Public Comment Received from Preservation Sacramento Web Form, May-June 2016, in response to Yamanee Project

Squarespace 10:38 AM (4 hours ago)

to me

Name: Maryellen Burns-Dabaghian

Email Address: Maryellen_butns@mac.com

What do you think about the proposed Yamanee Project?: Vehemently against it. Totally out of character for the neighborhood. i've seen dozens of studies about livable cities that show that historic neighborhoods maintain their identity with buildings no higher then 6 stories or much above the normal tree canopy. Even the Sutter Buildings at the outer edge are less then this proposed building. Architecturally it is out of character as well. Preservation Sacramebto had put it much more eloquently then I but I believe this project is ill considered, will change the character of the neighborhood and is best suited downtown or on the other side of 16 th street. It is also the thin edge of the sword. Say yes to this project and we'll soon have every other developer in town advocating removing non-contributing houses or apartments be torn down for other high rises.

Location: District 4: Steve Hansen

Preservation Sacramento News:: Thanks, but I already receive preservation related information via email from Preservation Sacramento.

(Sent via *Preservation Sacramento*)

Squarespace 12:21 PM (3 hours ago)

to me

Name: Kathy Les

Email Address: kathy.les321@gmail.com

What do you think about the proposed Yamanee Project?: I feel stongly that the height of this project is excessive for the neighborhood. It sets a dangerous precedent other projects will want to follow. Let's keep Midtown pedistrian friendly and people scale. That's what makes it such a great place.

Location: District 5: Jay Schenirer

Preservation Sacramento News::

(Sent via *Preservation Sacramento*)

Squarespace

10:47 AM (4 hours ago)

to me

Name: Randee Tavarez

Email Address: rand49@hotmail.com

What do you think about the proposed Yamanee Project?: I too feel this building is way too tall for the area and would ruin the feel and look if this part of neighborhood. it should be cut down to ten stories at the most, if it is approved. There is no need for such a dominating building in the Midtown area. This would be much more suitable downtown. PLEASE DON"T approve this project as it is.

Location: District 3: Jeff Harris

Squarespace

12:35 PM (2 hours ago)

to me

Name: William Cooper

Email Address: shoshone3@yahoo.com

What do you think about the proposed Yamanee Project?: I am pleased to see the development and redevelopment of Sacramento. I have lived in the area for 18 years, but only in the city for 2. Please continue to encourage projects, but in the areas in which they are appropriate. This is a misplaced structure that does not add to the existing neighborhood. Misplaced structures can be seen throughout the city, and now is not the time to continue past mistakes.

Location: District 5: Jay Schenirer

Preservation Sacramento News:: Thanks, but I already receive preservation related information via email from Preservation Sacramento.

(Sent via *Preservation Sacramento*)

Squarespace Apr 23 (2 days ago)

to me

Name: Mary French

Email Address: Mmmfrench@yahoo.com

What do you think about the proposed Yamanee Project?: As a resident of 38th St. in East Sacramento, I am writing to oppose Yamaner Project high rise in midtown. This project is not appropriate for the proposed location due to its excessive height. It does not make sense to place a high rise in this neighborhood. It is important to preserve the character of the neighborhood by continuing to adhere to height limits. The City should adhere to the planning principles and reject this location. The developers may then find another more suitable location or reduce the height. It is also inappropriate to allow a building of this size without an off street loading area. Thank you for your consideration.

Location: District 3: Jeff Harris

Preservation Sacramento News:: Thanks, but I already receive preservation related information via email from Preservation Sacramento.

(Sent via *Preservation Sacramento*)

Squarespace Apr 23 (2 days ago)

to me

Name: Irene Dold

Email Address: ied1001@yahoo.com

What do you think about the proposed Yamanee Project?: This is an inappropriate building for this location.

Location: District 6: Eric Guerra

Squarespace Apr 23 (2 days ago)

to me

Name: Clark Mildenhall

Email Address: Clark-temp1@comcast.net

What do you think about the proposed Yamanee Project?: Great building, horrible location! Not appropriate for neighborhood, dangerous precedent, no parking.

