



10.4  
10.7

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

August 13, 1991

APPROVED  
BY THE CITY COUNCIL

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

SEP 3 1991

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

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

*Appeal Denied*

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

Honorable Members in Session:

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S DECISION IN GRANTING A LOT LINE ADJUSTMENT TO MERGE 4 PARCELS INTO ONE PARCEL TOTALING 0.5+ ACRES IN THE C-2 ZONE FOR PROPERTY LOCATED AT 1930 10TH STREET AND 927 T STREET (NORTHWEST CORNER OF 10TH AND T STREETS) (P91-095)

LOCATION: Northwest corner of 10th and T Streets  
COUNCIL DISTRICT 1

Owner: Wendel Flint, 717 K Street, #512, Sacramento CA 95814  
Applicant: Wendel Flint, 717 K Street, #512, Sacramento CA 95814

SUMMARY

The request is to merge four vacant parcels consisting of 0.5+ acres into one lot for the purpose of constructing a two story office building containing 24,000 sq. feet in the C-2 zone. The Planning Commission approved this merger. This action was subsequently appealed. The Commission and Planning staff recommend denial of the appeal.

VOTE OF THE PLANNING COMMISSION

On June 13, 1991, the Planning Commission voted seven ayes and two absent, to approve the request.

STAFF RECOMMENDATION

The Planning Commission and the Planning Staff recommend the City Council deny the appeal.

P91-095

CONTINUED  
FROM 8-13-91  
TO 8-27-91

CONTINUED  
FROM 8-27-91  
TO 9-3-91

## **BACKGROUND**

The subject site consists of four parcels in the General Commercial (C-2) zone. The General Plan and Central City Community Plan designate the site as General Commercial. The surrounding land uses consist of single and multi-family residential and commercial.

The request is for a lot line adjustment to merge four vacant parcels into one lot in order to construct a future two-story office building. Preliminary plans for this office building have reviewed by the Design Review Board and the Southside Park Neighborhood Association. The Board had concerns that the building design is too massive and is not compatible with surrounding uses.

The draft Central City Housing Strategy report recommends that this property, along with other properties along the west side of 10th Street from S to W Streets, be rezoned to R-1B with a commercial overlay. The reason is to encourage development of more housing. However, this recommendation along with many others in the report must undergo substantial public review and is not City policy at this time. The subject site is currently zoned C-2 and is designated for commercial uses in the General Plan and Central City Community Plan. An office use is allowed in the C-2 zone. The Commission therefore, approved the requested lot merger.

Several residents of the neighborhood appeared at the hearing in opposition to the lot line adjustment. Subsequently, the lot merger action was appealed by the Southside Park Neighborhood Association and the Sacramento Old City Association. The appellants cite that the approval is inconsistent with the goal of the Central City Community Plan to encourage the conservation and rehabilitation of sound housing stock and historically significant structures.(See attached appeal document)

According to the State Subdivision Map Act, Section 66412(d) "A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to local zoning and building ordinances. The Planning Commission has determined that the parcel created from the lot merger of four parcels into one conforms to the Zoning Ordinance.

## **FINANCIAL CONSIDERATION**

None.

## **POLICY CONSIDERATIONS**

The proposed lot line adjustment is consistent with the General Plan, the Central City Community Plan and the Subdivision Ordinance.

**MBE/WBE EFFORTS**

None.

Respectfully submitted,

  
\_\_\_\_\_  
ART GEE  
Acting Planning Director

Approved:

  
\_\_\_\_\_  
ROBERT THOMAS  
Acting Director of Planning and  
Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

August 13, 1991  
District No. 1

CONTACT PERSON:  
Will Weitman, Principal Planner  
(916) 449-5604

RT:WW:pc  
P91-095.CC

Attachments

**APPEAL OF GEORGE BRAMSON and DAN FLYNN vs.  
CITY OF SACRAMENTO PLANNING COMMISSION'S  
APPROVAL OF A LOT LINE ADJUSTMENT TO MERGE  
FOUR VACANT PARCELS CONSISTING OF .5 ACRES  
INTO ONE PARCEL IN THE GENERAL COMMERCIAL  
(C-2) ZONE (P91-095)**

Notice of Decision  
and  
Findings of Fact

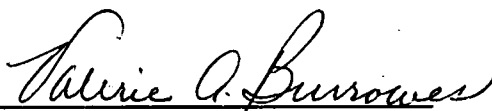
On SEP 03 1991, the City Council heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the City Council indicated its intent to deny the appeal based upon findings of fact which follow:

**Findings of Fact - Lot Line Adjustment**

1. The parcel created from the lot line adjustment conforms to the City Zoning Ordinance.
2. The proposal is consistent with the Central City Community Plan which designates the site for General Commercial uses.

  
MAYOR

ATTEST:

  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

SEP 3 1991

OFFICE OF THE  
CITY CLERK



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" STREET, SACRAMENTO, CA 95814

PLANNING  
ROOM 200 449-5604

APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

DATE: 24 June 1991

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning  
Commission on 13 June 1991 (hearing date), project # P 91-095,

when:

Special Permit For \_\_\_\_\_

Variance For \_\_\_\_\_

"R" Review For \_\_\_\_\_

OTHER Lot line adjustment For Parcels 009-0072-009 thru 012

was:  Granted /  Denied by the City Planning Commission

GROUNDS FOR APPEAL: (explain in detail)

SEE ATTACHMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY LOCATION: Northwest corner of 10th and T Streets

APPELLANT: \_\_\_\_\_ (print) PHONE # \_\_\_\_\_

ADDRESS: } SEE ATTACHMENT

APPELLANT'S SIGNATURE: \_\_\_\_\_

THIS BOX FOR OFFICE USE ONLY

Filing Fee:	_____	by Applicant: \$105.00	<u>\$ w.o.</u>	by 3rd Party \$ 60.00
Received By:	<u>Doug Holman</u>	Date:	<u>6/24/91 2:35</u>	
Distribute Copies To:	MVD	AG	NW	SG
	RT (original & receipt)			
P#	<u>91-095</u>	Forwarded to City Clerk On:	_____	

(6)

**ATTACHMENT**

1. Appellant respectfully requests reconsideration of the Planning Commission's approval of the lot line adjustment for project # P91-095. Appellant believes that the approval is inconsistent with the goal of the Central City Community Plan to encourage the conservation and rehabilitation of sound housing stock and historically-signifant structures. Appellant presents argument that lot-line adjustments should not be approved automatically without regard to the intended use of the merged parcels and the resultant adverse impact on the neighborhood, as well as the project's inconsistency with previously adopted Design Review Board, Planning Commission and City Council policies intended to encourage the conservation and rehabilitation of sound housing stock and historically-significant structures.

