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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

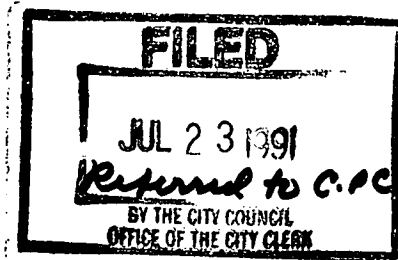
CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

July 16, 1991

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Council  
Sacramento, California



ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

Honorable Members In Session:

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

**SUBJECT: DENSITY REDUCTION POLICY (M91-018)**

**SUMMARY**

The proposed density reduction policy establishes more specific criteria for the review of density reduction proposals (i.e. downzonings of sites from multi-family to single family) to assure compliance with existing adopted General Plan policies. The staff proposed policy is intended to provide for some flexibility in response to the current market for entry level single family housing, if project applicants agree to provide at least 15% of the units affordable to median income households and finance a land use and market demand feasibility study to identify sites within transportation corridors for higher densities. The City Planning Commission recommends the adoption of a "no net loss" policy.

**BACKGROUND**

Since adoption of the 1988 General Plan Update, the City has approved numerous rezonings and plan amendments to the General Plan and/or various community plans which have resulted in a net reduction in the potential supply of housing in Sacramento. While some of these amendments have increased residential densities or converted commercial or industrial uses to residential use, the net affect has been a reduction of 800 potential total units (1,000 potential multi-family units). In addition, the approval of eight pending density reduction proposals could result in a city-wide net loss of another 1,700 total units (2,200 potential multi-family units), or approximately 20-25% of the remaining unconstrained (i.e. outside Natomas flood moratorium) multi-family potential.

CONTINUED  
FROM 7-16-91  
TO 7-23-91 (Evening Mtg.)



As an alternative to a project-by-project review of these application, the General Plan requires an analysis of the cumulative impacts of plan amendments to assure consistency with the City's long range planning objectives. Staff held a series of meetings with affected organizations to analyze the policy implications associated with downzonings. Three options were considered in developing the final recommendation, including approval of all applications, denial of all applications, or approval of selected project applications which meet housing affordability and transportation objectives.

The staff recommended policy allows for approval of selected project applications to provide some flexibility in response to current demand for single family housing while maintaining the City's long range overall housing supply, transportation and affordable housing objectives.

#### **VOTE OF THE PLANNING COMMISSION**

On June 6, 1991, by a vote of five ayes, one abstention and two absent, the City Planning Commission recommended approval of the staff policy proposal with the following amendments:

- 1) No net loss in housing units within each Community Plan Area as defined in the Sacramento Housing Alliance proposal, dated June 5, 1991;
- 2) Address the density reduction policy issue in the housing element update;
- 3) Encourage a diversity of housing types within projects at moderate densities (i.e. 7-15 units/acre) as an alternative to large apartment projects;
- 4) Require the phasing of the affordable inclusionary units concurrently with the market rate units.

Written comments submitted by interested parties and affected organizations at the June 6, 1991, City Planning Commission hearing are attached.

#### **FINANCIAL DATA**

The proposed policy has no financial impact on the City of Sacramento.

**POLICY CONSIDERATIONS**

The proposed policy is consistent with the General Plan policies that support the maintenance of plan densities to assure a range of housing opportunities, a diversity of housing types, support a heavily patronized light rail and transit system and promote a better jobs-to-housing balance.

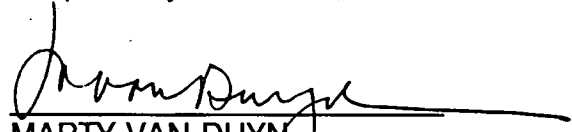
**MBE/WBE EFFORTS**

Not applicable.

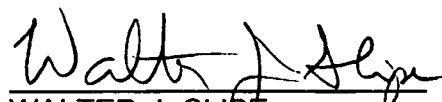
**RECOMMENDATION**

It is recommended that the City Council adopt either the staff proposal for the Density Reduction Policy (pgs. 6-7, April 24, 1991, staff report), or the policy modifications as recommended by the City Planning Commission.

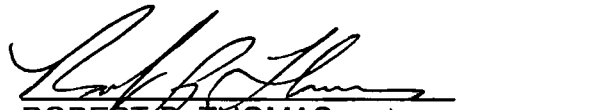
Respectfully submitted,

  
MARTY VAN DUYN  
Planning Director

RECOMMENDATION APPROVED:

  
WALTER J. SLIPE  
City Manager

Approved:

  
ROBERT P. THOMAS *nk*  
Acting Director of Planning & Development

Contact Person:

Steve Peterson, Senior Planner  
(916) 449-5381

July 16, 1991  
All Council Districts

RPT:MVD:SP:vr  
M91-018.cc  
rev.071091

Attachments

**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

Meeting Date  
6-6-91

Item Number  
2

Permit Number  
P

**ENTITLEMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP                                  |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION                       |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT                            |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION                    |
| <input type="checkbox"/> VARIANCE                 | <input checked="" type="checkbox"/> OTHER <u>Sensitivity Reductions</u> |

Staff Recommendation  
 Favorable  Unfavorable  
 Correspondence  
 Petition

LOCATION: city-wide

A0A0ZMZF0

NAME	ADDRESS
Ron Ormy	Live Oak Assoc
Collene Wick	Dartmouth Rd
Aaron Thompson	7178 Carrock way
Lisa Juarez	4515 Dartmouth Laguna Ck
Gene Hidalgo	Homeowners Maint Dist
Susan Orkin	Laker 34 Stillharbor Ct
	10 Starlin Ct

0A0ZMZF0

NAME	ADDRESS
Mark Brown	Lacto Housing Alliance
Tom Whitney	Environmental Council
Patricia Shelby	8531 Parkford Ln Laguna Ck
Larry Durant	Homeowners Maint Dist
Christina Cuantes	La Rana Lawyers Assoc
Maria Donabovich	Mex Am Coalition
	6925 Milbrough Dr

*cont on second sheet*

MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA		<u>absent</u>		
CHINN	<input checked="" type="checkbox"/>			
HOLLICK		<u>absent</u>		
HOLLOWAY	<input checked="" type="checkbox"/>			
OTTO	<input checked="" type="checkbox"/>			
REYNA				<input checked="" type="checkbox"/>
ROSEN			<input checked="" type="checkbox"/>	
YEE		<u>absent</u>		
NOTESTINE			<u>abstain</u>	

- |   |  |
|---|--|
| <input type="checkbox"/> To Approve   | <input type="checkbox"/> To recommend approval forward to City Council                               |
| <input type="checkbox"/> To Deny  | <input checked="" type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report       | <input type="checkbox"/> To ratify negative declaration  |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report                     | To continue to   |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | meeting _____  |
|   | <input type="checkbox"/> Other _____   |

SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD

P9 2

Meeting Date  
6-6-91

Item Number  
2

Permit Number  
P

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DETERMINATION
- OTHER \_\_\_\_\_

Staff Recommendation  
 Favorable  Unfavorable

Correspondence  
 Petition

LOCATION: \_\_\_\_\_  
\_\_\_\_\_

APPROPRIATE

NAME	ADDRESS
Kevin Patrick	10 Starwood Ct
Jim Dean	A-1 Investment
Lesa Sebene	8731 _____
Jeff Jones	5941 Silver Shadow
William Smith	7141 Clearwater

APPROPRIATE

NAME	ADDRESS
Rosanne Chamberlain	League of Women Voters
Han Krasling	9 Selmar Ct
Saman Kralich	5701 Hackberry Ln
Dan Cralich	Melbourn Dr

MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA				
CHINN				
HOLLICK				
HOLLOWAY				
OTTO				
REYNA				
ROSEN				
YEE				
NOTESTINE				

- To Approve
- To Deny
- To approve subject to cond. & based on find. of fact in staff report
- To approve/deny based on find. of fact in staff report
- Intent to approve/deny subject to cond. & based on find. of fact due \_\_\_\_\_
- To recommend approval forward to City Council
- To recommend approval subject to cond. & forward to City Council
- To ratify negative declaration
- To continue to \_\_\_\_\_ meeting
- Other \_\_\_\_\_

(5)

# Sacramento Housing Alliance

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2125 19th St., Ste. 101  
Sacramento, CA 95818  
(916) 442-4731



June 5, 1991

Honorable Mike Notestine  
Chairperson, Sacramento Planning Commission  
1231 I Street, Ste 300  
Sacramento, CA 95814

Dear Commissioner Notestine:

The City Planning Commission is considering a proposed downzoning policy on Thursday, June 6. The Sacramento Housing Alliance regrets that it must strongly oppose the proposed policy.

We applaud the staff for attempting to develop a more cogent policy in the face of increasing requests for downzonings. We also appreciate the political and economic pressures that drove the staff to prepare the proposal that it developed. However, for the reasons enumerated in this letter, we believe it is imperative that the Planning Commission put aside those economic and political pressures and reject the proposed policy as not being in the larger public interest.

In place of the staff proposal, we urge the Commission adopt a policy which:

- Provides for "No Net Loss" of multi-family units;
- Allows limited downzonings for job creation/mixed use purposes;
- Avoids impact on low income or minority communities;
- Sites mixed income housing near transit and throughout the city.

The developers who stand to reap large financial gain from the downzones, of course, support the proposed policy. A large and diverse coalition of groups who take a longer term view of the public interest, oppose the proposed policy, including: the Sacramento Association of Realtors, the League of Women Voters, various Hispanic community groups, the Environmental Council of Sacramento, the Sierra Club, the Sacramento Valley Apartment Association, as well as the Sacramento Housing Alliance.

## Reasons for Our Opposition

There are a great number of reasons to oppose the proposed policy, many of which are included in your staff report, including:

- The city has already lost 1000 rental units from downzonings in the

last two years.

- Over 2200 multi-family housing sites are at risk of loss if the staff report is adopted. This is 25% of the current, available multi-family housing supply, or one year's housing supply.
- If these downzones are allowed, other developers are likely to follow with additional downzone requests.
- The city already has a tremendous shortage of safe, decent, affordable rental housing units, and has the 19th highest rents of any metro area in the nation.
- The city produced less than one quarter of the low income housing needed in the last five years. This policy would compound the problem.
- The proposed policy would worsen the problem of concentration of poor people and minorities into existing neighborhoods with the most crime, and the poorest, least maintained, most overcrowded housing, and would decrease the ability of low income people and people of color to find affordable housing.
- Single family housing serves a higher income level than rental housing. This policy helps the wealthy and hurts working people and the elderly.
- Many of the proposed downzoning sites are located near proposed light rail corridors and bus lines. The proposed policy would have you consider transit in providing for upzones, but not in denying downzones.
- If we lose the existing multi-family sites, we would likely not get equivalent sites back because of community opposition to upzones.
- Declining vacancy rates, and a growing population locked out of homeownership, will increase rental demand in coming years.
- The proposed downzonings may put the city out of compliance with state housing element law, leading potentially to a court order to stop all development, and taking away the city's ability to deny developments.
- The massive loss of potential multi-family sites would deny the city the cushion it needs to ensure that it has, as required by state law, identified an adequate number of sites for housing for all income groups.
- The proposed policy would be contrary to general plan policies on housing affordability, diversity of housing type, and density along transit corridors.
- The proposed policy would worsen the jobs/housing balance.
- The proposed policy encourages inefficient use of natural resources, and a wasteful underutilization of our limited supply of developable land.