Location: District 4: Steve Hansen

Squarespace Apr 23 (2 days ago)

to me

Name: Susan Wilke

Email Address: sj_wilke@yahoo.com

What do you think about the proposed Yamanee Project?: I DON'T LIKE IT AT ALL! Where they want to build is a popular, user friendly small shop and boutique area. This proposed building is totally alien and out of character with the area around it and would TOTALLY change the experience and create all sorts of problems. What has EVOLVED ORGANICALLY and successfully you want to disrupt/change by planting this outsized building. Why? I think it is driven by your greed and feeling that you know (yes, you!) better how to cut and paste the city together.

Spending money for an arena unwanted by city dwellers, wanting to tear out the cemetery roses and other such weird actions leads me to wonder where you are coming from. We need you to deal with real problems: Sacramento needs commitment to making us less oil dependent which mean mass transit and bicycle, plus work re recycling, education, gangs, bad air quality, sex trafficking, low income housing, etc. You can't directly work on some of these issues. But we need you to direct yourself to other seemingly LESS glamorous projects than another Roman style edifice. Look what our focus on profit and gain has got us? Our planet is being systematically coming apart. Don't put your effort (which we ultimately will pay for) into this behemoth. We pay the price and you profit. That is representing us? Making us a better city?

Squarespace

Apr 23 (2 days ago)

to me

Name: Jolene Eveland

Email Address: a_jeveland@att.net

What do you think about the proposed Yamanee Project?: We feel that this project is taller than any buildings surrounding it which will deminishes the historic quality of downtown/midtown Sacramento. It should be limited to the heigth as permitted by the city in keeping espcially with the Sr residence across the street.

Location: District 3: Jeff Harris

Preservation Sacramento News:: Thanks, but I already receive preservation related information via email from Preservation Sacramento.

(Sent via *Preservation Sacramento*)

Name: Meagan O'Neill

Email Address: meagan.m.oneill@gmail.com

What do you think about the proposed Yamanee Project?: I am excited about a new development, BUT not the current plan; it is not the right size for that corner. The current plan is outside the neighborhood context and WAY too high. The developer's request for an exception to the code is too extravagant and not appropriate for the Midtown neighborhood. I would like to see the corner developed, but not with the current plan.

Location: District 4: Steve Hansen

Preservation Sacramento News:: Yes, please let me know of preservation related news, alerts, and events via email.

(Sent via *Preservation Sacramento*)

Name: Robert McCartney

Email Address: r51mcar@sbcglobal.net

What do you think about the proposed Yamanee Project?: The Midtown Sacramento neighborhood is a charming, active gathering place very much like neighborhoods found in Portland, Oregon and Seattle. Any structure that takes away the airspace (from views of the trees and sky) will prevent a free flow of air and rain the we find so refreshing in Midtown. Lighting from such a building would create an unattractive side effect-light pollution. Another possible detrimental change would be the cost of rental space on the ground level of

Yamane driving up the rents of existing businesses all along Midtown J.
No to the Yamane Project.

Location: District 4: Steve Hansen

Name: Barbara Steinberg Freelance Travel Writer

Email Address: info@areyouthatwoman.com

What do you think about the proposed Yamanee Project?: This project will destroy what is left of the "village" feel of Midtown -- the Main Street affect which we have all but lost in the City. Once this door is open to over-sized projects, more will follow. The small shopping district - walk-able, historic, familiar -- will decline into anywhere USA. Classic storefronts like Art Ellis cannot be re-invented. Sacramento leaders talk "preservation" but, in the end, bow to developers again and again. These tall structures create a tunnel -- leaving everything in a shadow. Even the trees will suffer eventually. Not to mention that parking in this area of Midtown is already completely impacted.

I oppose this project and, for that matter, any massing in Midtown. We fought the 18th & L project which was much higher than what was allowed at the time for that section Midtown. But City Council approved. You only have to see it from afar to see that is out of place. The Yamanee Project would be all that and more.

Barbara Steinberg

Location: District 6: Eric Guerra

Preservation Sacramento News::

(Sent via Preservation Sacramento)

Name: Randee Tavarez

Email Address: rand49@hotmail.com

What do you think about the proposed Yamanee Project?: For all the reasons stated by PS, I think it is absolutely WRONG for that location. !5 stories is too much. While it may be good for people wanting to live in Mid-Town, if it is to be erected, the height MUST be brought down to the 10 stories that is a compromise, and a better fit. 15 Stories would stick out and compromise the feel of that part of town. Please right this situation!