2. Appellant questions whether the Subdivision Map Act, which was cited by the City Attorney as requiring the Planning Commission to approve the lot-line merger, is applicable to this case. We believe that the Act was intended to apply to subdivisions on raw, undeveloped land, and question whether it is applicable to an intensely-developed central city area.

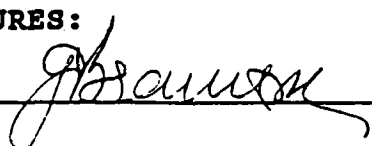
3. Appellant questions the wisdom of current city policy to allow lot-line adjustments to be approved routinely by the Planning Commission, without considering the adverse impacts of lot-line adjustments on residential areas. Appellant requests that the City Council consider an emergency ordinance that would amend the zoning ordinance to allow the Planning Commission to consider the impacts of lot line adjustments on nearby residential areas.

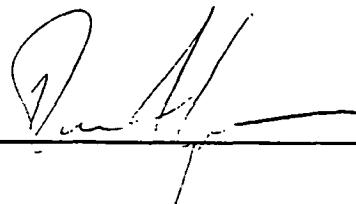
**APPELLANTS:**

George Bramson  
Southside Park Ngbhd. Assn.  
521 T Street #D  
Sacramento CA 95814  
444-9238

Dan Flynn  
Vice Pres./Plng. Chair  
Sac. Old City Assn.  
P.O. Box 1022  
Sacramento CA 95812  
441-0275

**APPELLANTS' SIGNATURES:**

  
\_\_\_\_\_

  
\_\_\_\_\_





**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT:</b> <u>Wendel Robert Flint, 717 K Street Mall, #512, Sacramento, CA 95814</u>			
<b>OWNER:</b> <u>R.F. Stover, Bert Giannelli, Wendel Flint, 717 K Street Mall, #512, Sacto, CA 95814</u>			
<b>PLANS BY:</b> <u>Dean E. Unger, AIA, Inc., 700 Alhambra Blvd., Sacramento, CA 95816</u>			
<b>FILING DATE:</b>	<u>March 24, 1991</u>	<b>ENVIR. DET.:</b>	<u>Exempt (15305 (A))</u>
<b>REPORT BY:</b> <u>DIH</u>			
<b>ASSESSOR'S PCL. NO.</b> <u>009-0072-009, 010, 011, 012</u>			

**APPLICATION:** Lot Line Adjustment to merge four vacant parcels consisting of .5 acres into one parcel in the General Commercial (C-2) zone.

**LOCATION:** 1930 10th Street and 927 T Street (N.W. corner of 10th and T Streets).

**PROPOSAL:** The applicant is proposing to merge four vacant parcels consisting of .5 acres into one parcel for the purpose of constructing a two story office building containing approximately 24,000 sq. ft. in the General Commercial (C-2) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial and Offices
Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Single family residential, commercial; C-2
South:	Commercial and multi family residential; C-2, R1-B
East:	Multi family residential; R3-A
West:	Single family residential and apartments; C-2

Property Dimensions:	110'x80'x50'x80'x160'x160'
Property Area:	.5 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

The subject site consists of four lots totaling 0.5 ± acres in the General Commercial (C-2) zone. The General Plan and Central City Community Plan designate the site as General Commercial. The surrounding land use consists of single and multi family residential units, general commercial and a child care facility. The zoning for the area is General Commercial (C-2).

The applicant is seeking a lot line adjustment to merge four vacant parcels into one parcel. The applicant has made it known that he proposes to construct an office building on the site in the future. Preliminary plans for the proposed office have been shown to the Design Review Board and to the Southside Park Neighborhood Association. The Design

Review Board and the Southside Park Neighborhood Association have concerns regarding the design of the building.

The draft Central City Housing Strategy has policies and recommendations which would affect the design and use of the proposed building. The Central City Housing Strategy Draft Report has recommended that this property, along with other properties along the west side of 10th Street from S to W Streets, be rezoned to R-1B with a commercial overlay. The reason is to encourage the development of more housing, discourage new, more intensive commercial development and allow for current neighborhood-serving commercial and office uses to remain.

Although the proposed office building use is not consistent with the draft housing strategy report, the subject site is currently zoned C-2 and is designated for commercial uses by both the General Plan and the Central City Community Plan. An office building is a permitted use in this zone. Therefore, only the Lot Line Adjustment entitlement may be considered at time. The Southside Park Neighborhood Association is in opposition to the proposed lot line adjustment because it would then allow the applicant to seek a building permit for a future office structure which they do not want to have located at this site (Exhibit C).

Planning staff notes that any building proposed for the subject site will require the review and approval of the Design Review Board prior to issuance of building permits. The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development and Transportation Engineering Divisions. The following comments were received:

**Engineering Development:**

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

**ENVIRONMENTAL DETERMINATION:** This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).

**RECOMMENDATION:** Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE A THE NORTH ONE-HALF OF LOTS 5 AND 6, THE NORTH 40 FEET OF THE SOUTH 1/2 OF LOT 5, THE EAST 30 FEET OF THE SOUTH HALF OF LOT 6, AND THE SOUTH ONE-QUARTER OF LOT 5 IN THE BLOCK BOUNDED BY S AND T, 9TH AND 10TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY.  
(APN 009-0072-09, 10, 11, AND 12)  
(P91-095)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot merger for property located at 1930 10th Street and 927 T Street; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the Central City Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:  
that the lot line adjustment for property located at 1930 10th Street and 927 T Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the

