

FURTHER INFORMATION CALL:

STEVE SHAPIRO

DAY TIME NO. 443-7376

EVENING NO. 393-0627

In the matter of the conversion of Westlake Apartments to condominiums.

Request for the Sacramento City Council to schedule a new hearing to consider the condominium conversion application of 148 apartment units located in Sacramento in the R-3 zone at One Shoal Court.

We, the undersigned tenants residing at Westlake Apartments, One Shoal Court, Sacramento, California, understood through letters sent to us by the City of Sacramento, City Planning Department, that the application for approval of the conversion of Westlake Apartments into condominium units had been denied by both the Sacramento City Planning Department and the Sacramento City Council. Copies of portions of these letters are attached herewith as Exhibits I and II. We felt it unnecessary to personally attend the public meetings concerning Westlake Apartments being that the decision to deny condominium conversion had already been decided upon. We request that the Sacramento City Council schedule a new date, and notify all tenants of Westlake Apartments of the new scheduled date, to rehear the application of condominium conversion of Westlake Apartments.

Note: Anti Discrimination

The applicant or owner of any condominium unit within a project shall not directly or indirectly discriminate in the sale, or in the terms and conditions of sale, of any dwelling unit against any person who is or was a tenant or lessee of any such dwelling unit prior to the granting of the special permit, because such person opposed, in any manner, the conversion of the unit or building into a condominium. No tenant who has been so discriminated against may be unjustly evicted, and the provisions of C-5-(1) of the City Condominium Conversion ordinance shall apply to such tenant.

I, Terrance M. Allen, witnessed the undersigned signatures and declare to the best of my knowledge under penalty of perjury that the undersigned are tenants at Westlake Apartments, One Shoal Court, Sacramento, California. I reside at One Shoal Court, Apt. No. 137. Telephone No. (916) 428-4254.

Terrance M. Allen July 19, 1982 Date

STATE OF CALIFORNIA COUNTY OF SACRAMENTO

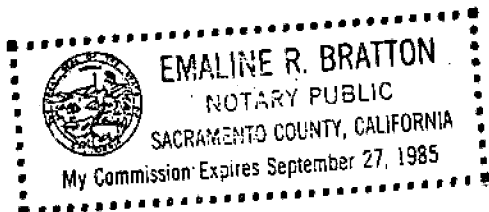
On this 19th day of JULY in the year one thousand nine hundred and EIGHTY-TWO, before me, EMALINE R. BRATTON, a Notary Public, State of California, duly commissioned and sworn, personally appeared TERRANCE M ALLEN

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the CALIFORNIA County of SACRAMENTO the day and year in this certificate first above written.

Emaline R. Bratton Notary Public, State of California

My commission expires 9-27-85



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Emaline R. Bratton





CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 26, 1982

Dear Tenant:

Attached is a copy of the staff report and recommendation to the Planning Commission on the request to convert your apartment complex into condominium. I would like to remind you that a hearing on this subject will be held on May 4, 1982 at 5:30 P.M. in the Council Chambers at City Hall, 915 "I" Street. You are invited to attend and let your concerns be known at this hearing.

The attached report is being sent without the proposed conditions that will apply to this project if it is approved. If you want to review these conditions or any other material in the file you may do so by coming to the Planning Department public counter and requesting this information.

If you have any questions regarding the staff recommendation or this report please call Sharon Caudle at 449-5604.

Respectfully

Sharon Caudle,  
Assistant Planner

SC:mm

8. (Cont'd.)

By removing 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 housing stock in this area as renter housing.

9. 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. Sound insulation does not meet required code and caulking of wall joints and penetrations along with padding or carpeting of uncarpeted areas would be necessary to meet code. In addition to this, some code violations were noticed by the Building Division and these deficiencies would have to be corrected if this complex is approved for conversion to condominium.