### **The Staff Proposal Asks Too Little Mitigation From Developers**

The downzoning policy proposed by staff would allow downzonings if: 1) new inclusionary targets are met, and 2) if developers finance a study of possible upzoning of sites near transit. This is inadequate for a number of reasons:

- Requiring developers to comply with an inclusionary ordinance which the city is in the process of adopting asks too little of developers and is really



no mitigation — it provides very little disincentive to downzone, and is not a fair trade for low income and working people who would lose access to thousands of multi-family sites. Inclusionary zoning is only one tool, and would not replace all of the housing units that would be lost from downzoning.

- Requiring a study of upzones near transit corridors, when city policy already calls for locating housing near transit, asks too little of developers and is no real mitigation — we recognize staff may need money for a study of how to implement existing policy of upzoning land near transit corridors, but massive downzones are too heavy a price to pay.

- Permitting developers to pay a small fee that will finance a study in return for allowing those developers to reap large financial gain from downzones, is no mitigation — it provides very little disincentive to downzone, and would not be a fair trade for low income and working people who would lose access to thousands of multi-family sites.

### **Planning, Not Profit Should Drive The Commission's Decisions**

Developers say there is no market for rental housing and that they should not have to hold onto vacant land until market conditions improve. This overlooks four important considerations:

- The rental market is at its worst point since World War II, a situation that has been exacerbated by fallout from the S&L crisis. The pent up demand for rental housing however, is growing, which is likely to result in a market correction within 6 months to a year. If we lose these rental sites now, the city will not be in a position to take advantage of changing market conditions in the future.

- The City is required to adopt a housing element every five years that identifies an adequate number of sites for multi-family housing. Once it does that, the city should not make changes every time a developer sees a chance to make a profit. We question why we have a planning process if the plan can be changed at the whim of developers.

- Our understanding is that the land in question was zoned multi-family when the property was purchased. Developers who bought the property with multi-family zoning should not be heard to complain that their investment is not as immediately marketable as they had hoped. The economy is going through one of its normal cyclical downturns. To protect developers in such a downturn would be "socialism for the rich" and counter to fundamental principles of our capitalist economy.

- If it is difficult to develop rental housing, the Commission should adopt policies to make it easier, rather than giving up on the possibility of developing rental units. For example, the Commission should encourage multi-family housing through 1) mandatory approvals of developments meeting certain

minimum criteria, and 2) modifying zoning, density, parking, physical development standards, fees and other policies that will encourage and enable the developer to provide rental housing in a manner that is financially feasible.

### **The Commission Should Adopt a Policy of "NO NET LOSS"**

We believe the Planning Commission should reject the proposed downzoning policy, and in its place adopt a policy of "No Net Loss." The essential elements of such a policy should, in our opinion, include:

- The city should not allow downzonings unless there is simultaneous, commensurate upzone elsewhere. The Commission and City Council should take the political heat now from all the neighborhoods where it proposes upzones, not duck the issue by proposing a study of potential upzone sites. There should be no downzones until parcels that are to be upzoned are actually rezoned, and the parcels should be required to allow an equivalent amount and type of development.

- The policy should be flexible and allow limited downzonings for job creation activities, such as, instances where it would be desirable to have a corner grocery within a residential area, or where appropriate employment opportunities would be provided to workers in a residential area to be downzoned. These exceptions should be limited so that they do not provide a giant loophole. If the exceptions prove significant, simultaneous upzones should be required to replace the lost housing sites.

- In any proposed upzones, the city should avoid further concentration of low income people and people of color in existing low income areas or areas of minority population. We believe the city should be supporting policies to provide a mix of housing opportunities for various groups in all areas of the city and county. We can't continue to ghettoize low income people or people of color into del Paso, Meadowview or other areas. An inclusionary housing policy is one of the fundamental ways to achieve such mixed income housing opportunities.

- The Commission should follow a policy of siting mixed income housing near transit corridors and throughout the city. In furtherance of this policy, we urge the Planning Commission to: 1) Adopt an inclusionary zoning policy which will foster opportunities for people of different incomes to have access to housing in the same area, and avoid concentrations of low income people in particular areas; and 2) Continue the trend toward more compact urban design near transit, by supporting minimum levels of density in the housing element. (It would be contradictory for the Commission to adopt a downzone policy which is in direct conflict with policies it is proposing in its housing element which provide for minimum levels of zoning, and more compact development near transit. It would stand planning policy on its head even further for the city to move to less density, while the surrounding county is moving toward higher density.)

Letter to City Planning Commission  
June 5, 1991  
page 5

### **Additional Considerations Related to The County, CEQA and Infill Areas**

There are a few other considerations which we believe are important:

- The county is faced with a similar batch of downzoning proposals, affecting an additional 2700 multifamily sites, which will further upset the regional housing supply and jobs/housing balance. The county is considering downzone proposals on a case by case basis without an overall policy. (We again applaud the city for attempting to develop a policy to deal with the issue.) We urge the Commission to take the additional step of directing staff to write a letter to the county outlining its downzoning policy, and to arrange a meeting between city and county planning staff and interested members of the public to ensure that city and county downzoning policy are coordinated and that the city is not adversely affected.

- Prior to Commission action to approve downzones, the policy should be subject to a full environmental impact review to fully assess its impacts. Any downzone proposals should be batched into one general plan amendment and an EIR should be required. The Commission and the public need to understand what is at stake and not have the problem swept under the rug. If the Commission does not look at all the downzone proposals at once, it could be viewed, from a CEQA viewpoint, as segmenting projects in order to reduce the appearance of negative impacts.

- Apparently the existing staff policy is to oppose downzones except in infill areas. We support infill development but do not agree with the rationale for allowing downzones in order to encourage infill. The policy should, it seems to us, work just the opposite. We believe the existing policy is inadequate, and urge the Commission to direct staff to adopt a "No Net Loss" policy that does not allow downzones in infill areas, and that encourages upzones of infill sites.

Thank you for consideration of our comments.

Sincerely,



Marc Brown

cc: Members of the Planning Commission  
Hon. Joe Serna  
Hon. Kim Mueller



## The League of Women Voters of Sacramento

1507 21ST STREET, SUITE 303, SACRAMENTO, CA 95814 (916) 443-3678

May 23, 1991

Phillip Hollick, Chairman  
Sacramento City Planning Commission  
1231 I Street, Room 200  
Sacramento, CA 95814

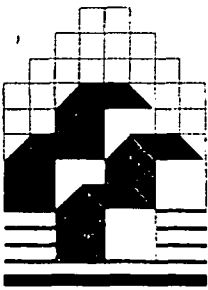
Dear Commissioner Hollick:

We are aware of a special City Planning Commission meeting to be held June 6 on density reduction. We understand this meeting has been postponed several times and we look forward to having the opportunity to discuss this most important issue. The League of Women Voters believes that decisions on the location, type and density of housing must be an integral part of the planning process. We are concerned that issues of transportation, air quality and affordable housing are addressed.

It has come to our attention that several developers will be presenting rezoning requests to the Commission May 23. We respectfully ask that any decisions on these downzoning requests be delayed until after the June 6 meeting when hopefully a firm policy can be developed. We feel that if requests can be granted or denied before policy is made, it sets a bad precedent for responsible planning and land use decisions.

Sincerely,

Janis Nielsen  
Social Policy Director  
League of Women Voters of Sacramento



June 6, 1991

SACRAMENTO  
ASSOCIATION  
OF REALTORS®

2003 Howe Avenue  
P.O. Box 169446  
Sacramento, CA 95816  
Phone 916 922-7744  
FAX 916 922-1221

Planning Commission  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

Chairman and Commissioners:



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GEOFF ZIMMERMAN

The Sacramento Association of REALTORS has spent considerable time discussing the issue of downzoning. Realizing that current market forces are driving the push to downzone multi-family zoned property, but also being far-sighted enough to realize that the multi-family market is going to change as demand continues to increase and the supply continues to lag behind, SAR was faced with a couple of tough choices in struggling to come up with a position in this matter. But while the discussion was difficult, it became clear what the correct decision must be.

It appeared to us that if a developer was willing to contribute \$25,000 to a study of future multi-family site potential, and if the proposed downzoned project had an inclusionary aspect, he could expect favorable consideration of his application to downzone a property. The contribution to the study appears to be an inlieu fee, and tying an inclusionary requirement to a lower density project when future law will most likely mandate that requirement regardless of proposed density, just doesn't seem to balance the scales of net unit loss vs. community benefit realized. Therefore, it was unanimously agreed to oppose staff's current recommendation in that it would undoubtedly allow and perhaps encourage widespread downzonings and thus would result in the net loss of thousands of potential housing units.

The Sacramento Association of REALTORS would support a policy which would encourage or perhaps require a "no net loss" policy in regards to housing units and the related downzoning applications, unless it can be proven that it is in the community's best interest to allow the downzoning request and thus accept the represented net loss.

June 6, 1991  
Page Two

It seems that throughout this entire process, when multi-family housing has been suggested, an immediate reference to low-income apartment complexes has been made. As well, it seems as all of those involved in these discussions have automatically assumed that when we discuss affordable housing that we are speaking of low-income housing only. The Commission and staff as well as the other housing interests, should make an attempt to realize that while numbers of sales may have dropped off with lagging consumer confidence and the perceived recession, the median price of multi-family housing has continued to rise and in most cases remains not only one of the last affordable housing opportunity for many, but it has remained a wise and healthy investment.

As always, SAR, in representing its nearly 6,000 person membership will continue its commitment to community based affordable housing issues and as such looks forward to working with the Commission and staff in that vein and while a scheduling conflict prevents us from presenting testimony personally, please consider this letter as our official position statement.

Very truly yours,

*Paula Colombo*

Paula Colombo  
President

PC:dd

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

June 6, 1991

ADMINISTRATION  
ROOM 500  
95814-2987  
916-449-5571

City Planning Commission  
Sacramento, California

ECONOMIC DEVELOPMENT  
ROOM 500  
95814-2987  
916-449-1223

Members in Session:

NUISANCE ABATEMENT  
ROOM 501  
95814-3982  
916-449-5948

**SUBJECT: DENSITY REDUCTION POLICY (M91-018)**

Attached for your information are copies of correspondence received on the proposed Density Reduction Policy from Regional Transit, David Mogavero, Latino Democrats of Sacramento and the Mexican-American Political Association.