U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

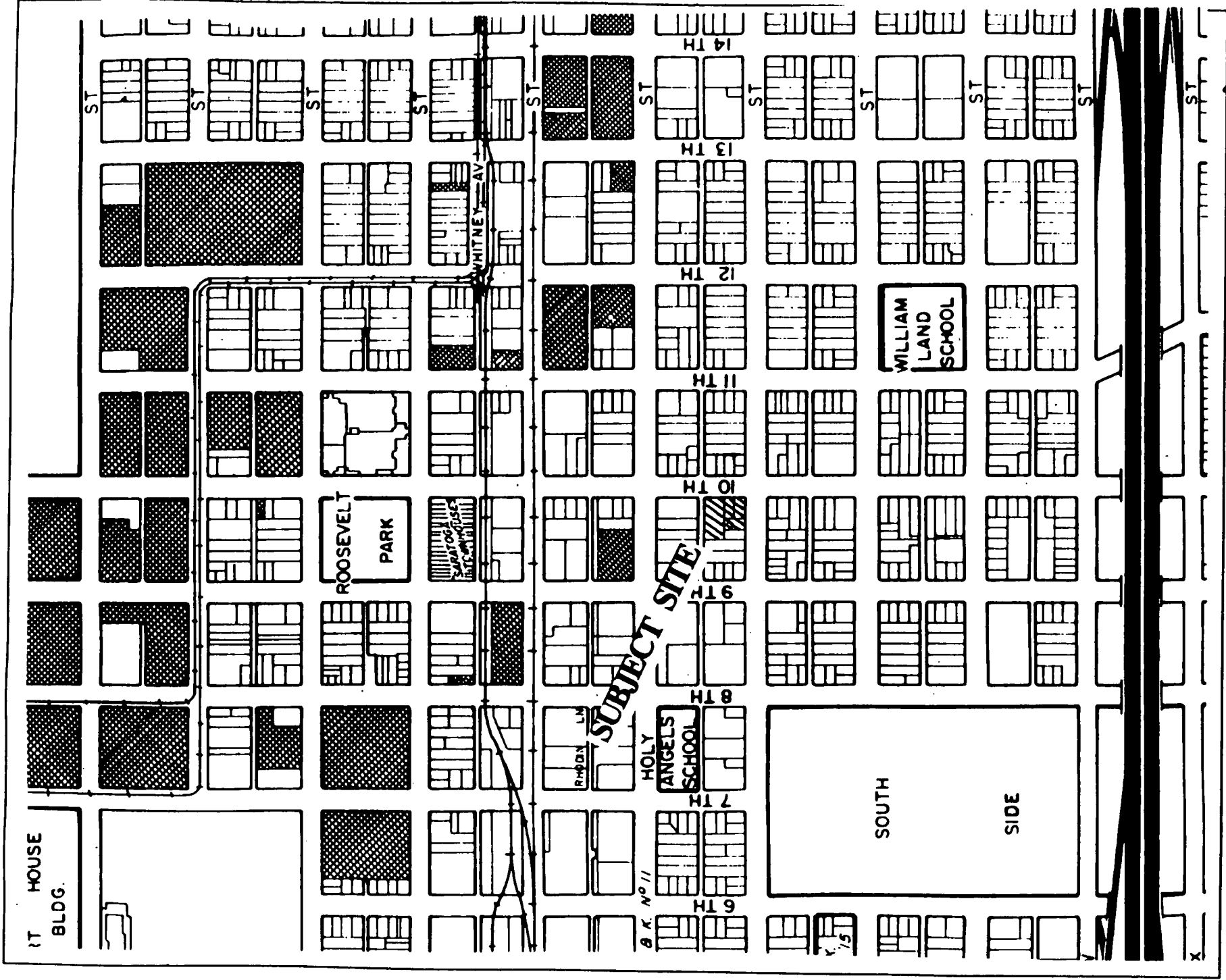
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CHAIRPERSON

ATTEST:

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SECRETARY TO THE CITY PLANNING COMMISSION



IT HOUSE  
BLDG.

ROOSEVELT  
PARK

SARATOGA  
HOUSE

WHITNEY AV.

RIMBY LN.

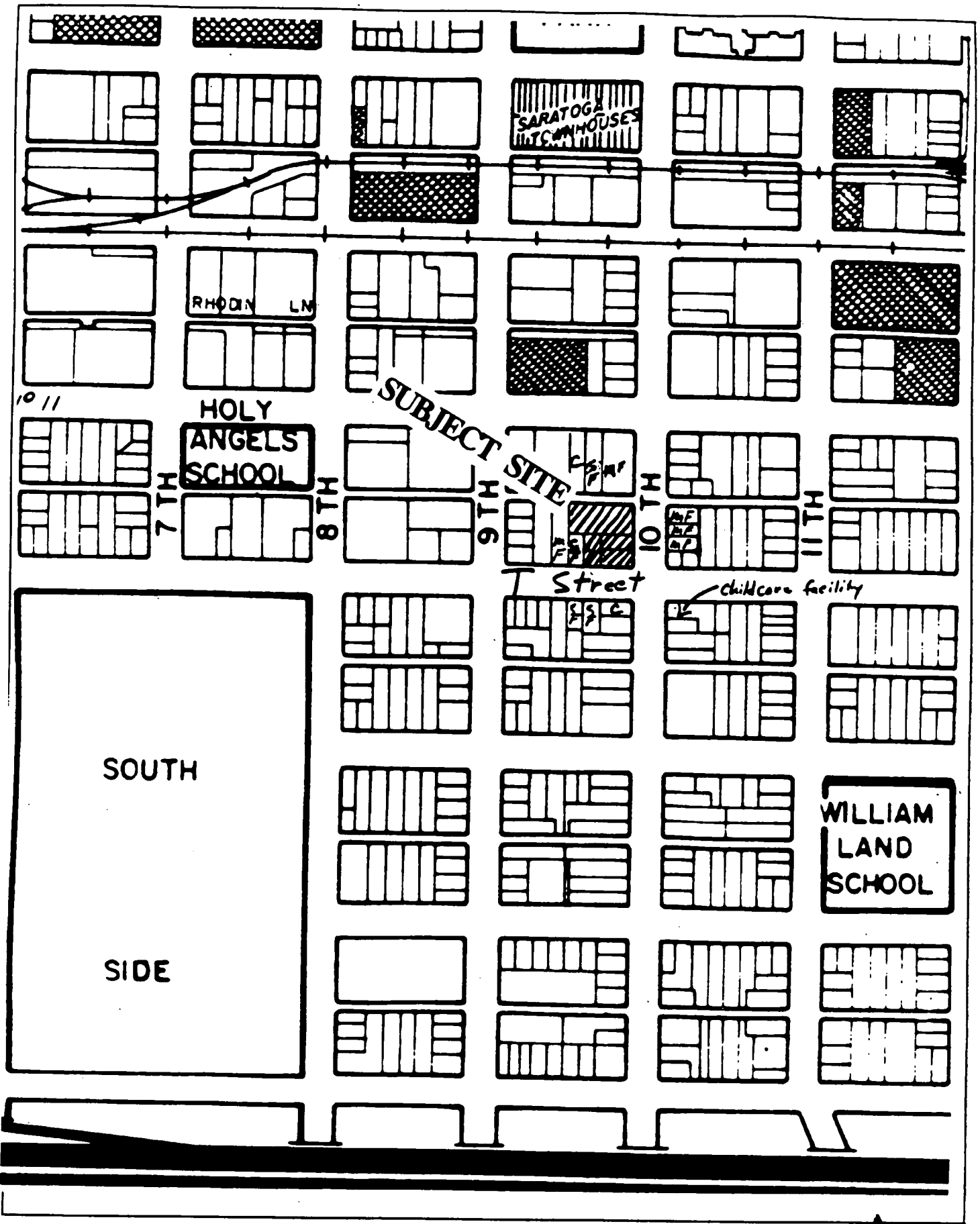
**SUBJECT SITE**

HOLY  
ANGELS  
SCHOOL

SOUTH

SIDE

**VICINITY MAP**



**LAND USE & ZONING MAP**



EXISTING LEGAL DESCRIPTION

The North one-half of Lots 5 and 6 in the block bounded by "S" and "T", Ninth and Tenth Streets of the City of Sacramento, according to the official map or plan of said City.