10. The tenant benefit package proposed by the applicant does not appear to be adequate for mitigating concern over relocation and tenant displacement problems. The applicant is proposing to phase the project which would reduce the immediate impact on some of the tenants when the project converts to condominium. Due to the potential removal of 31 percent of the multi-family rental housing stock in the area and since similar time periods for project completion will be imposed on all these proposals, it is anticipated that adequate rental housing units will not be available when needed by these tenants. The time period for completion of each project will be established by a subdivision agreement that these applicants will use to accomplish the proposed phase plans.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Deny the tentative map to create 148 airspace lots and seven common lots for the purpose of converting apartments into condominiums.
2. Deny the special permit to convert 148 apartment units into 148 condominium units, based on the following Findings of Fact.

Findings of Fact

This project is not consistent with the goals and policies of the Housing Element of the General Plan in that:

- a. The approval of these projects reduces the housing alternatives available as these alternatives relate to choice of location, price and type of housing opportunities available in this community plan area. This conversion will eliminate a valuable rental housing opportunity for individuals of low or moderate income who wish to live in the Pocket area and are unable to purchase housing.



## CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SACRAMENTO, CA 95814  
501 76312 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

June 29, 1982

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15101(k));  
2. Special Permit to convert a 148-unit apartment into condominiums;  
and  
3. Tentative Map (P82-026)

LOCATION: #1 Shoal Court

### SUMMARY

This complex represents the largest number of units proposing to convert to condominium in the Pocket Area this year. These 148 units, along with three other new applications and the two complexes approved for conversion in 1981, total 720 units or 31% of the rental housing stock in the Pocket Area. It is believed that the removal of these units from the rental housing market will create tenant dislocation problems.

The Planning Commission denied this request due to concerns over the loss of rental housing in this Area. They did, however, indicate that this complex was more suitable for conversion than some others due to the size of the units and their unique location along Lake Greenhaven.

### BACKGROUND INFORMATION

On May 4, 1982, by a split vote, the Planning Commission recommended this request be denied. In consideration of this request, the Commission expressed concern over the possible displacement of low and moderate income households in the Pocket Area. This concern was due to the number of units proposing to convert in this Area which totals 720 units when added to those approved last year. The removal of all these units from the rental housing stock could reduce the current vacancy rate of 7.3% to near zero. These units represent 31% of the rental housing stock in the area and it is believed that the balance of rental and ownership housing opportunities would be disrupted in the Pocket if these units are converted to condominium ownership.

In the matter of the decision of the City)  
Council on application for a tentative )  
map and special permit to convert a 148- )  
unit apartment into condominiums in the )  
R-3 zone located at #1 Shoal Court )  
(P82-026) )

NOTICE OF DECISION

AND

FINDINGS OF FACT

On July 13, 1982, the City Council held a hearing on the above-referenced item. Predicated on documentary and oral evidence submitted at the public hearing, the City Council denied the special permit and tentative map based on the following findings:

Findings of Fact

1. This proposed conversion is not consistent with the General Plan and Housing Element in that it is contrary to the following goals and policies:
  - a. "to provide each citizen with an opportunity for choice between alternative living environments." This conversion will eliminate a valuable rental housing opportunity for individuals of low or moderate income who wish to live in this area.
  - b. "to ensure existing and future residents of a safe and sanitary dwelling at an affordable price." This proposal will eliminate affordable dwelling units for those who rely on this type of housing due to the increased costs after conversion.
  - c. "to ensure that a variety of housing alternatives are available which provide a choice of location, price and type within each community." This proposal will disrupt the balance of ownership and rental housing in this community.
2. Adequate comparable replacement housing is not available for these tenants and, therefore, tenants will be dislocated in this area.
3. This complex represents a unique and needed rental housing resource in this neighborhood taking into consideration such factors as the need for a balanced rental-owner housing supply and that extraordinary tenant displacement problems would result from this conversion.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P82-026

EXHIBIT II  
(Page 2 of 2)