The proposed policy was reviewed by the Environmental Services Division for potential environmental issues. To minimize potential traffic impacts from the density transfer proposal, ESD recommends the inclusion of both the light rail and bus transit corridors in the transportation corridor land use study area. Also, staff has attached more current information on the City's vacant land supply by housing type per the Commission's request. Based on the survey, the City could accommodate approximately 26,000 multi-family units, with only 11,700 units currently available for development due to the Natomas building moratorium.

Sincerely,



Steve Peterson  
Senior Planner

SP:ob  
density.cpc



# SACRAMENTO REGIONAL TRANSIT DISTRICT

MAILING ADDRESS: P.O. BOX 2110 • SACRAMENTO CA 95812-2110 • 916.321-2800

April 30, 1991

Steve Peterson, Senior Planner  
City of Sacramento  
Department of Planning and Development  
1231 I Street  
Sacramento CA 95814

Dear Mr. Peterson:

Regional Transit (RT) is responding to your request for comment on your density reduction policy presented in a staff report dated April 22, 1991. The draft policy was prepared to address a number of density reduction proposals or downzonings received by the City in the past year.

The policy suggests an approach that provides opportunities for a diversity of housing types and densities to address the City's affordable housing and transportation objectives. RT is in support of a policy that maintains densities around transit corridors so as to encourage transit ridership.

As presented in your staff report, RT is preparing for light rail extensions in the South and the Downtown Natomas areas of the City. Attracting sufficient levels of transit system ridership is an important component in developing a cost-effective light rail extension. Transit ridership is a function of many variables, including land use location, patterns, densities, and site design.

RT is recommending that within 1/4 to 1/2 mile walking distances of existing and potential future light rail corridors that minimum densities of 10 to 20 units per gross acre (approximately 13 to 25 units per net acre) would be desirable. In areas within 1/4 mile walking distance of bus service corridors, minimum densities of 7 units per gross acre (9 units per net acre) would be desirable. These densities are presented as desirable minimums so as to encourage sufficient ridership to support frequent and convenient transit service and maximize the fare box return in covering the operating costs of the service.

Land use densities are but one important component of land use planning that can strengthen the link with transit services. Site designs that provide direct, safe and attractive access from the land use to the transit service are also important. Project locations within existing urban areas that already receive transit services can play a positive role in enhancing the productivity of the existing system. Finally, project designs that offer a



Mr. Peterson  
April 30, 1991  
Page 2

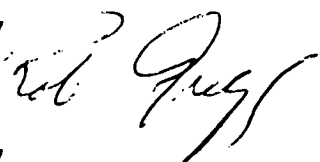
diversity of housing types, lot sizes and for various stages in the life cycle as well as supporting convenience commercial uses can tend to create a development plan that has the desired minimum densities yet are also attractive in the market place.

The above discussion is consistent with RT staff's currently developing program to coordinate land use with transit. RT's program will be developed at a systems level. The City is suggesting a land use reevaluation study within transportation corridors. The City's site specific study could evaluate the redevelopment potential and market feasibility of the areas located within the study transportation corridors and would be viewed as the next step in strengthen the link between land use and transit.

Given that a transit district has no governing authorities over land use, RT is enthusiastic that City staff is suggesting this reevaluation study of specific locations. The City could modify their zoning codes and general plan land use designations to be consistent with the findings of such a land use reevaluation study and RT's systems level land use/transit coordination strategies.

RT appreciates the opportunity to coordinate our efforts to improve the link between land use and transit with the City. Should you have any questions about this correspondence, please contact Valerie Rosenkrantz, Planner, at 732-2254.

Sincerely,



Rob Gregg,  
Planning Manager

c: Luther Freeman, Director of Planning & Marketing, RT  
Valerie Rosenkrantz, Planner, RT

MEMORANDUM

DATE: May 21, 1991

TO: Steve Peterson, Senior Planner, City of Sacramento  
Kim Mueller  
Terry Kastanis  
Joe Serna  
Mark Brown  
Kay Knepprath

FROM: David J. Mogavero

RE:  Density Reduction Policy



MOGAVERO  
ASSOCIATES

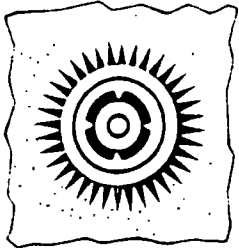
I have reviewed Steve Peterson's April 22, 1991, Memorandum regarding density reducing rezoning. First of all, I would like to be clear that I have not been involved in the debate surrounding this issue. I would therefore suggest a deference of my comments to those advocates who have been involved such as Mark Brown in the event of any conflicts.

None the less, I would like to compliment staff with a creative approach to turning what otherwise would be a negative into a positive.

In that regard I would like to express my general concurrence with staff's analysis and recommendations with the following exception:

- A. That the down zones should not occur until the parcels that are to be upzoned are identified and rezoned. This will provide an additional constituency for the upzones within the development community and on the City Council.
- B. Obviously it is intended that access to transit and other services will be the criteria for locating properties to be upzoned. It seems therefore that I shouldn't have to state the obvious (but just in case) to suggest that the same criteria should be applied to decision regarding those parcels that have downzone requests.

ma\zoning.ltr



# LATINO DEMOCRATS OF SACRAMENTO

LATINO DEMOCRATIC CLUB OF SACRAMENTO - P.O. Box 2962, CA 95812 - ID# 822085

## EXECUTIVE OFFICERS

Gilbert Martinez  
President

Dina Hidalgo  
Vice President Finance

Alicia V. Jacobo  
Vice President Membership

Elizabeth Camacho  
Treasurer

Marian A. Alvarez  
Secretary

May 21, 1990

RECEIVED

MAY 21 1991

Ans'd .....

Cindy Gnos  
Department of  
Planning and Development  
Planning Division  
1231 I Street Ste. 200  
Sacramento, CA 95814-2904

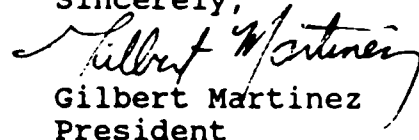
Dear Ms. Gnos:

The Latino Democratic Club of Sacramento County (LDC) is opposed to your proposed downzoning policy. After careful review of both recent demographic changes in the Latino population, and the current housing situation, we have determined that the continued downzoning of multi-family unit lots to single family homes adversely affects Latino families.

We appreciate the Planning Commission's decision to hold over the review of the proposed Density Reduction Policy until June 3, 1991. On this date we will be prepared to give a short presentation on our findings.

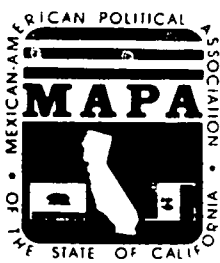
Furthermore, we are very concerned on the Planning Commission taking action on three downzoning proposals scheduled for the May 23, 1991 hearing. We hope that the Commission will refrain from taking action until such date that the Density Reduction Policy is reviewed and adopted.

Sincerely,

  
Gilbert Martinez  
President

C.C.:

✓ Joy Patterson  
Marty Van Duyn  
Members of the Planning Commission



# MEXICAN-AMERICAN POLITICAL ASSOCIATION

Sacramento County Chapter  
P.O. Box 2903  
Sacramento, CA 95812

May 22, 1991

Michael Notestine, Chair  
Sacramento City Planning Commission  
1231 I Street  
Sacramento, CA 95814

Dear Mr. Notestine,

MAPA, Sacramento County opposes the staff recommendation on the downzoning issue for Sacramento.

We understand that there will be three downzoning proposals discussed at tomorrow's meeting. We request that no final action/decisions be taken until such time our testimony is presented and a general downzoning policy is adopted.

We look forward to presenting our testimony on June 6 wherein we will provide specific information relative to the downzoning issue as it impacts the Hispanic Community.

*Carolina Flores*

Carolina Flores, Chair  
Mexican American Political Association

cc: Commissioners  
Joy Patterson, Senior Planner  
Marty VanDuyn, Planning Director  
Will Whiteman, Principle Commissioner

TABLE B

CITYWIDE RESIDENTIAL HOLDING CAPACITY POTENTIAL OF VACANT LAND

COMMUNITY PLAN AREAS*	VACANT GROSS ACRES	VACANT NET ACRES	PERCENTAGE OF AREA BUILT OUT	POTENTIAL DWELLING UNITS		
				SF	MF	TOTAL
Airport Meadowview	1,093 <sup>1</sup>	824 <sup>1</sup>	67%	5,023 <sup>1</sup>	2,382 <sup>1</sup>	7,405 <sup>1</sup>
Arden-Arcade	NA	NA	97%	228 <sup>2</sup>	(43) <sup>2</sup>	185 <sup>2</sup>
Central City	22 <sup>3</sup>	21 <sup>3</sup>	97%	135 <sup>2</sup>	440 <sup>2</sup>	575 <sup>2</sup>
East Broadway	NA	NA	94%	874 <sup>2</sup>	227 <sup>2</sup>	1,101 <sup>2</sup>
East Sacramento	NA	NA	98%	532 <sup>2</sup>	(289) <sup>2</sup>	243 <sup>2</sup>
Land Park	NA	NA	98%	310 <sup>2</sup>	15 <sup>2</sup>	325 <sup>2</sup>
North Natomas	2,692 <sup>4</sup>	2,557 <sup>2</sup>	1%	11,586 <sup>2</sup>	13,665 <sup>2</sup>	25,251 <sup>2</sup>
North Sacramento	1,526 <sup>1</sup>	1,191 <sup>1</sup>	48%	6,375 <sup>1</sup>	3,711 <sup>1</sup>	10,086 <sup>1</sup>
Pocket	282 <sup>1</sup>	216 <sup>1</sup>	89%	1,123 <sup>1</sup>	1,077 <sup>1</sup>	2,200 <sup>1</sup>
South Natomas	618 <sup>1</sup>	496 <sup>1</sup>	75%	2,959 <sup>1</sup>	1,143 <sup>1</sup>	4,102 <sup>1</sup>
South Sacramento	990 <sup>1</sup>	773 <sup>1</sup>	65%	4,789 <sup>1</sup>	4,151 <sup>1</sup>	8,940 <sup>1</sup>
<b>Citywide Total</b>	<b>7,223</b>	<b>6,078</b>	<b>69%</b>	<b>33,934</b>	<b>26,479</b>	<b>60,413</b>

Sources: (1) City Vacant Residential Land Use Inventory, City Planning Division Staff, 1991.

(2) Population and Housing Data By Community Plan Area, March 1991.

(3) Sacramento Central City Housing Strategy Study, December 1990, and vacant residential land survey, 1991.

(4) Net/gross acre assumptions for vacant lands (residential), Sacramento General Plan Update, 1988.

Note: Data for all community plan areas include City areas only.

