVISION MAP APPLICATION. IF THE CURRENT APPLICATION REQUIREMENTS CAN BE MITIGATED; WE WILL INFORM YOU OF SUCH DECISIONS, AND PROGRESS.

YOU SHALL BE GIVEN NOTICE OF EACH HEARING FOR WHICH NOTICE IS REQUIRED PURSUANT TO SECTIONS 66451.3 AND 66452.2 OF THE GOVERNMENT CODE, AND YOU HAVE THE RIGHT TO APPEAR AND THE RIGHT TO BE HEARD AT SUCH HEARING(S).

IF THE APPLICATION CONTINUES UNDER THE PLANNED UNIT DEVELOPMENT/CONDOMINIUM CONVERSION PROCESS, YOU WILL RECEIVE A QUESTIONNAIRE(S) REQUIRED BY THE CITY OF SACRAMENTO PLANNING DEPARTMENT REGARDING YOUR RENTAL HISTORY, QUALIFICATION FOR LOW/MODERATE INCOME TENANT STATUS, ETC.. SUCH INFORMATION WILL BE CONFIDENTIAL TO THE PLANNING DEPARTMENT OF THE CITY OF SACRAMENTO.

IN ADDITION TO THE ABOVE NOTICES RELATING TO THE APPLICATION PROCESS, YOU WILL RECEIVE A NOTICE OF FINAL APPROVAL OF THE APPLICATION WITHIN TEN (10) DAYS OF APPROVAL OF THE FINAL MAP.

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IF THE CONDOMINIUM CONVERSION APPLICATION IS REQUIRED AND APPROVED, AND THE BUILDING IN WHICH YOU LIVE IS SELECTED TO BE SOLD BY THE CURRENT OWNERS, YOU WILL BE OFFERED THE FOLLOWING:

1. AS A CURRENT TENANT YOU WILL BE GIVEN THE OPPORTUNITY TO PURCHASE A DUPLEX BUILDING PRIOR TO MARKETING THEM TO THE GENERAL PUBLIC. YOU WILL ALSO BE GIVEN A FIVE PERCENT (5%) DISCOUNT OF THE OFFERED PURCHASE PRICE TO THE GENERAL PUBLIC IF YOU ELECT TO PURCHASE A DUPLEX BUILDING UNDER THE SAME TERMS AND CONDITIONS AS OFFERED TO THE GENERAL PUBLIC.
2. IF YOU ELECT TO REMAIN AS A TENANT, YOU WILL BE GIVEN THE OPPORTUNITY TO EXECUTE A LEASE AGREEMENT FOR UP TO THREE YEARS FROM THE DATE OF FINAL MAP APPROVAL ON THE UNIT IN WHICH YOU CURRENTLY OCCUPY. THE MONTHLY RENTAL RATE DURING SAID THREE YEARS SHALL NOT INCREASE MORE THAN THREE AND ONE HALF PERCENT (3 1/2%) ANNUALLY OVER THE BASE MONTHLY RENTAL/LEASE RATE DURING THE THREE LEASE TERM. THE BASE MONTHLY RATE/LEASE RATE SHALL BE THAT WHICH IN EFFECT AT THE DATE THE FINAL MAP IS APPROVED. SAID LEASE AGREEMENT SHALL NOT BE TRANSFERABLE.
3. YOU WILL BE GIVEN THE RIGHT TO REMAIN AS A TENANT UNDER THE TERMS OF THE CURRENT RENTAL AGREEMENT.
4. IF YOU ARE FORCED TO MOVE THE OWNERS OF THE BUILDING WILL PAY THE COST OF YOUR MOVING TO ANOTHER LOCATION UP TO \$600.00. YOU MAY ALSO QUALIFY FOR A RENTAL SUBSIDY OF UP TO \$100.00 PER MONTH, FOR UP TO ONE YEAR, TOWARD THE RENTAL OF YOUR NEW LOCATION.