Assessor's Parcel Number 009-0072-009-0000

and

PARCEL ONE:

The North 40 feet of the South 1/2 of Lot 5 in the block bounded by S and T, 9th and 10th Streets of the City of Sacramento, according to the Official Map or Plan of said City.

PARCEL TWO:

The East 30 feet of the South half of Lot 6 in the block bounded by S and T, 9th and 10th Streets of the City of Sacramento, according to the Official Map or Plan of said City.

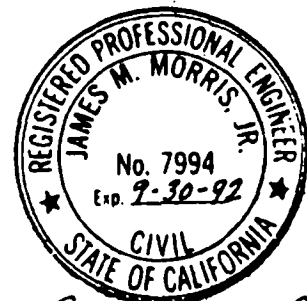
PARCEL THREE:

The South one-quarter of Lot 5 in the block bounded by and between S and T, 9th and 10 Streets, in the City of Sacramento, according to the Official Map or Plan of said City.

APN 009-0072-010, 011 and 012

LEGAL DESCRIPTION OF LOT TO BE CREATED

Lot 5, the north 1/2 of lot 6, the east 30 feet of the south 1/2 of lot 6, in the block bounded by "S" and "T", and Ninth and Tenth Streets in the City of Sacramento.



*James M. Morris, Jr.*

Southside Park Neighborhood Association  
915 L Street, Suite 130  
Sacramento CA 95814

MAY 20 1991

RECEIVED

11 March 1991

Chair  
Sacramento City Planning Commission  
1231 I Street, Suite 200  
Sacramento CA 95814

Chair  
Sacramento Design Review Board  
1231 I Street, Suite 200  
Sacramento CA 95814

Subj: Application for Entitlements at  
Northwest Corner of 10th and T Streets  
(Parcel Nos: 009-0072-009 through 012)

During the regular monthly meeting of the Southside Park Neighborhood Association (SPNA) held Thursday, 5 February 1991, consideration was given to subject request for entitlements as they are currently understood by us, based on the preliminary plans submitted to you by the developer, G.F.S. (address unknown). Following discussion, our membership unanimously approved a motion opposing the project as currently proposed, and directed the submittal of this letter notifying your bodies of our intention to oppose, by whatever means at our disposal, any action that would facilitate the approval of this ill-conceived proposal.

SPNA's reasons for taking this action are outlined as follows:

Over the past two years or so, considerable public attention has been focused on the need for more housing in the downtown area. As recently as January 9th, as the culmination of a series of special meetings on this issue, the City Council unanimously affirmed its commitment to encouraging housing downtown, and to the preservation of existing residential neighborhoods and values. Moreover, the Sacramento Housing and Redevelopment Agency (SHRA), in attempting to formulate an approach which would be supportive of housing in the downtown area, engaged Mundie and Associates of San Francisco, which was charged with the task of developing a pro-housing strategy for downtown Sacramento and conducting a series of workshops intended to implement the strategy through broadened public awareness and support of preservation of existing neighborhoods. Among the points stressed by the consultants were:



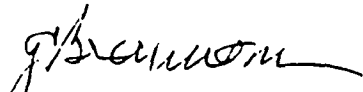
a. A commercial project of the type envisioned by the developer is inherently and invariably destructive to the neighborhood upon which it is visited, specifically in terms of property values of the immediate adjacent residential structures, and also to the human and other intangible values vital to the preservation of a neighborhood. In addition, a project of this nature would contribute negatively to the current downtown jobs/housing imbalance, as well as the traffic/noise/air pollution problem already presenting difficulties to those living along the 9th and 10th Street one-way arterials.

b. Further, the consultant presented a series of slides showing the destructive effect on Sacramento's downtown neighborhoods attributable to the thoughtless intrusion of stucco and glass commercial projects similar to the one in question (which is designed with apparent total disregard for the neighborhood architectural style and feel.) It defies credulity that a developer with any degree of awareness of the lively discussion and support engendered by the SHRA consultant's presentations, let alone a serious concern for the neighborhood affected, could have submitted an application so blatantly contrary to the substance of the points emphasized. One can hardly conceive of a worse example of "what not to do in the wrong location".

Lest SPNA's opposition to the developer's application be subject to misinterpretation, it should be pointed out that the neighborhood would welcome a project on the 10th and T site which is consistent with the City Council and SHRA positions, and fits the Mundie and Associates recommendations for achieving those ends, e.g. strengthening (rather than further destruction of) a fragile neighborhood worthy of preservation by means of mixed-use infill projects stressing ground floor commercial coupled with medium-to-high-density residential on the upper floors.

In summary, the SPNA stands firm in its opposition to the subject application as currently proposed, ~~and also opposes approval of any lot line adjustments necessary to facilitate the project.~~

Sincerely,



George Bramson (444-9238)  
SPNA

cc: Michael Davis, Director of Planning and Development  
Marty van Duyn, Director of Planning

Randolph hum / Dick Hedmq  
John Warner / SHRA  
Dale Crowdall - Bear / SPNA  
Wendell Flint / G.F.S.  
Doug Holman

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAY 22 1991

RECEIVED

2710 Gateway Oaks Drive  
Suite 300 South  
Sacramento, CA 95833-3505  
(916) 925-6620  
Fax # 925-1127

May 21, 1991



VIA FACSIMILE TRANSMISSION

Doug Holman  
Planning Department  
City of Sacramento  
1231 I Street, Room 200  
Sacramento, CA 95814-2987

**Re: Lot Line Merger Application  
P91-095  
Northwest Corner of 10th and T Streets**

Archie Hefner  
(1922-1988)