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

April 25, 1991

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Planning Commission  
Sacramento, California

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

Members in Session:

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

SUBJECT: DENSITY REDUCTION POLICY (M91-018)

**SUMMARY**

This report reviews the potential impacts and policy implications associated with the previous approval of approximately 25 density reduction proposals (downzonings) and the consideration of 8 pending density reduction proposals requiring plan amendments and rezonings. To provide for some policy flexibility in response to the current market demand for affordable single family housing, staff is recommending a policy which supports pending density reduction projects if they include a first time homebuyer affordability standard and finance a study to transfer any loss in potential multi-family housing supply to transportation corridors. This approach would maintain the City's long range overall housing supply, and provide opportunities for a diversity of housing type and densities to address the City's affordable housing and transportation objectives.

**POTENTIAL IMPACTS AND FINDINGS**

Staff held a series of meetings with representatives of the building industry, housing advocates, affected property owners, public transportation and local governmental officials to review and develop the following findings and policy implications associated with downzonings. A list of the attendees and comments provided at the April 1st meeting are included as Attachment E and F.

Since the 1988 General Plan Update, there have been approximately 40 actions approved involving rezonings and amendments to the General Plan and/or various community plans which

M91-018

April 25, 1991

Item #2

26

have affected the potential supply of housing in Sacramento. While some of these plan amendments and rezonings increased residential densities or converted commercial or industrial uses to residential, thereby creating housing opportunities on particular sites, overall they have resulted in a net loss of approximately 800 dwelling units. The short term cumulative impact of these density reductions may be more significant due to a combination of factors including lower actual project densities than anticipated and the presence of a building moratorium in Natomas.

Listed below is a summary of these potential impacts associated with density reduction proposals on housing supply, public transit objectives, site considerations, market demand and affordability.

**A. HOUSING SUPPLY**

1. Density reduction proposals approved since 1988 have resulted in a net reduction of approximately 800 units in the total potential housing supply and 1000 units in the potential multi-family housing supply. These density reductions together with plan amendments which have intensified commercial development opportunities will worsen the City's projected jobs-to-housing ratio estimated to be 1.92 to 1.00 in 1988.
2. Approval of the eight pending density reduction proposals would result in a Citywide net loss of another 1700 total units and 2200 potential multi-family units (equivalent to 25% of the citywide unconstrained vacant multi-family land supply).
3. These projects are primarily located in the southern half of the City. The South Sacramento, Airport-Meadowview and Pocket areas could lose a majority of the remaining vacant multi-family land supply designated in these areas if these projects are approved without corrective actions.
4. This phenomena is also occurring on a regional basis, with Sacramento County facing the net loss of approximately 2700 multi-family units if pending density reduction proposals are approved in the unincorporated area.
5. The Citywide single family land supply would increase approximately 2% to address current market demand for affordable home ownership.

**B. DENSITY CONSIDERATIONS/PUBLIC TRANSIT OBJECTIVES**

6. The Meadowview/Elk Grove and UP Elk Grove potential Light Rail Corridors, currently identified in the City's General Plan and RT Systems Planning Study, are cost effective in attracting potential ridership based on the assumption that the City will maximize

future residential development opportunities in these locations. The amount of potential local fare box revenue is an important factor in attracting federal funding in future RT system expansion.

7. RT recommends 10-20 dwelling units per gross acre (approximately 13-25 units per net acre) as the desirable minimum density standard within a 1/4-1/2 mile walking distance of light rail stations and 7 units per gross (9 units/net acre) as the desirable standard for residential uses within 1/4 mile walking distance of a local bus service to maintain sufficient transit patronage.
8. The two largest pending density reduction proposals in terms of potential net unit loss, the North Shores (P90-407, 459 units) and Southpointe (P90-223, 591 units) projects are located within walking distance of the proposed Meadowview/Elk Grove LRT extension. Four other pending proposals are located within walking distance of an existing bus route.

C. COMPATIBLE DESIGN/SITE CONSIDERATIONS

9. Concentrations of high density apartments in South Sacramento and other areas of the City are associated with poor quality design, low income populations, security and maintenance problems.
10. Project design must also consider compatibility with surrounding land uses and reflect the physical constraints which may limit optimum densities on particular sites (parcel configuration, presence of wetlands, noise).
11. The elimination of potential sites already zoned for multi-family housing may trigger future upzonings and community opposition to infill development that maybe less acceptable for multi-family development.

D. MARKET DEMAND/FINANCING

12. Entry level single family housing affordable to first time home buyers continues to be an attractive product in the market place and can obtain the limited private financing available under current economic conditions.
13. The market is already downsizing projects (smaller unit sizes) to improve the economic feasibility of providing housing affordable to median income households (for example a \$127,300, 3 bedroom unit is affordable to median income).



14. Declining rental vacancy rates well below 5% and lower levels of multi-family housing construction, combined with continued population growth will increase the demand for multi-family housing in the coming years.
  15. The crisis in the thrift industry and changes in the tax laws have dramatically reduced the investment opportunities for rental housing.
- E. PROJECTED NEEDS/HOUSING AFFORDABILITY
16. Only 32% of Sacramento's households can afford the median price home of \$135,000 as of December 1990. In contrast, the average monthly rental rate of a 3 bedroom unit in Sacramento is \$661 as of the end of 1990.
  17. The 1990 Citywide ratio of multi-family (5+) units to total housing units (27%) will likely increase through 1996 to respond to increasing market demand for affordable rental housing and meet the City's share of future regional housing needs for approximately 9000 additional low and moderate income households.
  18. Approval of pending downzoning proposals without an affirmative program to transfer the lost housing supply to areas that can accommodate higher densities, could jeopardize the City's ability to prepare a housing element in compliance with State requirements.
  19. Other local jurisdictions within the region should increase their "fair share" responsibility to provide affordable housing opportunities to address regional housing needs.
  20. Reductions in potential multi-family land supply will drive up land costs and reduce the feasibility of producing housing affordable to low income households.

## POLICY OPTIONS

The following three policy options were considered by staff in evaluating pending downzoning proposals.

A. Support all downzonings and plan amendments.

- Pros:
1. Provides greatest project flexibility in responding to the current single family market demand by increasing single family land supply without conditions.
  2. Addresses housing needs of entry level and trade-up housing market.

3. Responds to perceived neighborhood concerns (crime, property values, traffic) about higher density and multi-family housing.

- Cons:
1. Eliminates the equivalent of one year's housing supply approximately (3,200 units) and worsens the City's overall jobs-to-housing imbalance.
  2. Eliminates 25% of the current available multi-family housing supply and further increases land costs and the infeasibility of future rental housing construction to address City's projected low and moderate income housing needs.
  3. Inconsistent with general plan policies which support housing affordability and diversity of housing type, maintenance of land use densities along transportation corridors.

B. Support selected downzonings which provide a specified level of affordability opportunities and conduct a land use reevaluation to transfer the potential loss in multi-family housing supply to sites within walking distance of transportation corridors.

- Pros:
1. Maintains some diversity in housing type and affordable housing opportunities for low and median income households.
  2. Enhances land use densities within proposed light rail corridors and potential federal funding for LRT system expansion.
  3. Responds to current single family housing demand in those locations where density reductions are appropriate.

- Cons:
1. Could require the City to initiate upzonings and redesign some project to compliment public transportation objectives.
  2. No general fund revenue exists for completing the land use reevaluation market feasibility and design studies near light rail stations.
  3. Causes short term reduction in available multi-family sites available for development.

C. Oppose downzonings except within selected infill areas with low income concentrations.

- Pros:
1. Maintains strongest consistency with adopted General Plan policies which support affordable housing and public transportation objectives.
  2. Assures a sufficient supply of multi-family sites.
  3. Eliminates likelihood of neighborhood opposition to future City initiated upzonings.
- Cons:
1. Provides limited project flexibility in response to current single family market demand.
  2. Maintains, but doesn't enhance federal funding position of proposed southern light rail extensions through density transfer.
  3. Doesn't address neighborhood or design concerns related to multi-family housing densities or economic feasibility.

### STAFF RECOMMENDATIONS

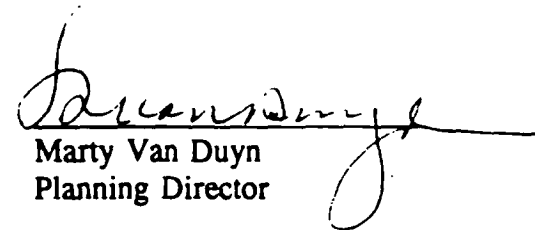
Based on this evaluation of the potential impacts associated with approval of these proposals, and the comments provided by affected housing and development organizations, staff recommends Option B because it strikes a balance between the need to respond to short term single family market demand and the need to accomplish longer range housing affordability and transportation objectives.

Specifically, the staff recommends the adoption of the following density reduction policy to assure consistency between the City's General Plan and future actions on density reduction proposals.

1. Support Citywide pending density reduction proposals and plan amendments which provide at least 15% of total units affordable to median income households (Attachment B) or include at least 2 housing types (1 other than single family) that provide affordability.
2. Transfer the net loss of at least 2200 potential multi-family units within the South Sacramento, Airport/Meadowview and Pocket Community Plan areas to appropriate sites along designated south area transportation corridors. Identify appropriate sites as part of the Housing Element update that can accommodate another 800 potential units to make up for previously approved density reduction proposals.

3. Establish Citywide minimum average densities of 20 units/gross acre for residential proposals located within a walking distance (1/4-1/2 mile) of a future LRT station and a minimum average density of 7 units/gross acre within a walking distance of an existing bus route.
4. Require pending and future project applicants for density reduction proposals to assist in the financing of a \$100,000 land use reevaluation study within these transportation corridors as shown in Attachment A. The purposes of the study would be to identify specific parcels suitable for a range of alternative housing types, analyze market feasibility for affordable housing, define development standards and incentives for higher residential densities and mixed land use projects that support transit, and develop design review standards to assure project quality, limit project size, open space, security and maintenance.
5. Adopt a schedule for the quarterly processing of general plan amendments of five acres or more to analyze cumulative impacts of future land use changes in terms of consistency with adopted policy.

