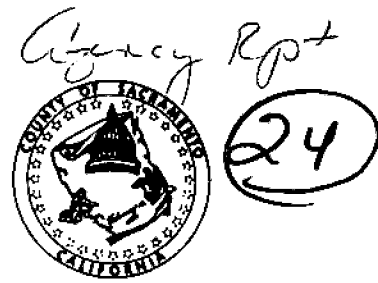




**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



November 5, 1984

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

Redevelopment Agency of  
the City of Sacramento  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
NOV 14 1984

Honorable Members in Session <sup>NOV 20 1984</sup>

**SUBJECT:** Request for a Determination Concerning Variation from the Alkali Flat Redevelopment Plan for 520-522 Tenth Street

SUMMARY

This staff report concerns a request that the Agency make a determination to permit variation from the Alkali Flat Redevelopment Plan amended on July 17, 1984, to permit a higher density residential project on an individual parcel than would be allowed under the Plan as approved.

BACKGROUND

The Alkali Flat Redevelopment Plan was amended on July 17, 1984. Following a 30-day appeal period, the Plan became effective on August 17, 1984. As a part of the Plan Amendment, land uses were amended in the Project Area. Residential land uses were changed from an R-4A zoning density, which permitted up to 58 units per acre, to an R-3A, which permitted up to 36 units per acre. This zoning change was recommended and approved by the Agency because it would serve to protect the existing residential units and protect the residential character of the Alkali Flat Project Area.

James Barlow is the agent for a property located at 520 to 522 Tenth Street, in the Alkali Flat Project Area. Under the 1984 Plan Amendment, the project is zoned R-3A. Mr. Barlow proposes to secure a \$55,000 HUD Section 312 loan at 9%, to rehabilitate the property to provide housing for tenants of low income (80% of median for 5 years, after which the rent stabilization agreement will no longer be in effect). HUD 312 funds are available as loans for rehabilitation of non-owner occupied properties of five units or more. In September of 1983, the Sacramento Housing and Redevelopment Agency Loan Committee approved a \$45,000 matching CDBG loan at 3% interest and deferred, to facilitate rehabilitation of the property. The \$100,000 of public funds for rehabilitation of the property are to bring property up to

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rehabilitation standards. The owner has committed a minimum of private funds (\$2,710) to the project. The owner has also raised the building, replaced the roof, and paid architectural fees totaling approximately \$25,000; expenses to be refunded to the owner upon funding of the loan.

When the zoning on the site was changed from R-4A to R-3A, the five-unit project would no longer be allowed. Under the R-3A zone, only two units will be permitted on the 40-foot by 80-foot site. If the zoning is changed to an R-4A, four units would be permitted on the site. Agent Barlow states that the project would not be economically feasible without at least four units, because rents will not carry the loan.

The Planning Commission previously granted Barlow a variance for parking for the project. Planning staff supported Commission approval of the variance for two parking spaces for the two existing units. Planning staff recommended against the additional parking variance for the additional units; however, Planning Commission approved the variance for all the parking required.

Section 426 of the Amended Alkali Flat Redevelopment Plan permits minor variances from the Redevelopment under exceptional circumstances. In order to permit a variation from the Plan, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or in unnecessary hardships inconsistent with the general purposes and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area, and
- d. Permitting a variance will not be contrary to the objectives of this Plan or to the General Plan of the City.

Staff feels that the Agency can make the four determinations necessary to permit variation from the Redevelopment Plan for the following reasons:

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- a. The application of the existing R-3A zoning density to this particular property would result in practical difficulties or unnecessary hardships inconsistent with the purposes and intent of this Plan because the developer would not have an economically feasible project, because he would not be able to take advantage of low interest loans available through Federal programs for rehabilitation of such properties;
- b. There are exceptional circumstances or conditions applicable to this property because the developer intended to proceed with the rehabilitation of the property under the R-4A zoning density prior to the rezoning. In addition, the contractor accepted to perform the job was unable to proceed with the work in the time frame that would permit securing the building permits prior to the time that the R-3A zoning density became effective.
- c. Permitting the variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area, because the variation will permit rehabilitation of an historic structure, previously designated as a target acquisition and rehabilitation property, to provide housing units for low and moderate income tenants. The provision of housing in the Project Area, particularly for those of lower income, is consistent with the goals of the Redevelopment Plan and would not be injurious to other properties which have been converted for similar purposes in the immediate vicinity;
- d. Permitting a variation will not be contrary to the objectives of this plan or to the General Plan of the City of Sacramento because an objective of the Redevelopment Plan provides for preservation of structures originally built for residential purposes, and the General Plan provides for flexibility for increased density contingent on site size and project design.

Subject to the Agency making the four findings of determination to permit a variation from the limits and restrictions established by the Redevelopment Plan, the City Council will consider a request to rezone the property from R-3A to R-4A.

## FINANCIAL DATA

There are no financial implications with the approval of this staff report.

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## POLICY IMPLICATIONS

The actions proposed in this staff report are not consistent with previously approved policy concerning zoning densities in the Alkali Flat Redevelopment Project Area. However, the Agency's authority to permit a variation from the limits of the plan is consistent with the Redevelopment Plan approved by the Redevelopment Agency.

## VOTE AND RECOMMENDATION OF THE PROJECT AREA COMMITTEE

It is anticipated that at its meeting of November 14, 1984, the Alkali Flat Redevelopment Project Area Committee will adopt a motion recommending that you take the above mentioned action. In the event they fail to do so, you will be advised prior to your November 20, 1984 meeting.

## VOTE AND RECOMMENDATION OF THE COMMISSION

It is anticipated that at its meeting of November 19, 1984, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above mentioned action. In the event they fail to do so, you will be advised prior to your November 20, 1984 meeting.


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## RECOMMENDATION

The staff recommends approval of the attached resolution making certain determinations to permit a variation from the limits, restrictions and controls established by the Alkali Flat Redevelopment Plan.

Respectfully submitted,

  
ANDREW J. PLESCIA  
Acting Executive Director

AJP/LFW:cmh

TRANSMITTAL TO COUNCIL

*for:*   
WALTER J. SLIPE  
City Manager

Contact person: Thomas V. Lee

# RESOLUTION NO. 84-063

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

November 20, 1984

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

## DETERMINATION CONCERNING VARIATION FROM THE ALKALI FLAT REDEVELOPMENT PLAN

NOV 20 1984

WHEREAS, the Alkali Flat Redevelopment Plan, amended on July 17, 1984, provides for residential uses set forth and described as land use zoning category R-3A in the City's zoning ordinance; and

WHEREAS, pursuant to Section 426 of the Alkali Flat Redevelopment Plan, the Agency is authorized to permit a variance from the limits, restrictions, and controls established in the Plan under exceptional circumstances subject to certain determinations; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. Based on the information provided in the staff report, the Agency finds that with regard to the property located at 520-522 - 10th Street in the Alkali Flat Redevelopment Project Area, rezoning of the property from R-3A to R-4A may be permitted although inconsistent with the Alkali Flat Redevelopment Project Area Redevelopment Plan (the Plan) because:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

- d. Permitting a variation will not be contrary to the objectives of the Plan or of the General Plan of the City.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
ACTING SECRETARY