Theodore M. Marois, Jr.  
James M. Woodside  
John D. Bessey  
Kenneth R. Stone  
Timothy D. Taron  
William M. Gallagher  
Robert S. Willett  
Todd A. Murray  
Timothy M. Cronan  
Joel S. Levy  
Christina J. Savage  
Dennis L. Viglione  
Robert P. Biegler  
Ronald H. Sargis  
Martin B. Steiner  
Kevin F. Schoneman  
Lisa Wible Wright  
Janice L. Thurston  
Jack T. Holland  
John W. Feist  
C. Lee Humes  
Steven R. Crooks  
Delbert W. Orros  
Ralph T. Ferguson  
Helga A. White  
Bret R. Rossi  
Stephen S. Talt  
Jeffrey H. Graybill  
Howard S. Nevins  
Daniel W. Smith  
Douglas R. Thorn  
Kirk E. Giberson  
Michael J. Cook  
Edward E. Jaszewski  
Marla J. Winterberger  
Marshall K. Jaquish  
Julie B. Gustavson  
John M. O'Donnell  
Christopher R. Cosca  
Beverly M. Tobey  
Kathryn M. Kohlman  
Christopher R. Carlson  
Robert A. Zeman  
Stephen J. Foondos

Of Counsel  
Robert N. Stark  
Robert W. Bell  
Judy Campos McKeehan

Dear Doug:

As a follow-up to our telephone conversation yesterday:

1. The applicant fully intends to comply with all Zoning Code requirements and develop an office building without need for any type of variance, special permit or other discretionary entitlement other than a lot line merger and Design Review Board approval.
2. Pursuant to the advice of Planning staff, the applicant submitted a preliminary site plan and elevations to the Design Review Board several months ago. A staff report, dated April 3, 1991, was prepared in response to the preliminary submittal. The Design Review Board considered this project at two hearings in the Spring of 1991 but did not take final action. The Board instructed the applicant to obtain a lot line adjustment to merge the two parcels after which the application will be eligible for final design review by the Board. Accordingly, the pending application was filed which you are now processing.
3. The applicant understands also that certain changes in the now proposed building may be required by the Design Review Board. However, the Design Review Board has not suggested deviating from City Zoning Code requirements and, as stated above, the applicant has no desire to deviate from currently adopted Code requirements.
4. The applicant also recently met with Marty Van Duyn to better understand and resolve design concerns. Discussion is ongoing with respect to a possible reduction



Doug Holman  
May 21, 1991  
Page 2 ...

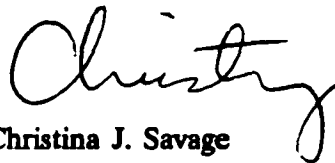
in parking for aesthetic purposes. Parking will, in any event, fall within the City minimum and maximum parking requirements.

\* \* \*

Should you have any further questions, please call me. I would greatly appreciate a telephone call when the Planning Commission hearing date is definitely scheduled on either June 13 or June 27.

Very truly yours,

HEFNER, STARK & MAROIS

By   
Christina J. Savage

CJS:mms

cc: Wendel Flint

MARK WHISLER, President  
KAY KNEPPRATH, Vice President, Planning  
LINDA WHITNEY, Vice President, Administration  
DAN FLYNN, Secretary  
BRUCE POMER, Treasurer  
ROGER LATHE, Preservation Chair  
SUSAN WYCKOFF, Newsletter Editor  
MARK FLEMING, Newsletter Distribution  
MARY PRUDHOMME, Membership Chair



SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, CA 95812

ANTHONY PRUDHOMME, Development Director  
PEGGY BOHL, Public Relations and Home Tour Chair  
DENNIS NEUFELD, Planning Chair  
MARK RUSCONI, Architectural Chair  
KATHRYN TOBIAS, Legal Chair  
JOHN KERSS, Volunteer Coordinator  
ROBBIN WARE, Arts Chair  
TOM WINTER, Member-at-Large  
STEVE SANDERS, Past President

June 10, 1991

P91-095  
# 27

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

Dear Commissioners:

The Sacramento Old City Association is concerned that the Planning Commission has approved lot-line adjustments in a routine manner and without adequate consideration of how the scale of the resulting project affects adjacent areas.

For example, a developer of an office building proposal at 10th and T Streets is requesting a merge of four lots to make one large lot. Approval of this merger would result in an office building that is out-of-scale with the Southside Neighborhood.

We understand that lot-line adjustments of this sort are approved by the Planning Commission as a routine matter. We request that the commission establish guidelines for lot-line adjustments so that this type of request is handled by the commission in a careful and deliberative manner. This issue is important, not only for the 10th and T proposal, but for future proposals as well.

Sincerely,

DAN FLYNN  
Vice-President/Planning Chair

cc: Southside Neighborhood Association

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

JUN 10 1991

RECEIVED

20

10.4

**GFS DEVELOPMENT**  
1721 2ND STREET, SACRAMENTO, CA 95814  
(916) 442-9111

August 23, 1991

Ms. Valerie Burrowes  
City Clerk  
City of Sacramento  
915 I Street  
Sacramento CA 95814

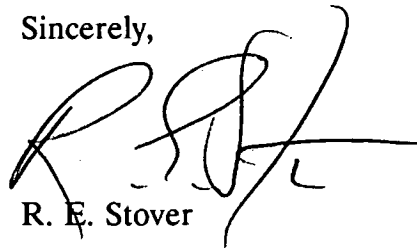
Re: Tenth & T Property, Appeal of Planning Commission Decision

Dear Ms. Burrowes:

Enclosed are petitions containing 31 signatures of persons from the immediate neighborhood of the property at Tenth and T Streets. These people support the development of an office building at that location.

Please include these in the packages to be presented to councilmembers.

Sincerely,



R. E. Stover

Enclosure



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



**COUNCIL AGENDA MATERIAL**  
MTG. DATE 8/27/91 ITEM NO. 10.4  
**FROM: CITY CLERK'S OFFICE**

August 27, 1991

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 10th and "T" Streets Development

**LOCATION AND COUNCIL DISTRICT**

1930 10th Street, District 1

**EVALUATION OF PROPOSED OFFICE DEVELOPMENT**

GFS Development has proposed the development of a three story, 25,000 sq. ft., office building with ground floor retail at the Northwest corner of 10th and "T" streets in the Southside neighborhood (See locational map, EXHIBIT "A").

Agency staff was requested to review the proposal and to determine:

- 1) If housing would be appropriate for that site;
- 2) If so, is it financially feasible and, if not, at what subsidy level would it be; and
- 3) Would it be a project into which the Agency would propose injecting that type of subsidy, given other priorities for Agency funds.

The staff's analysis is presented below:

- 1) Appropriateness of Housing at the Site

From our perspective, there is no question that housing would be appropriate and preferable on that site. Despite the fact that the applicant has done much, from an architectural/design perspective to mitigate the impacts of the office proposal, we

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**FOR THE BOARD**

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view the proposal as a further encroachment of commercial uses into the Southside residential area. Your recently adopted "R" Street policy direction, the adopted Southside Area Preservation Strategy and the proposed Central City Housing Strategy all would corroborate this perspective.