I UNDERSTOOD 6/29/82  
LETTER TO STATE  
CONVERSION DENIED

|     | NAME                | APT. NO. | TELEPHONE NO. | YES | NO | NOT UNDERSTOOD                 |
|-----|---------------------|----------|---------------|-----|----|--------------------------------|
| 1.  | Stan Shapiro        | 141      | 393-0627      | ✓   |    |                                |
| 2.  | S.B. Charters       | 68       | 421-2640      | ✓   |    |                                |
| 3.  | Lillian K. Charters | 68       | 421-2640      | ✓   |    |                                |
| 4.  | Betty Nelson        | 62       | 427-9934      | ✓   |    |                                |
| 5.  | Sue Ann Russ.       | 104      | 392-3081      | ✓   |    |                                |
| 6.  | Julie Miller        | 61       | 421-7277      | ✓   |    |                                |
| 7.  | Mark Miller         | 61       | 393-4152      | ✓   |    |                                |
| 8.  | Clair Sherwood      | 66       | 391-4504      | ✓   |    |                                |
| 9.  | Lucene D. D...      | 100      | 428-8228      | ✓   |    |                                |
| 10. | Robert Chin         | 148      | 391-5490      | ✓   |    |                                |
| 11. | Grant Chin          | 148      | 391-5490      | ✓   |    |                                |
| 12. | Bonita Dresbach     | 110      | 393-0542      | ✓   |    |                                |
| 13. | Margaret M. Lake    | 144      | Unlisted      | ✓   |    |                                |
| 14. | Robert L.           | 2        | Unlisted      | ✓   |    |                                |
| 15. | Holly Marie Keeba   | 2        |               | ✓   |    |                                |
| 16. | Fred W. Sessel      | 11       | 422-9213      | ✓   |    |                                |
| 17. | Alison Eason        | 14       | 428-2362      | ✓   |    |                                |
| 18. | Myrna Jones         | 16       | 392-5029      | ✓   |    |                                |
| 19. | Bradley C. Desser   | 16       | 392-5029      | ✓   |    |                                |
| 20. | Karen Miller        | 20       | 392-8157      | ✓   |    |                                |
| 21. | Catherine White     | 21       | 393-1016      | ✓   |    |                                |
| 22. | Patricia J. Agnew   | 27       | 427-3841      | ✓   |    |                                |
| 23. | Richard W. Lindsten | 28       | 427-7160      | ✓   |    |                                |
| 24. | Jeanne Lindsten     | 28       | 427-7160      | ✓   |    |                                |
| 25. | Marianne Fischer    | 30       | 421-3920      | ✓   |    |                                |
| 26. | Robert D. ...       | 36       | 393-5478      | ✓   |    | I DID NOT RECEIVE NOTIFICATION |