Respectfully submitted,



Marty Van Duyn  
Planning Director

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SP:ob

M91-018

April 25, 1991

Item #2

ATTACHMENT A

PENDING RESIDENTIAL DENSITY REDUCTION PROPOSALS  
APRIL, 1991

P #	Name	Plan Area	#MF Units	% Total	Potential Reduction in Housing Supply		Project Density/Net Acre	LRT/Bus Corridor	<sup>1</sup> Study Share	<sup>2</sup> Modified Share	<sup>3</sup> Staff Recomm.
					#Total Units	% Total					
2	90-447 30 Morrison	M. Sac.	<28>	1.3	<20>	1.1	6.1	No	\$1,300	\$1,040	Support
3	90-415 SE Riverside/Shoreside	Pocket	<31>	1.4	<26>	1.5	4.0	Bus	\$1,400	\$1,100	Add 2nd hsg type
4	90-470 48th Ave/Stockton	S. Sac.	<125>	5.6	<139>	8.0	0	Bus	\$5,600	\$4,500	Support
5	90-407 North Shores	A/Meadow	<570>	25.7	<459>	26.3	6.5	LRT/Bus	\$25,700	\$20,600	LRT Design
6	90-420 Laguna Meadows	S. Sac.	<130>	5.9	<83>	4.8	7.3	No	\$5,900	\$4,700	Support
7	90-259 Arlington Parks	S. Sac.	<565>	25.5	<446>	25.6	6.0	No	\$25,500	\$20,400	Support Add 2nd hsg type
8	90-180 Laguna Verde #3	S. Sac.	<149>	6.7	<106>	6.1	7.3	Bus	\$6,700	\$5,360	Support
9	90-223 Southpointe	S. Sac.	<621>	28.0	<591>	3.4	9.6	LRT/Bus	\$28,000	\$22,400	LRT Design
			<2219>	100.0	<1744>	100.0			\$100,000	\$80,000	

<sup>1</sup> Study share based on each project's share of the total reduction in multi-family housing supply or \$44/lost MF unit. Study will analyze appropriate locations for density transfer of at least 2200 units along south area transportation corridors.

<sup>2</sup> Modified share based on each project financing 80% of the total study cost (\$35/lost MF unit) and future density reduction proposals funding 20% of the study cost.

<sup>3</sup> Projects must provide at least 15% of the units affordable to median household incomes or a second housing type.

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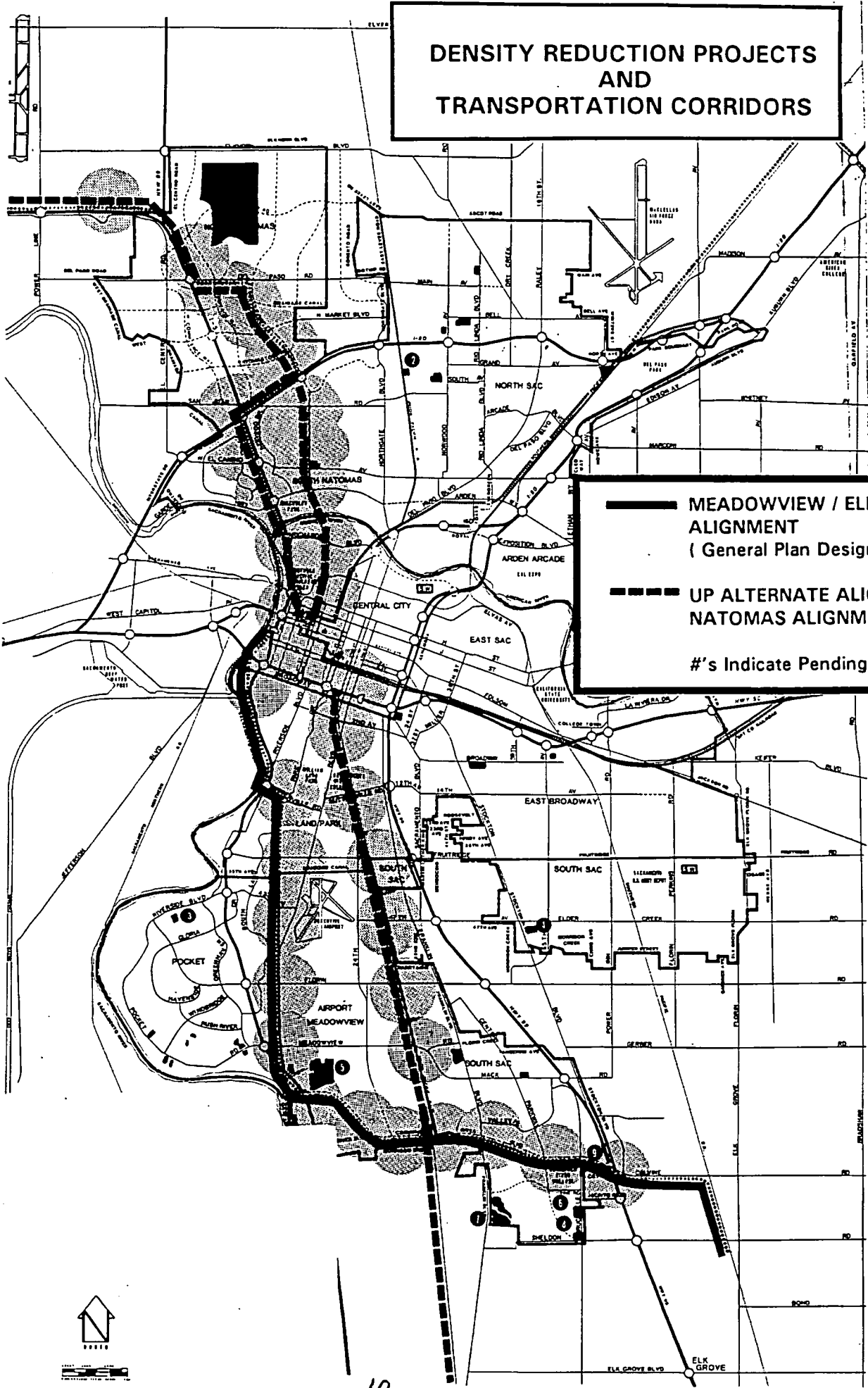
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**AFFORDABLE PRICES BY INCOME LEVEL  
SACRAMENTO CITY AND COUNTY**

	Number of Persons in Household						
	1	2	3	4	5	6	7
<b>Unit Size</b>	<b>Studio</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>3BR</b>	<b>4BR</b>	<b>4BR</b>
<b>Very Low</b>	\$44,642	\$50,922	\$57,203	\$63,653	\$68,745	\$73,837	\$78,929
<b>Low</b>	71,291	81,475	91,660	101,844	108,294	114,575	121,025
<b>Median</b>	89,114	101,844	114,575	127,305	135,283	143,261	151,239
<b>Moderate</b>	106,937	122,213	137,490	152,766	162,272	171,947	181,453

Source: Keyser Marston Associates, Inc.

# DENSITY REDUCTION PROJECTS AND TRANSPORTATION CORRIDORS



**MEADOWVIEW / ELK GROVE ALIGNMENT**  
( General Plan Designation)

**UP ALTERNATE ALIGNMENT / NATOMAS ALIGNMENT**

#'s Indicate Pending Requests

**SACRAMENTO CITY GENERAL PLAN POLICIES THAT  
SUPPORT THE MAINTENANCE OF PLAN DENSITIES  
ADOPTED JANUARY 18, 1988**

I. OVERALL URBAN GROWTH POLICY STATEMENTS

Policy 2 - Population and Housing Growth (Section 1-31)

It is the policy of the City that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated.

- When housing opportunities are limited, the cost of housing increases. Increased housing costs create hardships for many, but especially lower income households unable to compete for available housing. In an effort to keep housing affordable to these groups, land use decisions in each community plan should reflect the Citywide objective of providing housing opportunities for all income groups.
- The location of residential land use in relationship to employment centers may be a significant factor in reducing traffic and meeting local housing needs. Providing a variety of residential uses near major employment centers or along transit or major transportation routes can help ensure housing opportunities for all income households employed in those centers. A later study will in part address the need for increasing residential densities along transit or major transportation routes.
- Each new community plan should provide a variety of housing types to promote the availability of housing opportunities for a broader range of households.
- Residential development consumes a significant portion of land in the City. It is therefore important that the quality and character of residential development complement the total urban environment. Although the quality of housing in Sacramento is generally good, continued efforts to maintain and improve the quality of housing will be necessary in some areas of the City.

Policy 6 - General Plan Land Use Amendments (Section 1-34)

It is the policy of the City in considering General Plan land use map amendments to evaluate the impact of such amendments upon the General Plan and community plan goals and policies.

- The General Plan is an integrated document containing projections for residential and non-residential uses. Significant land use amendments can affect these projections as well as the ability to implement specific goals and policies. Because of this, there is a need to establish a monitoring



system for reporting land use changes so that the City can better assess their cumulative impacts and timing for another General Plan update.

- It is the policy of the City in considering General Plan land use map amendments to evaluate the impact of such amendments upon the General Plan and community plan goals and policies. Each proposed General Plan amendment must be evaluated to determine whether or not it is consistent with the projections for residential and non-residential land use, as well as specific goals and policies. If it is not consistent, either the proposed amendment must be disapproved or the affected projections, goals and policies must be amended together with the land use amendments in order to approve it. (Policy 6, Sec. 1-34).

## II. RESIDENTIAL LAND USE ELEMENT POLICIES (SECTION 2-14)

### Policy 1

Identify areas where increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit, and light rail. Then proceed with necessary General Plan land use changes for property with service capacities adequate to support more intensive residential development.

### Policy 2

Identify areas of potential change where higher density development would be appropriate along major thoroughfares, commercial strips and near light rail stations, and modify plans to accommodate this change.

## III. CIRCULATION ELEMENT GOALS AND POLICIES (SECTION 5-5, 5-17, 5-18)

### Policy 5

Request that Regional Transit provide a plan for the provision of adequate transit service which meets the needs of this plan, and that the transit plan be updated on a regular basis.

Action a): Make land use policy decisions supportive of light rail and bus transit, based on established plans.

Action b): Reserve designated light rail and transportation rights-of-way from encroachment or inappropriate development.

## GOALS, POLICIES, ACTIONS FOR TRANSIT

### Goal A

Promote a well designed and heavily patronized light rail and transit system.

Policy 1

Provide transit service in newly developing areas at locations which will support its highest usage.

Action a): Request that the transit providers identify the location of light rail and bus route extensions and new stations in areas experiencing new development.

Action b): Work with transit providers to determine the proper location of routes and stations, and consider, if necessary, modifications of existing land use policy.

Action c): Encourage Regional Transit to develop guidelines or ordinances for implementation by the City, which will allow developer exactions for bus facilities and improvements.

Policy 3

Support a well designed light rail system which will meet future needs and complement the regional transit system.

Action a): Support the extension of light rail service to North Natomas, Metropolitan Airport, Meadowview-Calvine, South Sacramento, and Hazel Avenue.

Action b): Assist the Regional Transit District in identifying and preserving rights-of-ways suitable for light rail transit.

Action c): Reserve designated rights-of-way for the extension of the light rail system.

Action d): Make land use policy decisions supportive of light rail transit.

Action e): Review the design of new light rail stations to ensure the incorporation of adequate lighting, parking, landscaping, and to ensure their proper location.

Action f): Continue to support the Light Rail Transit Extension Study.