## 2) Financial Feasibility

If housing were to be built there, staff would recommend development of the Moderate Density Residential Prototype that is being prepared in the Central City Housing Strategy (EXHIBIT "B").

Using this residential prototype, staff prepared a conservative development proforma for the site (EXHIBIT "C"). The proforma is for a 30 unit, three story, wood frame apartment building with below grade parking. The unit configuration consists of 7 one bedroom units (750 sq. ft.) and 23 two bedroom units (875 sq. ft.).

The projected development cost for the project is \$3.13 million (\$104,000 per unit).

Projected rents for the project are market rate for the area, \$484 for one bedroom units and \$575 for two bedroom units.

Projected project cash flow would support a first mortgage of \$937,000. With owner equity participation of 10% (\$313,400), total sources for the project would be \$1,250,400. This results in a gap of \$1,883,600 (\$62,788 per unit).

## 3) This Project Vis-A-Vis Agency Priorities

The housing financing plan set forth in the 1989/90 Agency redevelopment bond program set aside \$3.8 million for encouragement of new housing development in Downtown (See EXHIBIT "D").

In a report which accompanies the proposed Downtown Housing Strategy, we are recommending that that be allocated to two projects:

- a) A property acquisition in the "Northeast Neighborhood" (i.e., 17th/18th - "K/L" Streets area).
- b) A demonstration project, via RFP, with the "R" Street corridor as first priority.



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Unless the Council was willing to specify this project in lieu of one of the above, which we do not recommend, we know of no funding source to accomplish it.

There is approximately \$500,000 remaining in the Southside program for acquisition of development sites, however, we are considering several other sites for this fund.

In summary, although we would much prefer to see housing or mixed use development on this site, we believe that substantial subsidies would be required and, given our current priorities, know of no immediate source for these subsidies.

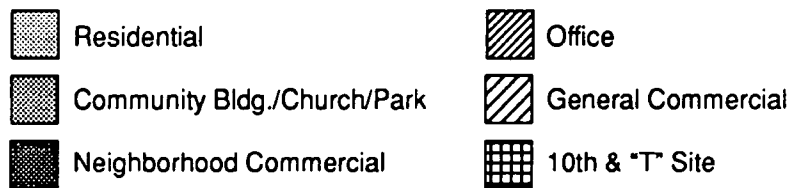
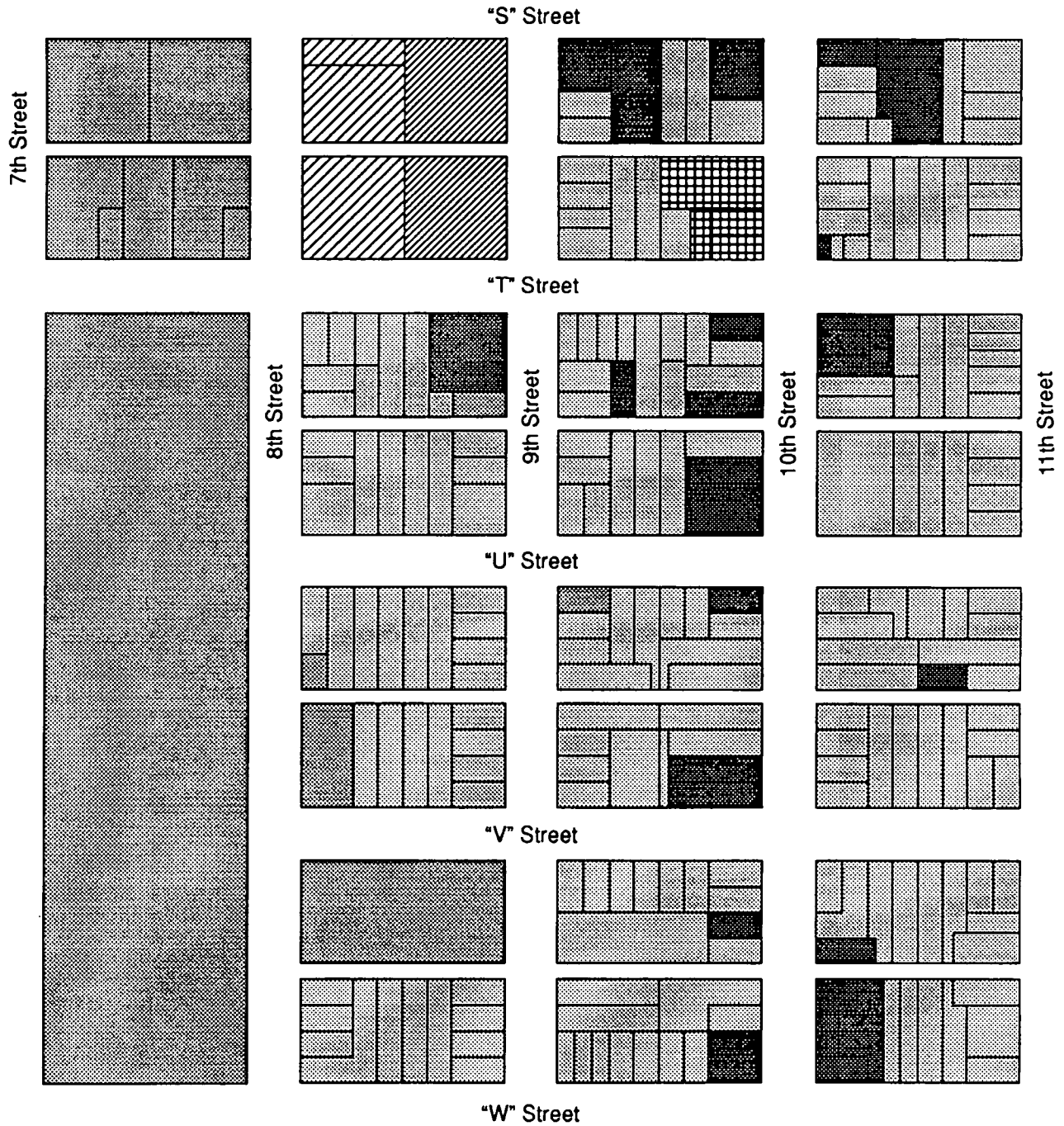
Respectfully submitted,