THE PARTNERS OF PARK PROPERTIES HAVE FILED AN APPLICATION WITH THE CALIFORNIA DEPARTMENT OF REAL ESTATE FOR THE PURPOSE OF FORMING AN OWNERS ASSOCIATION; CREATING COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RELATED REQUIREMENTS UNDER WHICH THE ENTIRE DUPLEX SUBDIVISION WOULD OPERATE. THE COMPLETED, AND APPROVED DOCUMENT(S) WILL BE AVAILABLE TO YOU UPON REQUEST OF THE UNDERSIGNED.

IF YOU HAVE ANY QUESTIONS AS TO THE PROCESS, OR WOULD LIKE ADDITIONAL INFORMATION REGARDING THIS APPLICATION; PLEASE FEEL FREE TO CONTACT ME.

YOURS TRULY,

TED MORRIS

MANAGING PARTNER
PARK RIVIERA PROPERTIES

(916) 421-2434
800 SHORESIDE DRIVE
SACRAMENTO, CA. 95831

ENCLOSURES

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Item # 6

RE: PARK RIVIERA PLACE

THE FOLLOWING QUESTIONNAIRE IS PROVIDED TO OBTAIN INFORMATION RELATING TO TENANT UNDERSTANDING, QUALIFICATION OF SUPPLIMENT BENEFITS, AND THE APPLICATION PROCESS FOR CONVERSION OF THE BUILDINGS IN WHICH YOU RESIDE TO A CONDOMINIUM/PLANNED UNIT DEVELOPMENT. SUCH INFORMATION IS REQUESTED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO, AND WILL BE REVIEWED IN COMPLETE CONFIDENCE. AFTER COMPLETING THE QUESTIONS, PLEASE RETURN THE QUESTIONNAIRE TO THE PLANNING DEPARTMENT IN THE ENCLOSED, POSTAGE PAID ENVELOPE. THANK YOU IN ADVANCE FOR YOUR COOPERATION.

1. ADDRESS OF YOUR RENTAL UNIT _____

2. YOUR NAME(S) _____

3. DATE YOU MOVED IN THE UNIT _____

4. HOW LONG DID YOU ORIGINALLY PLAN ON LIVING IN THE UNIT _____

5. LENGH OF TIME YOU HAVE LIVED IN THE UNIT _____

6. BRIEFLY STATE THE REASON(S)YOU SELECTED THE UNIT IN WHICH TO LIVE

7. WOULD YOU BE INTERESTED IN PURCHASING THE DUPLEX BUILDING(BOTH UNITS OF THE BUILDING) IN WHICH YOU LIVE (AN APPRAISAL OF THE CURRENT VALUE OF EACH DUPLEX BUILDING IS APPROXIMATELY \$250,000.)? YES _____ NO _____

8. WHAT TYPE OF HOUSING WOULD YOU SEEK IF YOU WERE TO MOVE FROM THIS UNIT, EITHER AS A RESULT OF PERSONAL CHOICE, OR OWNER REQUEST _____

9. WOULD YOU BE INTERESTED IN THE THREE YEAR LEASE PROPOSAL AS OFFERED IN THE LETTER OF NOVEMBER 29, 1990 ? YES _____ NO _____

10. WOULD YOU ATTEMPT TO OBTAIN THE RELOCATION AMOUNT, AND/OR THE RENT SUBSIDY OFFERED IF YOU WERE REQUESTED TO MOVE YES _____ NO _____

11. DO YOU UNDERSTAND WHAT IS MEANT BY THE APPLICATION TO CONVERT THE DUPLEX BUILDING INTO A CONDOMINIUM/PLANNED UNIT DEVELOPMENT ? YES _____ NO _____

COMMENTS _____

12. BRIEFLY DESCRIBE YOUR EVALUATION OF THE OWNERSHIP/MANAGEMENT OF THE DEVELOPMENT _____