SP:ob  
policies.gp

## DOWNZONING POLICY ISSUES

1. What is the City's existing and projected share of Single Family and Multi-family Housing?
2. How does this compare with the City's current vacant land supply available for Single Family and Multi-Family Housing? How could this change if the downzonings are approved?
3. What locations and site characteristics are most conducive to higher densities and Multi-Family housing?
4. Should this housing be distributed on a fair share basis among each Community Plan Area to assure that certain areas are not over concentrated?
5. What are the long-term implications of the under-utilization of multi-Family designated sites in terms of achieving longer term plan policies which support bus and light rail patronage, affordable housing and jobs-to-housing balances?
6. Does approval of these downzonings present any potential legal problems for addressing future low income housing needs in our housing element or raise concerns about General Plan consistency?
7. What short-term economic impacts could result from denial of these requests? Why isn't Multi-Family housing being constructed?
8. Should the City increase it's regional share of larger lot, single family housing to address above moderate income needs?
9. What kinds of efforts should the City support on a regional level to assure that other jurisdictions increase their fair share of multi-family and affordable housing?
10. What environmental impacts or considerations are associated with density reduction proposals?

SP:ob  
downzone.iss  
3/13/91

City of Sacramento

Down Zoning Discussion of April 1, 1991

Attendance Roster

<u>Name</u>	<u>Agency</u>
Gil Albiani	Steele Realty and Investment, Company
Bina Lefkowitz	Sacramento Housing and Redevelopment Agency
Eric Rasmusson	Sacramento Association of Realtors
Bob Shattuck	Building Industry Association
Kim Dellinger	Building Industry Association
Steve Jenkins	Regional Transit
Gary Stonehouse	Sacramento County Planning
Valerie Rosenkrantz	Regional Transit
Mary McFadden	City Councilmember (Terry Kastanis)
Michael Reyna	City Planning Commission
Derrick Lim	City Councilmember (Lynn Robie)
Pete Squires	Frost McCormic & Heuston
Ron Emy	Live Oak Associates II
Betty Gwaizdon	Sacramento Valley Apartment Association
Marc Brown	Sacramento Housing Alliance
Wendy Little	City Councilmember (Lyla Ferris)
Steve Foondos	Hefner, Stark and Marois

Planning and Development Department Staff

Michael Davis	Director, Planning and Development Department
Marty Van Duyn	Director, Planning
Steve Petersen	Sr. Planner
Will Wietman	Principal Planner
Joy Patterson	Sr. Planner

ATTACHMENT E

15

35

**SUMMARY OF COMMENTS FROM  
APRIL 1, 1991 MEETING**

Policy Issues

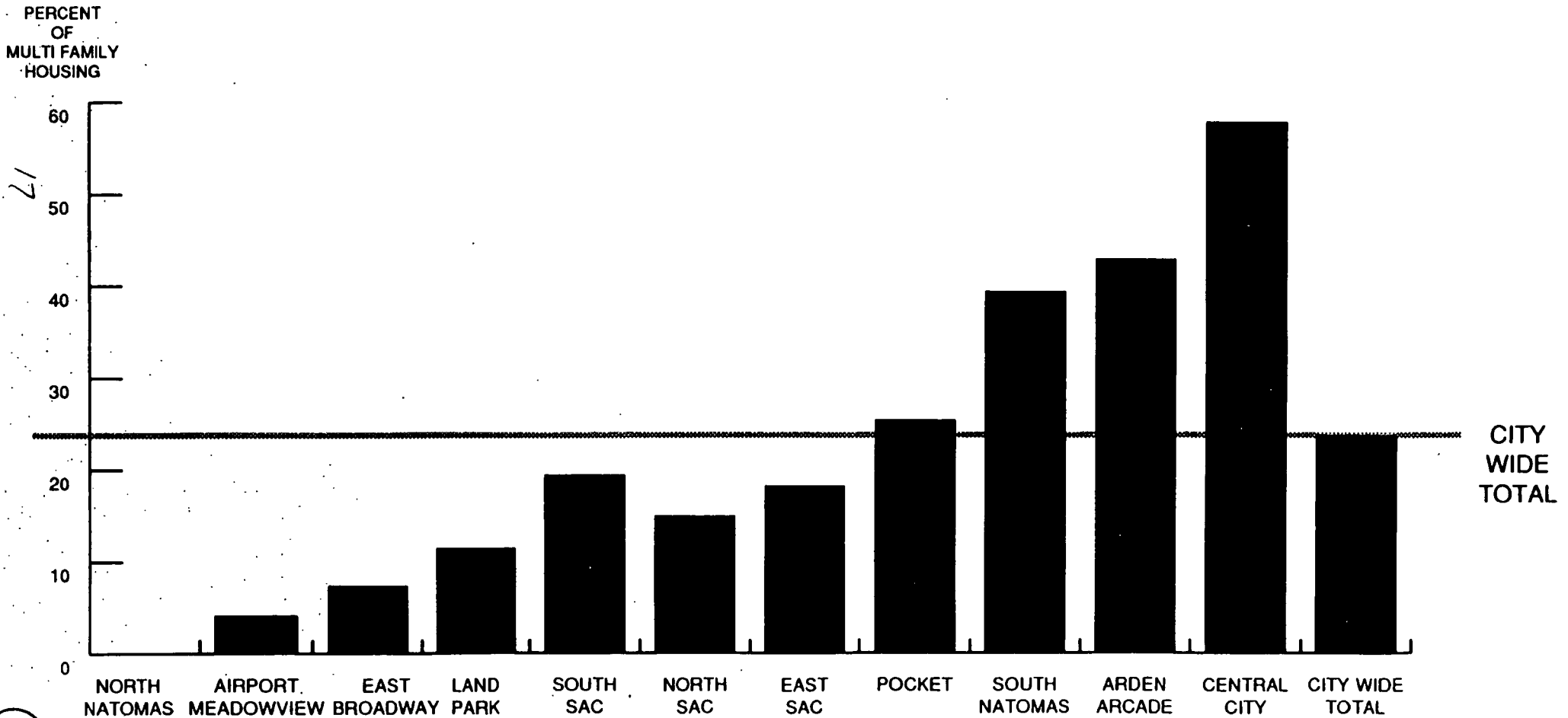
1. Jobs/Housing Balance
2. Housing Affordability/Market Demand
3. Land Use Density/Public Transportation Link
4. Site Considerations
5. Economic Feasibility

Comments

- A. Look at moderate density housing types (duplexes, patio homes) and smaller projects.
- B. Consider scattered sites and fair share distribution of multi-family units.
- C. Limit multi-family project size and convene a technical committee to develop design review standards.
- D. Re-evaluate City's future market share of multi-family versus single family housing in light of housing demand for the American Dream.
- E. Consider density bonus and minimum densities within walking distance of Regional Transit station locations.
- F. Provide 2 or more housing types on larger sites.
- G. Don't give up multi-family sites easily because rezonings are difficult.
- H. Require at least a 2 to 1 replacement for reductions in multi-family land supply.

SP:ob  
attach.b  
4/19/91

# 1990 FIVE-PLUS UNIT PERCENTAGES BY COMMUNITY PLAN AREA AS COMPARED TO CITY WIDE AVERAGE



17

37

# Local Apartment Outlook Is Bright

By Bruce Peck  
Coldwell Banker Commercial

Taking into consideration the development, sales and rental of multi-family complexes, Sacramento is one of the few bright spots on a dark national horizon. Unlike other parts of the nation, demand for rental housing in Sacramento is being fueled by a strong local and regional economy, population growth, and the inability of the development community to meet the ever increasing needs.

From a development standpoint, it is the lack of new construction which is strengthening the sales and rental market. This has allowed for a marked transition from the over-building which predominated the 1985 through 1987 years. Lack of well-located, available land zones for multi-family construction has resulted in land costs in excess of \$10,000 per unit.

This, along with uncertainties in the lending market and high development fees, has reduced the number of units being built to a bare minimum. To date in 1990, only 770 building permits have been issued for Sacramento City and County; 785 in South Placer County; and 874 in Folsom.

Those that are being constructed tend to be upscale, high amenity projects catering to the upper-end of the rental market. Average rents being achieved by these new projects are in the 80 cents range, which translates into \$600 for one bedroom, one bath units and \$750 for two bedroom, two bath units. This compares to \$425 and \$525 respectively for older, existing buildings. Higher rents in the upscale product, however, have exerted an upward pull on the older buildings resulting in rental increases in excess of 8% over the past 12 months in this market.

Ironically, rents in the upscale units were flat in 1990, indicating a tempo-

rary saturation point. As might be expected, the overall vacancy rate for Sacramento County is edging downward and now rests at a comfortable 6%.

The buy/sell market over the past 12 months has been brisk, if not dynamic. Upward pressure on rents has given investors an opportunity for the first time in several years to feel comfortable that potential capital appreciation through enhanced income streams can be a reality. In 1990 the average price per unit for newer projects was \$56,000 with gross rent multipliers at 8.2 and capitalization rates of 7.3. For those five years and older, per unit costs averaged \$40,000, with gross rent multipliers at 7.1 and capitalizations exceeding 8%.

The days of the syndicator as the primary purchaser of apartments appear to be a thing of the past, a victim of the 1986 tax reform. So far, he has not been replaced. Today's apartment buyers tend to be experienced investors, Pacific Rim, and exchange driven entities. In 1990, they acquired 31 complexes of 40 units or better in the Sacramento area.

Due to the crisis in thrift institutions in 1990, many Savings & Loan Associations, historically the main source of apartment lending, have withdrawn from the market. Those that remain have increased interest rates and adopted more stringent underwriting requirements, especially as they pertain to debt-coverage ratios and loan to value considerations. The result: less debt and greater equity requirements. This has been true for both investment acquisitions and developmental projects, and in some instances has stymied new construction efforts.

Let's take a look at expectations for apartment activity in 1991.

1. New construction in 1991 will continue to be slow in Sacramento City

and County. Most new construction will take place in Placer County, Folsom and possibly El Dorado County. Annexation plans presently under consideration in Woodland should stimulate construction in that City in 1992.

2. Rents in older existing buildings will continue to rise in 1991 at a rate equal to or exceeding the 8% realized in 1990. Rents in the newer projects also will rise, although not as dramatically. Possibly in the 4% range.
3. Land costs for multi-family construction will ease upward in 1991. Look for prices approaching \$13,000 per unit in established areas. These will be mitigated significantly in areas requiring high development fees, i.e. South Placer County.
4. Sales of apartments in 1991 will continue at roughly the same pace as in 1990, with buying parameters remaining essentially the same. Those buyer types active in 1990 also should make up the buying public in 1991.
5. Vacancy rates will continue to ease downward, possibly to the 3 - 5% range.

Some closing suggestions for making money in apartment acquisitions in 1991.

1. Acquire older, well located buildings in good areas for rehabilitation and capital appreciation. These will be available at below reproduction costs.
2. Look for existing buildings suitable for conversion to condominiums. The inability of single family developers to provide starter homes under \$120,000 has left condominiums as essentially the only alternative for young, first-time buyers.

and, finally . . .