Location: District 3: Jeff Harris

Squarespace **<customercare@squarespace.info>** Feb 16

to me

Name: Meeta Lele

Email Address: othermeeta@gmail.com

What do you think about the proposed Yamanee Project?: This development has some great ideas and I appreciate the enthusiasm of the development team but this building, as proposed, will (a) severely disturb the neighborhood's character, (b) negatively impact the residents, and (c) would set a bad precedent for the entitlement process.

It would disturb the core dynamic of this 'urban low' neighborhood. These medium density, historic, mixed-use neighborhoods are the backbone of Sacramento's unique 'hip but friendly' urban character.

Impact on Neighborhood's Character
As important as new development is to this neighborhood, the proposed 15 story/ 170 ft height would do more harm than good. A shorter (5 story) building would be much more conducive to sustainable mixed use infill high density development.

Impact on Residents
Residents in the neighborhood of such a tall building face the sustained effects of the scale mismatch on a daily basis. I currently live on the edge of the central city and can attest to the fact that the scale of the buildings makes a huge negative impact on how pleasant it is to walk on a street. And this building at the proposed height is going to do just that.

Bad Precedent
A deviation of 200% sets a bad precedent. What is the point of having this very excellent general plan to guide our growth if its goals are completely upended in the name of "deviation"? What is to stop the next building from getting a 200% variance, and then the next?

Deviation
The general plan allows a deviation only if balanced by significant community benefit. The negative impacts of the requested deviation substantially outweigh the projected benefits, thus the proposed deviation violates the general plan.

Location: District 4: Steve Hansen

Preservation Sacramento News:: No, thank you.

(Sent via Preservation Sacramento)

8:37 PM (12 hours ago)

Name: Lisa Garcia

Email Address: Lisamg727@gmail.com

What do you think about the proposed Yamanee Project?: It does not belong in midtown. There is no place for this monstrosity!

Location: Not sure, but I live in the City of Sacramento.

Preservation Sacramento News:: Yes, please let me know of preservation related news, alerts, and events via email.

(Sent via *Preservation Sacramento*)

Name: David Herbert

Email Address: davidmather446@gmail.com

What do you think about the proposed Yamanee Project?: The Yamanee project would be appropriate west of 15th Street, the Railyards, or the Richards Blvd area, where it would be a catalyst for future large scale residential projects of its size. In Midtown it will also be a catalyst for similar oversized structures for which residents and previous City
officials have fought to avoid in this neighborhood. The people who designed Yamanee would like to feed off the amazing success of Midtown but
their project will begin the process that helps kill the goose that laid the golden egg. Midtown's success is due to the fact that it is what it currently is.
Please follow the design guidelines and policies set up for Midtown and put the big buildings in the areas they are zoned for.

Location: District 4: Steve Hansen

Name: Randee Tavarez

Email Address: rand49@hotmail.com

What do you think about the proposed Yamanee Project?: For all the reasons stated by PS, I think it is absolutely WRONG for that location. !5 stories is too much. While it may be good for people wanting to live in Mid-Town, if it is to be erected, the height MUST be brought down to the 10 stories that is a compromise, and a better fit. 15 Stories would stick out and compromise the feel of that part of town. Please right this situation!

Location: District 3: Jeff Harris

Name: Kenneth Lauszus

Email Address: klauszus@gmail.com

What do you think about the proposed Yamanee Project?: It should be stopped it will set a fire to speculation by property owners who will want to cash in also. the City will be flooded with applications and variences to the 65 foot limit.. We should consider suits, sit-ins, and physical protests to stop the project.. Is it time for others to occupy City Hall and Steve Hansen' office or in front of his house if he supports this project. WE should also look for someone to run against him and try to collect enough signitures to have a recall election.

Location: District 2: Allen Warren

Robert Flack, MBA, JD **<legalflack@gmail.com>** Jun 7 (1 day ago)

to mayor, bvandermeer, info, rlillis, bcc: me

Who would support such a MONSTER in

MidTown Sac? This isn't MidTown NYC!!!

If this is comprehensive city planning, it is planning **not for people** but for "Pump and Dump" developers.

For example, an interior courtyard allows this building to exist as an island independent of the local community. Parking underground; what kind of lifestyle are you promoting? Bring the suburbs back to the city and stack ranch homes a mile high? Is that your idea of "planning?"