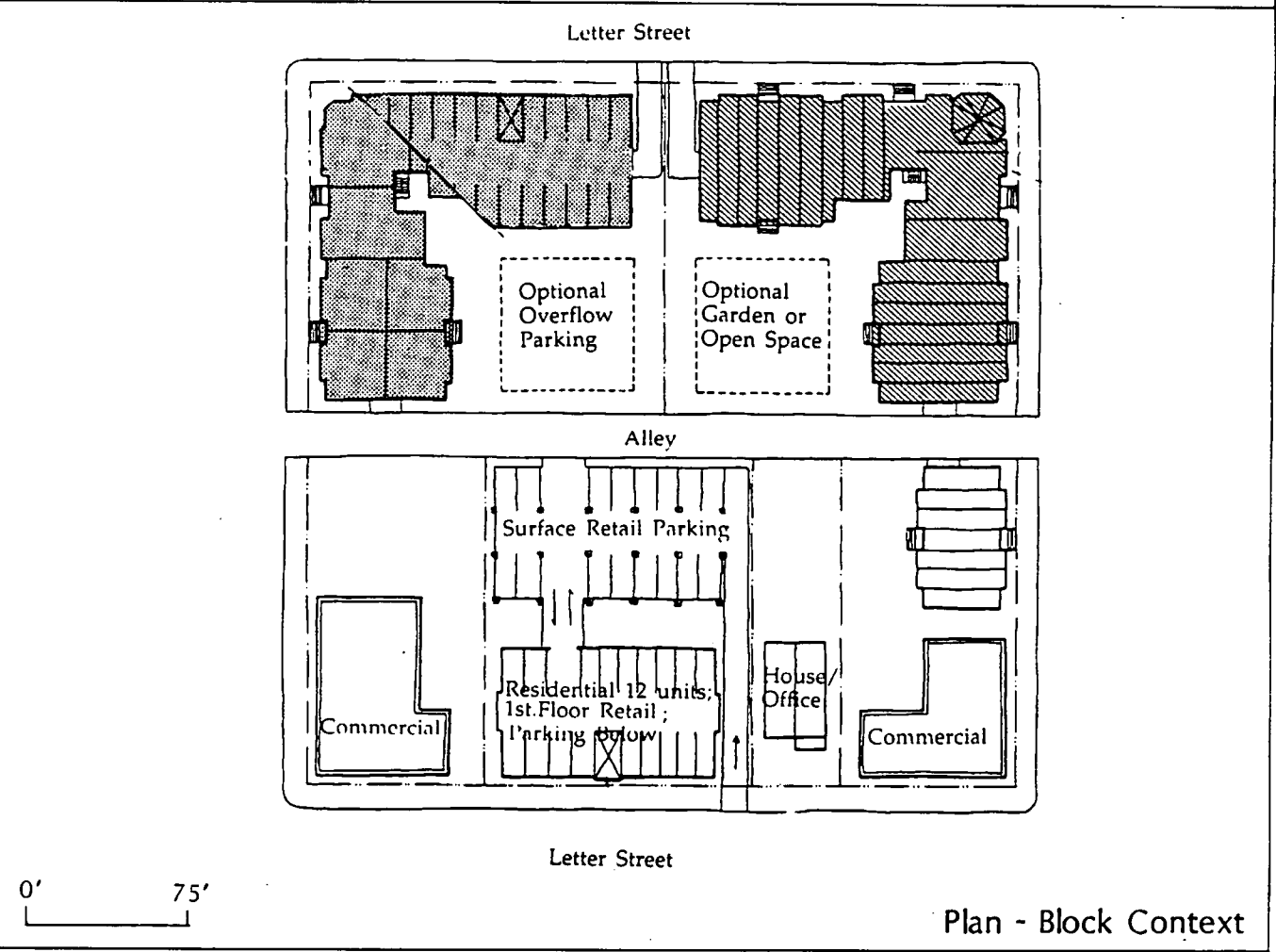
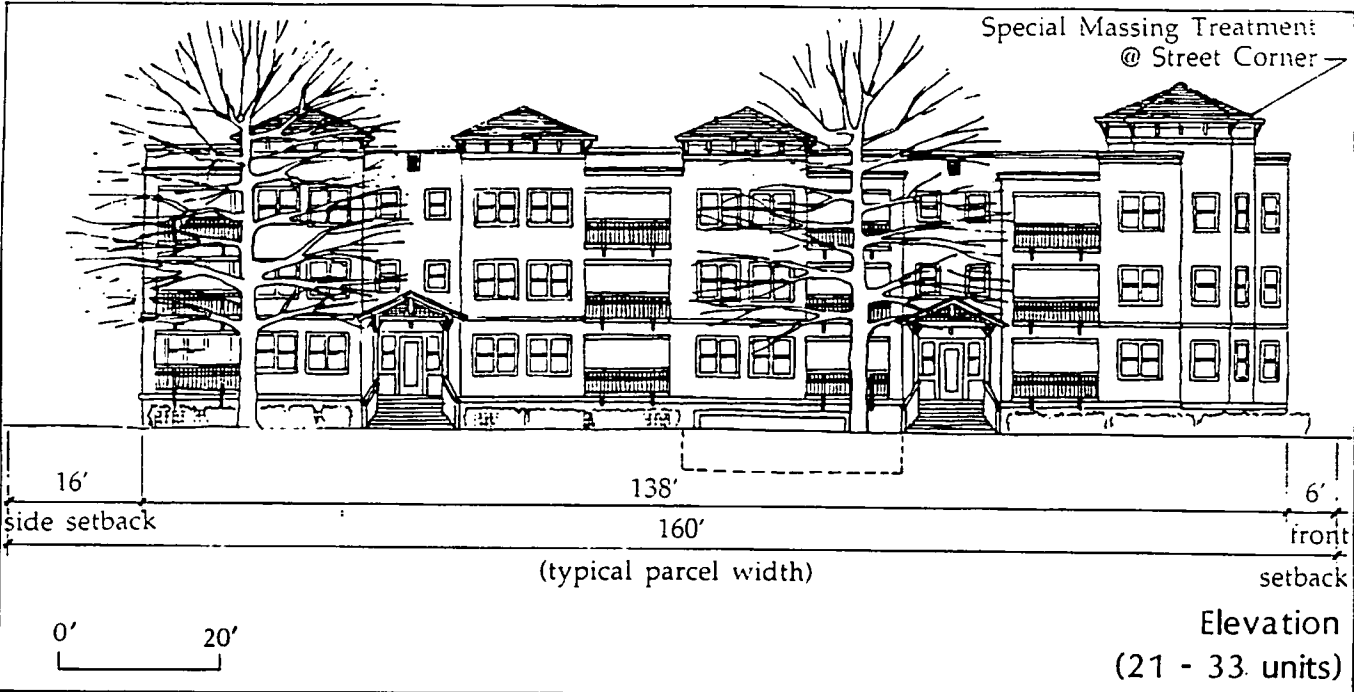
  