Look more toward apartments as vehicles to complete tax-deferred exchanges. The potential for capital appreciation may well exceed that of other investment properties. ♦

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Coldwell Banker Commercial will be known as CB Commercial Group, Inc. as of April 2, 1991.

AMENDED

**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
87-206	Pocket	East side Pocket Rd. adj. to drainage canal 031-0030-035	5.0	<17>	R-1A to R-1	CP: Res (7-15 du/na) to Res (3-6 du/na)	2/23/88
87-308	North Sacramento	NW corner Rio Linda and Exchange 226-0161-019	0.4	<5>	R-2A to R-1	CP: Res (11-21) to Res (7-15)	4/19/88
88-070	Airport/Meadowview	2430 45th Ave 036-0061-019	0.2	1	R-1 to R-2	-----	4/19/88
88-105	East Sacramento	1601 37th Street 008-451-076	0.2	1	R-1 to R-1A	-----	5/10/88
88-024	East Broadway	5051 64th Street 023-0152-020	1.7	2	R-1 to R-1A	-----	5/10/88
88-136	Pocket	North side Bridgeview, 160' west of Lakefront 031-0131-002, 003	0.48	2	R-1(PUD) to R-1A(PUD)	-----	6/8/88
88-128	South Sacramento	South of Calvine Road East of Franklin 117-0160-001	5.0	22	-----	GP: Elem School to Low Den Residential CP: Elem School to Residential (4-8)	9/6/88
88-235	East Broadway	4900 Block of Broadway 015-0041-007	13.3	Potential Loss <70>	R-1 to OB	GP: Public, Quasi-Public to Comm/Neigh. Commercial and office	9/13/88

69

39



**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
88-083	North Sacramento	4835 Rio Linda Blvd. 226-0240-024	0.9	Potential Loss <16>	C-2 to C-2(R)	GP: Med Den Res to Comm/Neigh. Commercial and Office CP: Res (11-21) to Retail- General Commercial	9/13/88
88-084	North Sacramento	4845 Rio Linda Blvd. 226-0240-025	1.2	<25>	R-2A to C-1(R)	GP: Med Den Res to C/N Commercial and Office CP: Res (11-21) to Retail-GC	9/13/88
88-233	Central City	1617 18th Street 007-0311-020	.07	<6>	R-5 to C-1	GP: High Den Res to C/N Commercial and Office CP: Multi-Fam Res to Neighborhood Commercial	9/20/88
88-267	North Sacramento	2840 Taft Street 265-0274-011	1.0	4	R-1 to R-1A	-----	9/20/88
88-220	South Sacramento	Between Center Parkway and Bruceville Rd. at Jacinto Rd. 117-0140-019, 032 117-0154-010, 011	3.0	40	R-1 to R-2B	GP: Low to Med Den Res CP: Res (4-8) to Res (11-21)	9/20/88
88-149	North Sacramento	Eleanor Ave., 1 block west of Grove 263-0110-018	2.5	7	R-1 to R-1A	-----	10/20/88
88-311	Pocket	South side Pocket West of Greenhaven 031-0480-001	1.85	<15>	R-1A and R-1A(PUD) to OB(PUD)	GP: Low Den Res to C/N Commercial & Office CP: Low Den Res to Bus/Prof offices	10/25/88

20

**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
88-308	Pocket	West side Lake Front Drive, 700 ft. south of Rush River Dr. 031-1030-021	3.1	<15>	R-1 to OB(PUD)	GP: Low Den Res to C/N Commercial and Office CP: Low Den Res to Bus/Prof Offices	11/29/88
M87-039	South Natomas	Southeast corner of West El Camino and I-80 225-0220-064 (portion) and 65	6.4	<55>	A to HC pending	GP: Low Den Res (16-29) to C/N Commercial and Office CP: Med Den Res (7-15) to Highway Commercial	11/29/88
88-168	South Sacramento	5989 Mack Road 118-0110-062	7.9	<136>	R-3 to C-2(R)	GP: Med Den Res (16-29) C/N Commercial and Office CP: Res (11-21) to General Commercial	1/31/89
88-459	East Broadway	6620-30 4th Ave. 015-0031-014 & 015	1.1	<16>	R-2 & R-3 to C-2	GP: Res (4-15) to C/N Office and Commercial	3/14/89
89-042	East Broadway	5335 2nd Ave. 015-0031-014 & 015	0.19	1	R-1 to R-1A	----	3/14/89
88-457	Land Park	1721 Potrero Way 017-0161-020	0.29	1	R-1 to R-1A	----	3/21/89
89-094	Pocket	Rush River and Delta Wind Dr. 031-1030-026, 027	5.6	<100>	R-3(PUD) & R-4(PUD) to R-1(PUD) & R-1A(PUD)	GP: High & Med Den Res (16-24) to Low (4-15) CP: High & Med Den Res (16-24) to Low (3-6)	5/2/89
89-097	Pocket	NW Corner Lake Front and West Shore Drives 031-1030-030	10.5	<60>	R-1A(PUD) to R-1(PUD)	CP: Low Den Res (7-15) to Low (3-6)	5/2/89

21

116

**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
89-089	Pocket	South side Pocket, 450 ft. West of West Shore Drive 031-1030-035	13.0	<110>	R-1A(PUD) to R-1(PUD)	CP: Low Den Res (7-15) to Low (3-6)	5/2/89
89-099	Pocket	Lake Front Drive at NE corner of Pocket and East Shore Dr. 031-1030-016	11.6	<66>	R-1A (PUD) to R-1(PUD)	CP: Low (7-15) to Low (3-6)	5/2/89
88-432	Pocket	Riverside at 43rd 024-0010-002, 006 024-0021-020	1.8	20	R-1 to R-2B(R)	-----	6/7/89
88-456	Airport/Meadowview	SE corner Florin/Freeport 047-0021-014 047-0091-001, 015	7.1	No real loss; sit was used as Little League	R-1 to C-1(R)	GP: Park Rec & Open Space and Low Den Res to C/N Commercial & Office CP: Park and Res to Commercial	6/27/89
89-176	North Sacramento	3201 Del Paso Blvd. 252-0302-005	3.36	No real loss, site used as medical office for over 10 years	R-1 to H	-----	7/25/89
89-021	South Natomas	NE corner Truxel and W. El Camino 225-0960-003	5.4	<62>	R-1A to SC(PUD)	-----	7/25/89
89-235	Central City	3108, 3116 *X* Street 010-0255-01, 03  3139 X* Street 010-0254-016	0.36	<20>	R-4 to C-2 to C-2(R)	-----	9/25/89

22

**GENERAL/COMMUNITY PLAN AMENDMENTS  
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SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
89-119	North Sacramento	NE corner Main/Kelton 226-0070-23, 24, 25	1.9	8	M-1(S)(PUD) to R-1(PUD)	GP: Indus. to Low Den Res CP: Indus. to Low Den Res (4-8)	9/27/89
89-102	North Sacramento	SW corner Jessie/Norwood 237-0292-023	0.5	<10>	R-3 to C-1	GP: Med Den Res to C/N Comm & Offices CP: Res (11-29) to Retail/Gen	9/27/89
89-233	East Broadway	4265 65th Street 021-0163-006	.05	2	R-1 to R-2(R)	-----	10/28/89
89-293	South Sacramento	Jacinto Rd., 500' east of Bruceville Rd. 117-0204-06-07, 19, 20, 21	12.0	<76>	R-1A(PUD) to R-1(PUD)	-----	12/5/89
89-302	South Sacramento	East side Center Parkway, 300' south of Calvine Rd. 117-0140-027, 036	3.22	32	R-1A to R-2A(R)	-----	12/12/89
89-317	Central City	NE corner Alhambra & X 010-0254-018, 019	0.13	<7>	R-4 to C-2	-----	1/9/90
89-343	North Sacramento	SW corner Bell/Taylor 237-0100-04, 23, 26	8/06	<125>	R-2B(R) to R-1A	GP: Med Den Res to Low (4-15) CP: Res (11-21) to Res (7-15)	2/13/90
88-425	Pocket	NW corner Greenhaven/S. Land Park 031-0052-02, 03, 04, 05 031-0070-056	10.4	50	OB(PUD) to R-1 & R-1A	GP: C/N Comm & Office to Low Den Res (4-15) CP: Bus/Prof Office to Low Den Res (3-6) and Low (7-15)	3/20/90
90-024	North Sacramento	NE corner Main/Kelton 226-070-060 (portion)	3.0	14	M-1(S)(PUD) to R-1(PUD)	GP: Indus. to Low Den Res CP: Indus. to Low Den Res (4-8)	6/5/90

23

23

**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
89-194	Pocket	7386 Pocket Rd. 031-0020-085	2.8	9	A to R-1A	-----	12/5/89
89-221	South Natomas	NW corner San Juan/Northgate 250-0010-069, 070 250-0390-033	16.6	<144>	OB(PUD) w/R-3(PUD) backdrop zoning to SC(PUD) (w/Hospital desig.) to Community Commercial	GP: Public/Quasi Public to C/N Comm & Offices CP: General Public Fac	Denied
89-255	South Sacramento	West of Bruceville Rd. South of Grandstaff 117-0120-024, Portion of 007 Portion of 117-0650-081 Portion of 117-0630-086	52.0	*	R-1 & R-1A to R-1 (36 ac.)	* Revised plan submitted for 258 SF units; No rezone is necessary	-----
89-328	South Sacramento	West of Bruceville Rd. North of Grandstaff Portion of 117-0120-007	26.2	145	R-1 & R-1A to R-1A & R-2B	GP: Low to Med Den Res (2.9 ac.) CP: Res (4-8) to Res (11-21) on 2.9 ac. & Res (7-15) on 17.6 ac.	-----
89-398	South Natomas	Creekside Oaks PUD 274-0410-012	3.7	55	R-2B(PUD) to R-3(PUD)	GP: Med to High Den Res CP: Med to High Den Res	8/28/90
90-100	Airport/Meadowview	24th at Florin 047-0013-010	3.51	64	OB to R-2(B)	-----	-----

72

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**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
90-117	East Sacramento	1421 56th Street 008-0361-015, 016	0.4	<2>	R-1 to C-2	GP: Low Den Res (4-15) to C/N Comm & Office	-----
90-122	East Broadway	SW corner 50th/V Street 011-0211-005, 008	0.9	6	R-1 to R-2 (5 lots)	-----	7/17/90
25 90-134	Pocket	Pocket Road, 200' south of Windbridge	5.37	<100)	R-2(B)(R) to R-1	GP: Med to Low Den Res (4-15) CP: Med (16-29) to Low (3-6)	-----
90-179	North Sacramento	4525 Norwood 237-380-49-51	4.63	20	R-1A to R-2B	CP: Res (7-15 du/na) to Res (11-21 du/na)	-----
90-180	South Sacramento	NW corner Bruceville & Jacinto 117-0910-041 (reverses P88-220)	9.7	<110>	R-2B-R to R-1A	GP: Med Den Res (16-29 du/na) to Low Den Res (4-15 du/na) CP: Res (11-21 du/na) to (4-8 du/na)	-----
90-194	Airport/Meadowview	Amherst Drive 052-0010-044  *Steamboat Bend Unit II*	28.5	<55>	R-1A to R-1	-----	-----
90-197	North Sacramento	NE corner Kelton Way & Main Ave. 226-0070-060	26	137	M-1(S) to R-1 and R-1A	GP: Indus to Low Den Res (4-15) CP: Indus to Low Den Res (4-8)	-----