Is this the best use of the location? If a city is just about generating fast bucks and property taxes, the answer is obvious. BYE BYE Quality of Life. Some know the "price of everything and the value of nothing."

My nearby home was built in 1909 and it fits this neighborhood. This Monster development

is unlike anything in MidTown. Sutter Hospital and Golden State 1 are near this size and they fit their environment. This does not!

What will it take for the citizens of Sacramento to get their public officials to represent their interests? Many are asking.

And, I'm asking you.

As respectful as possible.

-Bob Flack

Mid-Town Resident

Name: Darcy Pacheco

Email Address: fdpacheco@yahoo.com

What do you think about the proposed Yamanee Project?: While a building of this kind is a beautiful addition to an area, the size and height of it does not reflect the vibe of the midtown neighborhood where it is scheduled to be located. This building would be better placed in the downtown area where there are comparable-sized buildings. There is sound reasoning behind having a plan and zoning code. A company should not be able to bully its way into making an exception to the code and thereby compromising the surrounding neighborhood.

Location: District 4: Steve Hansen

May 6, 2016

Sarah Kerber Jun 6 (2 days ago)

To: City Council and Staff

Re: P15-047, Yamanee – Oppose Unless Proposal is Amended

I am writing to express my serious concerns regarding the Yamanee development project in midtown Sacramento. I feel that that its serious deviations from the city's General Plan in the areas of maximum height, floor area ratio, density and off-street loading space, make the project impossible for me to support.

I believe the project does not meet the requirement for deviation from the General Plan because it does not provide direct and significant community benefit. So far the only justification for the project we have heard is that it will be LEED certified and that the architectural design will enhance the J Street corridor. These are things we should be expecting of all development—they are certainly not of and by themselves a justification for granting a right to more than double the size and density allowed by the zoning.

The purpose of the General Plan is to provide guidelines for development, assigning general locations and intensities to different parts of the city. While there is room for flexibility in these guidelines, this proposal does not offer a significant community benefit that would be appropriate for the requested deviations. Possible benefits could include guaranteed affordable housing units; space set-asides for neighborhood organizations, community centers, child-care centers, and other non-profits; a pledge to local hiring and training goals; or a commitment to funding for community programs or affordable housing.

I am a strong supporter of expanding housing opportunities in Sacramento's central city, especially affordable housing opportunities. The building would be exempt from the requirement to provide affordable housing, and has made no commitment to contribute to affordable housing opportunity in the neighborhood. I am disappointed that there are no affordable units included in the project and that development in our community is not being held to this standard. While I commend the City's efforts to provide housing in the Sacramento grid, to date the significant portion of it has been unaffordable even to persons of moderate income.

I am concerned that by developing outside of the correct zoning area, the developer will not be required provide adequate facilities for the project or pay its fair share of the cost to accommodate growth without adversely impacting current service levels. It undermines the Downtown/Railyards/Richards "fee districts," special districts established in 1997 to fund transportation infrastructure, police and fire stations, and other costs associated with tall buildings downtown (west of 17th Street and north of Q Street). Because Yamanee is located outside of these fee districts, the developer does not have to pay those fees, which is unfair to downtown property owners and could expose the city of Sacramento to lawsuit. These fee districts are based on the assumption that Downtown, the Railyards and Richards Boulevard is the part of the city where buildings like Yamanee are zoned to be built; if this stops being the case, Downtown property owners could sue the city for unfair treatment.

The rapid growth of new housing in the central city since 2010, including mid-rise and ownership housing, is evidence that we do not need to compromise our standards to facilitate growth. I strongly urge the City Council to insist that the developer return with a plan that more closely fits within the recommended height, density and FAR limits of the project site or propose an alternate site within one of the appropriate special districts.

I am also concerned about the precedent established by a project of this sort, as it encourages other developers to similarly ask for exemptions to the General Plan, promoting high-rise construction in neighborhoods zoned for urban corridors of more moderate size. If Yamanee is approved, it creates precedent by the City's decision-making bodies to allow subsequent deviation from the General Plan within traditional neighborhoods and low urban corridors. A subsequent developer that is denied a similar exception to the General Plan could feasibly put the city at legal risk of lawsuit because of perceived favoritism for this development over their own. I do not wish to expose the city to unnecessary lawsuits that can easily be avoided by moving this project to an area zoned for it, or by scaling back the project to be in line with zoning requirements.