I UNDERSTOOD 6/29/82  
 LETTER TO STATE  
 CONVERSION DENIED

|     | NAME                | APT. NO. | TELEPHONE NO. | YES | NO | NOT UNDERSTOOD                 |
|-----|---------------------|----------|---------------|-----|----|--------------------------------|
| 27. | Steve W Johnson     | 36       | UNLISTED      |     |    | I DID NOT RECEIVE NOTIFICATION |
| 28. | Donald Menasce      | 38       | 421-2659      | ✓   |    |                                |
| 29. | Roman Dan           | 38       | 421-2659      | ✓   |    |                                |
| 30. | Norabel V Johnson   | 46       | 391-2571      | ✓   |    |                                |
| 31. | Raymond Roach       | 51       | 392-1244      | ✓   |    |                                |
| 32. | Paul J. Roach       | 53       | 393-6679      | ✓   |    |                                |
| 33. | Sylvia Saeny        | 56       | unlisted      | ✓   |    |                                |
| 34. | Barbara Jacovis     | 60       | "             |     |    | X                              |
| 35. | Geneve Delgado      | 74       | "             |     |    | X                              |
| 36. | Marlene Davis       | 70       | "             | ✓   |    |                                |
| 37. | Joe Ronow           | 73       | 421-4810      | ✓   |    |                                |
| 38. | Barbara Acker       | 22       | 392-9393      | ✓   |    |                                |
| 39. | R. M. Red           | 1        | 391-9644      | ✓   |    |                                |
| 40. | James Watson        | 132      | 422-2505      | ✓   |    |                                |
| 41. | Joseph James Watson | 132      | 422-2505      | ✓   |    |                                |
| 42. | Charles P. Atkey    | 140      | 427-7430      | ✓   |    |                                |
| 43. | Kathy Buchanan      | 140      | "             | X   |    |                                |
| 44. | Stan Hayward        | 91       | 994-1144      | ✓   |    |                                |
| 45. | MARTIN VIETNIEKS    | 129      | 421-7160      | ✓   |    |                                |
| 46. | Judith Vietnietko   | 129      | 421-7160      | ✓   |    |                                |
| 47. | David Muro          | 77       | 428-7235      |     |    | X                              |
| 48. | Jenni Muro          | 77       | 428-7235      |     |    | X                              |
| 49. | Letha Ehler         | 101      | 422-9262      | ✓   |    |                                |
| 50. | Sally Sany          | #11      | 421-4471      | ✓   |    |                                |
| 51. | Roberta Borisy      | 117      | 421-3966      | ✓   |    |                                |
| 52. | Will Kapworth       | 120      | 444-8884      | ✓   |    |                                |

I UNDERSTOOD 6/29/82  
 LETTER TO STATE  
 CONVERSION DENIED

|     | NAME                     | APT. NO.      | TELEPHONE NO.                   | YES | NO | NOT UNDERSTOOD |
|-----|--------------------------|---------------|---------------------------------|-----|----|----------------|
| 53. | Carla Ann Cheney         | 118           | 393-7643                        | ✓   |    |                |
| 54. | Norma D. Cheney          | 118           | 393-7643                        | ✓   |    |                |
| 55. | Sonnie L. Green          | 121           | Unlisted                        | ✓   |    |                |
| 56. | Andrea Daniels           | 124           | 391-2521                        | ✓   |    |                |
| 57. | Loretta J. Jackson       | 135           | 393-9910                        | ✓   |    |                |
| 58. | <del>John A. Hagg</del>  | 134           | 323-2022 (work)<br>422-5450 (H) | ✓   |    |                |
| 59. | Richard P. Margarita     | 10            | 481-9110 (W)<br>392-0130 (H)    | ✓   |    |                |
| 60. | Antoinette M. Eustis     | 34            | 391-7647                        | ✓   |    |                |
| 61. | Genevieve C. Eustis      | 34            | 391-7647                        | ✓   |    |                |
| 62. | <del>Anita Ferrara</del> | <del>44</del> | <del>391-5725</del>             | ✓   |    |                |
| 63. | Margaret Gipe            | 53            | 393-6679                        | ✓   |    |                |
| 64. | Annella Papp             | 58            | 424-9195                        | ✓   |    |                |
| 65. | Patrice Papp             | 58            | 424-9195                        | ✓   |    |                |
| 66. | Nell Mills               | 82            | 485-8411                        | ✓   |    |                |
| 67. |                          |               |                                 |     |    |                |
| 68. |                          |               |                                 |     |    |                |
| 69. |                          |               |                                 |     |    |                |
| 70. |                          |               |                                 |     |    |                |
| 71. |                          |               |                                 |     |    |                |
| 72. |                          |               |                                 |     |    |                |
| 73. |                          |               |                                 |     |    |                |
| 74. |                          |               |                                 |     |    |                |
| 75. |                          |               |                                 |     |    |                |
| 76. |                          |               |                                 |     |    |                |
| 77. |                          |               |                                 |     |    |                |
| 78. |                          |               |                                 |     |    |                |