45

**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
90-117	East Sacramento	1421 56th Street 008-0361-015, 016	0.4	<2>	R-1 to C-2	GP: Low Den Res (4-15) to C/N Comm & Office	-----
90-122	East Broadway	SW corner 50th/V Street 011-0211-005, 008	0.9	6	R-1 to R-2 (5 lots)	-----	7/17/90
90-134	Pocket	Pocket Road, 200' south of Windbridge	5.37	<100)	R-2(B)(R) to R-1	GP: Med to Low Den Res (4-15) CP: Med (16-29) to Low (3-6)	-----
90-179	North Sacramento	4525 Norwood 237-380-49-51	4.63	20	R-1A to R-2B	CP: Res (7-15 du/na) to Res (11-21 du/na)	-----
90-180	South Sacramento	NW corner Bruceville & Jacinto 117-0910-041 (reverses P88-220)	9.7	<110>	R-2B-R to R-1A	GP: Med Den Res (16-29 du/na) to Low Den Res (4-15 du/na) CP: Res (11-21 du/na) to (4-8 du/na)	-----
90-194	Airport/Meadowview	Amherst Drive 052-0010-044  *Steamboat Bend Unit II*	28.5	<55>	R-1A to R-1	-----	-----
90-197	North Sacramento	NE corner Kelton Way & Main Ave. 226-0070-060	26	137	M-1(S) to R-1 and R-1A	GP: Indus to Low Den Res (4-15) CP: Indus to Low Den Res (4-8)	-----

26

916

**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
90-222	South Sacramento	SE corner Bruceville Rd. and Cosumnes River College Blvd. 117-0182-001  *Southpointe II*	13.8	<128-184>	R-2B to R-1A	GP: Med Den Res to Low Den Res CP: Res (11-21) to Res (7-15) for 10.6 ac. and General Commercial for 3.2 ac. (53 du's proposed)	-----
27 90-223	South Sacramento	West side Stockton, 700' south of Cosumnes River College Blvd. 117-0182-018  *Southpointe I*	22.0	<185-275>	R-2B to R-1	GP: Med Den Res to Low Den Res CP: Res (11-21) to Res (4-8) (103 du's proposed)	-----
90-256	South Natomas	351 Harding Ave. 274-0161-021	0.9	7	R-1 to R-1A	-----	-----
90-163	North Sacramento	4625 Rio Linda Blvd. 237-040-026	10.0	<70>	A to R-1	CP: Res (9-15 du/na) to Res (4-8 du/na)	-----
89-101	Airport/Meadowview	North side 57th Ave., btwn. Carnation Ave. & Indian Lane 041-0045-03, 04 041-0046-01 thru 04	6.0	3	R-1 to R-1A	-----	CPC recommended for approval 5/10/90
90-138	North Sacramento	North of Bell, 1,000' east of Norwood 237-0070-014 thru 016	14.7	140	R-1A to R-2A	GP: Low to Med Den Res (16-20) CP: Res (7-15) to Res (11-21)	-----
90-139	North Sacramento	SE corner Grand/Winters Various Book 252	3.0	<30>	0.38 ac. R-3 to C-4(R) 2.62 ac. R-1 to C-4(R)	GP: Low Den Res to Heavy Comm/Warehouse CP: Res (4-8) to Industrial	-----

(47)



**GENERAL/COMMUNITY PLAN AMENDMENTS  
AND ZONE CHANGES  
SINCE GENERAL PLAN UPDATE (1988)**

*P* No.	Community Plan Area	Address/Location Assessors Parcel No.	Acres	No. of DU's <Loss>Gain	Zone Change From/To	General/Community Plan Amendments From/To	Date Approved
90-259	South Sacramento	SE corner Calvine Rd. and Franklin Blvd. 117-0160-019, 028  *Arlington Parks Creekside*	51.7	<398>	- 10 ac C-2(R) to 12.9 ac C-2 - 4.5 ac OB(R) to 29.8 ac R-1A - 19.4 ac R-2A (R) to 7.9 ac R-1B - 17.1 ac R-2B(R) to 1.1 ac OS	GP: C/N Comm & Off and Med Den Res (16-29) to C/N Comm & Off and Low Den Res (4-15) CP: Gen Comm & Off and Res (11-21) to Gen Comm & Off and Res (7-15)	-----
90-260	Airport/Meadowview	Hing and Carnation 041-0043-004; 041-0044-033	1.7	2	R-1 to R-1A	-----	-----
90-158	Pocket	6446 Riverside Blvd. 030-0041-06, 07, 46	6.5	19	A to R-1	GP: Pub/Quasi Pub to Low Den Res (4-15) CP: Pub/Quasi Pub to Low Den Res (3-6)	-----
90-265	South Sacramento	NW corner Jacinto and Center Parkway 117-0140-033 117-0154-010	10.2	44	A to R-1A (6.9 ac) A to C-1 (3.3 ac)	GP: Low Den Res & Parks Rec & Open Space to Low Den Red (4-15) and CN Comm & Office CP: Park/Library & School to Res (4-8) and Gen Comm	-----
90-385	South Sacramento	Franklin Blvd. and Mack Rd. Various Parcels	19.1	<289>	---- on 778.7 ac from to R-1A, R-2A, R-2B,	GP: Med Den Res (16-25) to Low Den Red (4-15) CP: Res (11-29) to Res (7-15)	-----

28

87

**SOUTH SACRAMENTO**  
PENDING RESIDENTIAL REZONES AND PLAN AMENDMENTS

P#	GA	PROPOSAL			PLAN BUILDOUT			NET <LOSS> GAIN		REZONE from/to	AMENDMENTS from/to	TRANSIT LINK	STAFF RECOMMENDATION
		du/na	#du	SF/MF	du/na	#du	SF/MF	#du	SF/MF				
90-180	9.7	7.3 @ 7.95 na	60	60/0	21 @ 7.95 na	166	17/149	<106>	43/<149>	R2BR/R1A	GP: Med Res (16-29) to Low Res (4-15) CP: 9.75 ac Res (11-21) to Res (4-8)	Bus	
90-223	45.5	9.4 @ 20.47 na	192	108/84	21 @ 37.31 na	783	78/705	<591>	30/<621>	C1, R2BR/SC, C2, R2A, R1	GP: Med Res (16-29) to Low Res (4-15), C/N Com. & Off	1/4 LRT Bus	
29 90-259	36.5	6.06	182	182/0	21 @ 29.93 na	628	63/565	<446>	119/<565>	C2R/C2 OBR/R1A R2AR/R1B R2BR/OS	GP: C/N Com. & Off., Med Res (16-29) to C/N Com. & Off Low Res (4-15) CP: Gen Com & Off, Res (11-21) to Gen Com & Off, Res (4-8)		
90-420	8.4	7.3	61 @ 6.89 na	61/0	21	144 @ 6.89 na	14/130	<83>	47/<130>	R2B/R1A	GP: Med Res (16-29) to Low Res (4-15)  CP: Res (4-8), Res (11-21) to Res (7-15)  Correct CP to Res (11-21) to Res (7-15)		
90-470	8.1	0	0	0/0	21	139	14/125	<139>	<14>/<125>	R2B/C2	GP: Med Res (16-29) to C/N Com. & Off. CP: Res (11-21) to Com.	Bus	
TOTALS			495	441/84		1,860	186/1,674	<1,365>	225/<1,590>				

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PM:ob

49

PENDING RESIDENTIAL REZONES AND PLAN AMENDMENTS  
FOR AIRPORT/MEADOWVIEW, NORTH SACRAMENTO AND POCKET

P#	GA	PROPOSAL			PLAN BUILDOUT			NET <LOSS> GAIN		REZONE FROM/TO	AMENDMENTS FROM/TO	TRANSIT LINK	STAFF RECOMMENDATION
		DU/NA	#DU	SF/MF	DU/NA	#DU	SF/MF	#DU	SF/MF				
90-407	121.4	6.56 288.1na	578	422/156	11.40 291.05na	1037	311/726	<459>	111/<570>	RIA/R1	CP: Res (7-15) to Res (4-8)	LRT 1/4 Mi. BUS 1/2 Mi.	
90-415 SE/Riverside/ Shoreside	1.4	4.03 21.24 NA	5	5/0	25 21.24 NA	31	2/29	<26>	3/<29>	RZA/R1	CP: Med Res (16-29) to Low Res (3-6)	Bus	
90-447 30 Morrison	4.6	6.08 23.29 NA	20	20/0	11 23.69 NA	40	12/28	<20>	8/<28>		CP: Res (7-15 to Res (4-8)		

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JUN 21 1991

RECEIVED

June 2, 1991

City of Sacramento  
Department of Planning and Development  
Michael Davis, Director  
1231 I Street, Room 300  
Sacramento, CA 95814

Dear Mr. Davis:

We are homeowners in the Laguna Creek area of Sacramento. Our homes are in the Manzanita development (Calton Homes) between Sheldon Rd. and Jacinto on the south and north and between Center Parkway and Bruceville Rd. on the west and east. This letter is to encourage you to support downzoning the remaining undeveloped real estate in this area to low density uses. We believe that permitting high density development (such as apartment complexes) will have serious negative effects on the vernal pools environment in our neighborhood.

As you know, the protection of the environment in Sacramento is a matter of great concern to many. Furthermore, the costs associated with such protection are significant. If high density zoning is permitted in this area, we believe that the resulting dramatic increase in the neighborhood's population and auto traffic will greatly jeopardize the well-being of the protected areas. Already, we have seen abuses of the wildlife refuge at the south end of Center Parkway (such as the dumping of garbage); we do not wish to see the significant steps that have been taken to create such refuges defeated through ill-advised high-density zoning in this environmentally sensitive area. Any damages that do occur to the vernal pools environment will have to be repaired, possibly resulting in an increase in assessment fees for all homeowners. Therefore, we believe that downzoning for low density uses (such as single family homes) in this area will help protect the quality of life for all in the Laguna area, both now and into the future.

Sincerely,

MANZANITA AT LAGUNA Homeowners  
(Signatures attached)

PLANNING AND DEVELOPMENT

JUN 06 1991

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RESEARCH AND DEVELOPMENT

JUN 11 1981

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