I urge the City Council not to approve this project and all required deviations in its current location, but request it to move into one of the fee districts where such development would be appropriate.

Sarah Kerber
Resident of City Council District 4, Steve Hansen
Marshall School Neighborhood Association Member
Preservation Sacramento Member

Name: Benjamin Richey

Email Address: richey.ben@gmail.com

What do you think about the proposed Yamanee Project?: This project is incredibly out of place in Midtown. It is almost triple the currently allowed height for buildings, and would stick out like a sore thumb. It would also drastically affect homeowners and residents in Midtown by further worsening the already significant parking problems and dominating the local skyline. This project would literally and figuratively cast a shadow over Midtown, and would most likely lead to increased land speculation. Please ask this developer to tone down their project, or move it to an appropriate location like Downtown or the Railyards.

Location: District 5: Jay Schenirer

Name: Anthony Arroyo

Email Address: aarroyo@nachtlewis.com

What do you think about the proposed Yamanee Project?: Please oppose this project. The proposed structure is too tall for this part of the city.

Location: District 7: Rick Jennings II

Name: Marilyn R Starr

Email Address: starrstruk@aol.com

What do you think about the proposed Yamanee Project?: wrong place

Location: District 4: Steve Hansen

Preservation Sacramento News:: Yes, please let me know of preservation related news, alerts, and events via email.

(Sent via *Preservation Sacramento*)

Robert Flack, MBA, JD **<legalflack@gmail.com>** 8:59 AM (9 minutes ago)

to mayor, bvandermeer, info, rlillis, mread, bcc: me

Re: Town Hall Meeting on Wednesday, June 8. 2016

---------- Forwarded message ----------
From: **Robert Flack, MBA, JD** <legalflack@gmail.com>
Date: Fri, Jun 10, 2016 at 4:50 PM
Subject: Re: Yamanee Project Support ! ?
To: Steve Hansen <SHansen@cityofsacramento.org>

Matt (Councilman Hansen),

At the hearing on Wednesday, we learned several things:

1. The General Plan means nothing; it can change in an instant.

2. Zoning means nothing; it also can change in the same instant

.

3. Citizen involvement in the General Plan and Zoning is intended to pacify and mollify rather than actually involve citizens in a legitimate process; it's a diversion.

4. New development is apparently not given the same high level of scrutiny as that given rehabilitation, providing artificial incentives to raze established neighborhoods.

5. The criteria used for

"

Good Design

"

are merely engineering and mechanical issues and do not address any actual design issues that relate to the fit between a proposal and the community, the neighborhood and the immediate vicinity of the project.

"

Good Design

"

only means acceptable engineering. Aesthetics are surprisingly not considered “Good Design” criteria. A cheap, functional, huge black box can be considered “Good Design” especially if is has a LEEDS certification.

6. The relationship between a project and its community is not considered; buildings are evaluated as “islands” independent of their relationship to the community.

7. Open space credit for this project is apparently a “creative calculation” that does not relate to traditional notions of “open space”

8. The EIR for this project is deficient in that no consideration was made for the effects of wind and sunlight, issues that should have been addressed in such high rise developments.

9. The placement of windows and balconies will lose their “openness” when other similar projects are placed in the same vicinity.

10. Parking requirements are so low for this project that they are woefully inadequate based on current experience, less than one parking space per unit for up to 2 bedrooms.

11. For such inadequate parking planning to actually work, there must be a corresponding transportation plan and there is none - relying on Uber is just an inappropriate abdication of responsibility.

12. Similar projects have remained unsold for several years. When unsold units are used as AirBnB units, isn’t this just a backdoor way of sneaking in a “hotel” in a residential neighborhood.

13. “Alley activation,” in this example, involves a conversion from public access to private use.

14. Other areas of the city are more appropriate for such high rise developments.

While I appreciate your assurances that the Councilman appreciates feedback, the questions he chose for his "straw poll" suggests otherwise. The way that the audience reacted to his

attempt to obfuscate the issues makes me proud of Sacramento citizens.

