

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Extension of a Special Permit to convert Southwood Townhomes, a 98 unit apartment project, into condominiums. (P82-024)

SUMMARY: On August 10, 1982 the City Council approved a special permit and tentative map for the conversion of the 98-unit apartment complex into condominiums, subject to conditions. Under provisions in the Condominium Conversion Ordinance the special permit is only valid for a one-year period at which time the project must be completed by the sale of at least one unit. The applicant has been unable to complete these requirements within the allotted time and is requesting a one-year extension on the special permit.

BACKGROUND INFORMATION: On July 26, 1983 the City Council approved a final map and improvement agreement for the conversion of this project. At the present time, the common facilities in phase one have been completed and the applicant has completed the preliminary report through the State Department of Real Estate.

The applicant has indicated that this project should be ready for sales within the next month or two and has already received a reservation on the purchase of a unit from a tenant residing at Southwood Townhomes.

The applicant has satisfactorily noticed the tenants of all benefits provided and has completed the special permit conditions per the subdivision improvement agreement.

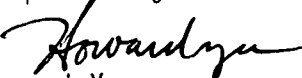
At the time the project was approved for conversion to condominiums the vacancy rate in the Pocket Community Plan area was 7.3 percent. This vacancy rate has since dropped to 2.89 percent which is below the minimum level for conversion projects. Since this project was approved when the vacancy rate was high, and due to the progress the applicant has made with this conversion, staff has no objections to the requested extension.

STAFF RECOMMENDATION: Staff recommends the Commission approve the extension on the special permit for condominium conversion for a period of one year from the date of August 10, 1983, subject to the original conditions of approval and the following additional condition:

Condition - Special Permit extension

The applicant shall extend the relocation and tenant protection benefits outlined in Section 28-C-5(b) (d) and (f) of the Zoning Ordinance to all tenants residing in this complex at the time the City Council takes final action on this requested extension and is still living in the complex at the time conversion takes place.

Respectfully submitted,


Howard Yee
Principal Planner

SC:bw

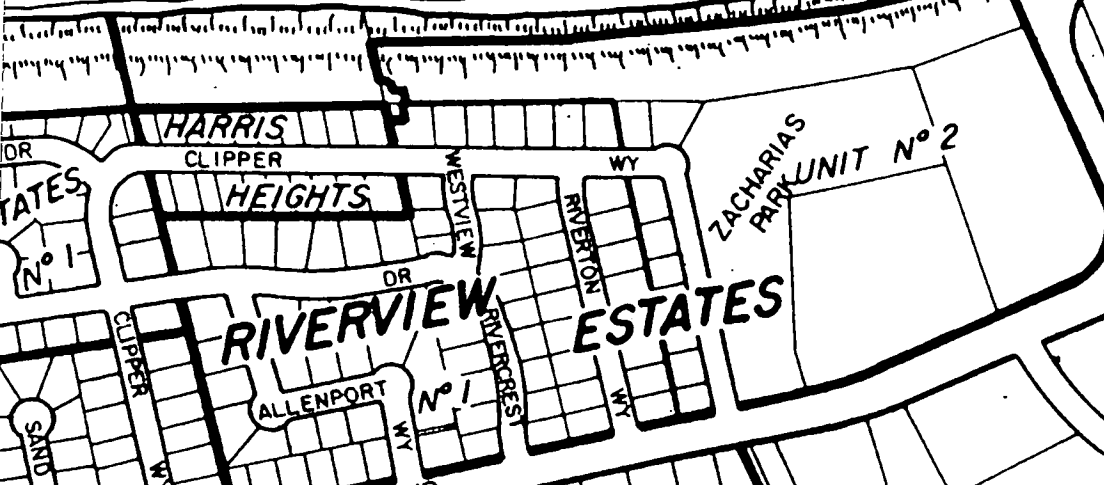
P82-024

August 11, 1983

Item No. 27

RIVER

RIVERSIDE



P82-024

8-11-83