Best possible,

-Bob

Name: Richard Julian

Email Address: rjulian57@gmail.com

What do you think about the proposed Yamanee Project?: From the proposals at hand, this building seems so out of place in the proposed area of development and would be much more expected and a better "fit" in downtown. While I think the support for this project comes out of the supposed housing shortage in Sacramento, we need not sacrifice the "feel" of our neighborhood in order to create more housing. I think there is a sense of pride in the midtown "mid-rise" (no larger than 6 or so stories) height limit we see, that something like this building would just leave people wondering what they were thinking building it there.

Approving this development will absolutely leave a mark on the city on a block that is currently aesthetically pleasing, turning it into a sore thumb of one off development. Please reconsider this proposal.

Location: District 4: Steve Hansen

Preservation Sacramento News:: Thanks, but I already receive preservation related information via email from Preservation Sacramento.

(Sent via *Preservation Sacramento*)

Name: Patrick O'Neill

Email Address: pjoneill@aol.com

What do you think about the proposed Yamanee Project?: I am opposed to the Yamanee Project. The height is not my objection. There are plenty of vacant lots in Downtown and Midtown. There is no need to destroy an existing building which is well maintained, attractive and fully used.

Location: District 4: Steve Hansen

Name: Richard Borgquist

Email Address: rborgquist@me.com

What do you think about the proposed Yamanee Project?: This project is NOT close to appropriate for location. City fees need to be reviewed to see if that is part of the motivation.. Reminds me of downtown Boston ruined by tall buildings. No sunshine at noon! One of them was the first one!

Dear Mayor Johnson and Members of Sacramento City Council:

I am a resident and property owner in Midtown and I need your help.

The Yamanee Project on your agenda on June 14, 2016, is a 178-foot tall structure in an area zoned for a maximum height of 80 feet. The city has general land use plans that are in line with realistic growth expectations, and are environmentally sensitive. Once adopted, Sacramento needs to follow those plans.

The Preservation and Design Committee approval of the Yamanee project illustrates that there is a giant loophole in the General Plan that says that its restrictions can be ignored if the project provides a "significant community benefit". There are no objective criteria for the benefit. Yamanee was justified based on providing additional housing (over the General Plan limit) next to a bus stop, having green features (no more than all the buildings that have been built that conform to the General Plan) and being a beautiful building.

I am concerned that allowing a tall building like Yamanee in Midtown where land costs and district fees are lower (as exist in the CBD, Rail Yards and River District) will cause more Yamanee type developers to build in midtown and will divert residential development from where Sacramento needs it most: Central Business District, Rail Yards, and the River District. Please do not allow this oversized project to be built in Midtown.

Sincerely,

Delphine Cathcart

Name: Whitney Leeman

Email Address: whitney.r.leeman@gmail.com

What do you think about the proposed Yamanee Project?: Variances should not be granted for this project. This building belongs downtown, not in Midtown.

Location: District 4: Steve Hansen

Name: Diane Knowles

Email Address: diane.knowles@att.net

What do you think about the proposed Yamanee Project?: It is disproportionate to the surrounding buildings. There will be more cars. A compromise should be made. What local residents think is important! People in Davis got to vote. The City Planning commission approves almost everything even though neighborhoods object, like McKinley Village, Curtis Park gas station. In the historical neighborhoods they allow disproportionate gigantic houses up to the 3 ft. from the property line so a neighbor can then look at a 20' wall out their window. One now on 39 & light rail. I support rebuilding downtown even though 50 years + late since the soul of this historic city was destroyed by redevelopment in the 60-70's. Development needs to blend with the historical houses and buildings that are still left. PLEASE! Also please--do not allow another office bldg. on Stockton and T. More cars and traffic thru historical Elmhurst. No one seems to listen to we the people.

Location: District 6: Eric Guerra

Name: Nancy Gotthart

Email Address: negotthart@hotmail.com

What do you think about the proposed Yamanee Project?: It's a bad idea. It goes against recommended planning. It is WAY out of scale for the neighborhood. Infill can be both possible and good, but it is never appropriate when used to destroy neighborhood community and sensible growth.

Location: District 5: Jay Schenirer

Yamanee tower
Sent By: doug bartleby dougbiggie@yahoo.com
On:Jun 06/13/16 2:24 PM
To: Steve Hansen
Cc: Bill Burg
Reply to: doug bartleby

the tower! have you ever been to Atlanta? if so, have you ever driven out Peachtree from downtown? every 4 or 5 miles there is an incredible blot of highrise's, some hotels some offices. until you reach the last outpost of highrise at Buckhead. zoning non existent. a terrible example of builders and buildings out of control.

now there is a proposal to make the first **blot** right here in river city, aka Sacramento, and these guys are not even former Lieutenant Governors.

i am amazed that the *Planning Commission* (sic.) would even consider such a folly for my neighborhood. i urge you to retract your earlier positive remarks and oppose this idiocy. absurd folly for midtown, three blocks from my home.

lotlpmail@gmail.com 2:49 PM (25 minutes ago)

Dear Mayor Johnson and Council Members Ashby, Warren, Harris, Hansen, Jennings, Schenirer, Carr and Guerra:

As Midtown property and business owners since 1994, and more recently as residents since 2015, we respectfully urge you to vote to uphold the third party appeal and to deny a permit to the Yamanee project, report # 2016-00598.

We attended the Planning Commission meeting on May 12, 2016, where we heard Commission member Joe Yee describe his long and thoughtful involvement as a City Council member in establishing the current and very successful General Plan and Zoning Codes. Former Council member Yee then voted to deny the Yamanee application for a permit to build a 15 story high-rise building, stating as he did so that the application was not consistent with the General Plan – In fact, it was his opinion based on his experience working on the General Plan that the Yamanee project was exactly the type of project that the General Plan was enacted to prevent (in this place and this time.) We feel that approving a project so out of character in contravention to the General Plan would have city-wide negative impact and reverberations on the ongoing efforts to make Sacramento a planned city with multiple types of desirable neighborhoods and mixed use areas in which to live and work.

In 1994, we moved our business into a circa 1900 single family residence that had seen better days: Its interior

long-ago divided into small business office rentals. The neighborhood on the west side of Midtown and on the backside of Capitol Park then was still mostly single two-story residential structures, but the residential properties were barely fighting off conversion into all-business office rooms to lease and multi-story apartment blocks. The neighborhood corner grocery store at that time was there mostly for the purpose of selling alcohol, with little provision for providing food or family needs to the locals. We can hardly remember any times that we shopped there – just across the street from our property – for any grocery items. The activity on Capitol Avenue at the west end of Midtown, as viewed from our upper floor office windows, was largely of desperate men and woman going about making their living from prostitution activities, and the concomitant policing that accompanies such activity. We watched it all! When we bought our property as my offices in 1994, we would have never envisioned that there would come a time when we could consider converting our commercial property back into a residential home for us or another family to live in. Family living was for someplace else; far away from the rough and tumble of Midtown.

But, in 2014, my wife and I felt that the changes to Midtown brought about by the current General Plan and Zoning Codes long-range planning efforts of Midtown residents like Ms. Jacques and William Burg, working with visionary civil and political leadership, such as that of then Council Member and now Planning Commission member, Joe Yee, made Midtown a place where we were comfortable not just as a place to work but also but also as a place to live. So, we converted our building from commercial back to its original status as a residence, and moved in to live in 2015. We now live where we would have never considered living before – in the midst of a vibrant mixed use residential and commercial area. While the Yamanee project proposal is slated for the east side of Midtown, the idea that such a 15 story high-rise building could be developed under the General Plan and Zoning Codes inside any perimeter of Midtown was unfathomable to us when we made our decision in 2014 to live in Midtown. The idea that the long range plans and codes could be up-zoned to such heights would have certainly caused us to reconsider the decision to convert and remodel our 100 plus year old building back into a two-story house.

I quote Karen Jacques in her letter to the Planning Commission in opposition to the project: "Yamanee would be a wonderful project if it were located in the CBD, Rail Yards or River District. If located in Midtown, or any part the Central City outside the CBD, the damage it could cause far exceeds any benefits it might offer. Please respect the General Plan and Zoning Code and the extensive public input that went into developing them. Please deny the Yamanee project and direct the applicant to develop a project that is in conformance with the General Plan and Zoning Code."

In summary, we respectfully urge you to uphold the third party appeal in opposition to the Yammanee project as consistent with the 2035 General Plan and current Zoning Codes which have and are transforming Midtown into a desirable mixed use area without resort to up-zoned and out-of-proportion 15-story high-rise buildings.

Thank you for your kind consideration.

Sincerely,

Thomas L. Plumb
Maria Reyes
1715 Capitol Avenue
Sacramento, CA 95811
Midtown residents and business owners

Name: Susan Larson

Email Address: mixedbagsac@gmail.com

What do you think about the proposed Yamanee Project?: The Appeal of this proposal should be granted. The height and scale of the project is completely contrary to the General Plan. Height & scale restrictions are included in the Plan to protect the surrounding residential and commercial activities from harm. This building will dwarf everything around it. In addition, the off-street parking provided on-sight is completely inadequate to meet the needs of the residents and visitors to this building. I have operated a retail store in this area for 35 years. Parking is already a very real problem in this area! For the past several years, the City has been approving projects with little or no off-street parking, resulting in a great deal of harm. The Yamanee Project belongs in Downtown, NOT in Midtown.

Name: Wendy Wolfe

Email Address: L2Wolfe@yahoo.com

What do you think about the proposed Yamanee Project?: I am opposed to the proposed Yamanee project because I believe it will significantly change the character of the neighborhood where I spend a lot of my free time shopping, exercising, attending church, going out to dinner and visiting friends who live near the project. I often walk from one location to another enjoying my community activities such as those held in the park at Sutter's Fort. Construction of the project will not only changes the look of the neighborhood (the design is not a beautiful match with Sutter's Fort) but also increase the density of the area making it more difficult to drive and park.

I am also against the project because it will encourage land speculation making it more difficult for average people to move to the area after land prices have increased to the point that only developers are able to afford to purchase property in the area. Our neighborhood will disappear and our sense of community will weaken.

Location: District 4: Steve Hansen

Name: Colleen Whalen

Email Address: cmwhalen2001@yahoo.com

What do you think about the proposed Yamanee Project?: It is in violation of existing ordiances for land use in the neighborhood it is proposed to be built in. I am very upset that a high rise luxury, high end housing will be built with not even ONE unit dedicated to tax credit, affordable housing. I am a 22 year resident of Midtown and am facing homelessness because I received a $200 rent increase in the last 5 years. I live in a 50 year old apt bldg with no amenities but the rent has gone sky high. My current rent takes up 70% of my monthly income. ALthough for several years I have been on every waiting list that exists for HUD Section 8 and tax credit affordable housing, it will still take several more years before my name moves up the list. Yamanee is the nail in the coffin for the "Manhattinization of Midtown". The real estate developer cares nothing for our community and this project is solely based on earning massive financial profits at the expense of our community.

If this project is approved, the City Council should insist that no less than 40% of units be dedicated to tax credit affordable housing - with an emphasis on seniors and families with children.

The scale of the bldg does not fit with the neighborhood - a 15 story high rise is more appropriate for downtown where skyscrapers are located NOT in Midtown which is an area that only has 4-5 story bldgs.

I have little faith in the City Council since in the past they tend to favor rich real estate developers at the expense of their constituents. I live in Steve Hanson's district and he basically ran unoposed by an apponent who did not campaign but still earned 25% of the vote.

If Steve Hansen reads this - please remember your constituents have a LONG memory and will not view you positively when you run for election in 2 years if you continue to support this completely inappropriate project for our neighborhood.

Location: District 4: Steve Hansen

Name: Andrew McLeod

Email Address: coopgus@gmail.com

What do you think about the proposed Yamanee Project?: The city's #1 mission right now should be changing the state of downtown (ideally while moving away from the current paradigm of letting developers get away with everything as long as they say they will build something). We have a serious large-scale blight problem, and the city seems content to let it happen, even within sight of City Hall.

Allowing Yamanee will be a huge step away from any chance we have to fill these downtown gaps while the arena is still new and people are deciding whether they want to make an evening on the town out of their game/concert, or whether they want to just fight their way back onto the freeway as quickly as possible.

I made a little interactive map at http://s.coop/1xzm3

Location: District 6: Eric Guerra

Name: Cheryl Russo

Email Address: cherylrusso1963@gmail.com

What do you think about the proposed Yamanee Project?: I believe the proposed project needs to be rejected due to the discrepancy between the Yamanee building height and the other structures in the neighborhood. This sets a precedent for future structures exceeding the height limit to be built forever changing the charm of midtown.

Location: District 4: Steve Hansen

Name: charles anderson

Email Address: alieninsac@yahoo.com

What do you think about the proposed Yamanee Project?: I live on 27th and G street, and oppose this project because of the height.

Location: District 4: Steve Hansen