JOHN E. MOLLOY  
Executive Director

Attachments

Contact Person: Thomas V. Lee  
440-1357

10th and "T" Site Evaluation  
Neighborhood Land Uses





**MODERATE DENSITY RESIDENTIAL:**  
FOUR PARCEL SUB-OPTION

DEVELOPMENT PRO-FORMA: Market Rate

DATE: 27-Aug-91  
 SPONSOR: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY  
 PROJECT: TENTH AND T STREETS  
 ADDRESS: Northwest corner 10th & T, Sacramento, CA

Number of Units 30  
 Development Square Footage 30,450 (3 stories)  
 Site Square Footage 21,600 (.4959 acres)  
 Parking Spaces 32 minimum  
 Development Parameters  
 60% lot coverage, 10' setback,  
 parking 1/2 level underground  
 R-4 35-unit max with density bonus

ANALYSIS ASSUMPTIONS

Construction Term(Mos.) 12.00  
 Expenses, Rate of Increase 5.00%  
 Income ROI 4.00%  
 Operating Reserve ROI 4.00%  
 Vacancy Rate 3.00%  
 Construction Interest 12.00%  
 Construction Interest (SHRA) 3.00%  
 Permanent Loan Rate 10.00%  
 Permanent Loan Term 30  
 Permanent Loan Points 1.50%  
 Construction Loan Fee 2.00%

UNIT MIX:

Unit Type	# Units	Rent	Monthly Rent	Annual Rent
1 BEDROOM	7	\$485	\$3,395	\$40,740
2 BEDROOM	23	\$575	\$13,225	\$158,700
<b>TOTAL</b>	<b>30</b>		<b>\$16,620</b>	<b>\$199,440</b>

CASH FLOW ANALYSIS

Year:	1	2	3	4	5	6	7	8	9	10	11
Gross Residential Income	\$199,440	\$207,418	\$215,714	\$224,343	\$233,317	\$242,649	\$252,355	\$262,449	\$272,947	\$283,865	\$295,220
Vacancy	(5,983)	(6,223)	(6,471)	(6,730)	(6,999)	(7,279)	(7,571)	(7,873)	(8,188)	(8,516)	(8,857)
Misc. Income	480	\$490	\$499	\$509	\$520	\$530	\$541	\$551	\$562	\$574	\$585
Effective Gross Income	\$193,937	\$201,685	\$209,742	\$218,122	\$226,837	\$235,900	\$245,325	\$255,127	\$265,321	\$275,923	\$286,948
Operating Expenses	(\$75,000)	(78,750)	(82,688)	(86,822)	(91,163)	(95,721)	(100,507)	(105,533)	(110,809)	(116,350)	(122,167)
Operating Reserves	(2,250)	(2,340)	(2,434)	(2,531)	(2,632)	(2,737)	(2,847)	(2,961)	(3,079)	(3,202)	(3,331)
Replacement Reserves	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)	(8,100)
Net Operating Income	\$108,587	\$112,495	\$116,521	\$120,669	\$124,942	\$129,341	\$133,871	\$138,534	\$143,333	\$148,271	\$153,351
Debt Service	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)	(\$98,715)
Net Cash Flow	\$9,872	\$13,779	\$17,806	\$21,954	\$26,226	\$30,626	\$35,156	\$39,819	\$44,618	\$49,556	\$54,636
Distribution to Sponsor											
Debt Coverage Ratio	1.10	1.14	1.18	1.22	1.27	1.31	1.36	1.40	1.45	1.50	1.55

TENTH & T STREETS  
DEVELOPMENT BUDGET

	TOTAL	Remarks
1.SITE ACQUISITION	513,000	@\$24/sf. est.
2.SITE VALUE BEYOND COST	0	
3.OFF-SITE IMPROVEMENTS	30,000	Alley improvements
4.SITE IMPROVE, LANDSCAPE, GARAGE	397,500	Parking half-level below grade
5.UNIT CONSTRUCTION	1,350,000	@\$45/sf
6.CONSTRUCTION FEES		
a.Local Permits	87,050	
b.Architect & Engineering	124,425	7% construction and improvements
c.Survey	3,000	
d.Bond Premium	10,000	
e.Profit & Overhead	139,800	8% construction contract
f.General Requirements	0	
g.Soils Report	2,500	
h.Toxics Assessment	3,500	
SUBTOTAL	370,275	
7.GENERAL DEVELOPMENT COSTS		
a.Construction Loan Fee, 2%	51,627	
b.Construction Interest		
12 mo. 12% \$2,280,728 60% out	\$164,212	
12 mo. 0% \$250,000 100% out		
c.Real Estate Taxes	0	SHRA-owned land
d.Insurance	9,000	
e.Permanent Loan Fee	9,370	
f.Appraisals	6,000	
g.Legal	2,500	
h.Development Consultants/Admin.	35,000	Assumes SHRA involvement and nonprofit owner
i.Title & Escrow	7,500	
j.Relocation	0	
k.Furnishings	0	
l.Marketing	7,500	
m.Vacancy/rent reserve	24,678	3 months debt service
n.Operating Reserve	12,500	2 months operating expense
o.Other Contingency	139,800	8% construction contingency
p.Other Accountant	3,500	
q.Other TCAC Fees	0	
r.Other	0	
SUBTOTAL	473,187	
8.ADMINISTRATIVE EXPENSES	0	
9.SUBTOTAL CONSTRUCTION LOAN	2,583,784	Not including land, rent and operating reserves
10.SYNDICATION COSTS	\$0	
11.DEVELOPER FEE	\$0	
12.TOTAL DEVELOPMENT COST	\$3,133,962	

FINANCING SOURCES  
Private Developer

		Per Unit	Percent
First Mortgage	\$937,000	\$31,233	29.9%
Developer Equity (10%)	\$313,400	\$10,446	10.0%
	-----		
	\$1,250,400	\$41,679	39.9%
Total Financing Needs	\$3,134,000	\$104,467	
Financing Deficit	\$1,883,600	\$62,788	60.1%

## POTENTIAL USES OF 1990 TAB & 1989 COP HOUSING COMPONENT

	<u>Taxable</u>	<u>Tax-Exempt</u>	<u>Total</u>	<u>Amount Approved For Allocation By Governing Board</u>	
<b><u>DOWNTOWN PROJECTS:</u></b> (All projects funded thru Tax Allocation Bonds, except \$2,324,520 which is funded by 1990 COPS)					
Downtown Housing Strategy					
Projects:	\$2,756,670	\$ 600,000	\$3,356,670	\$ 0	\$414,000 additional budgeted for NE Neigh. site acq.
Southside Acquisition & Rehab:	2,100,000	0	2,100,000	610,000	
Residential Hotels:	4,500,000	1,400,000	5,900,000	4,303,800	(1)
	0	1,100,000	1,100,000	1,100,000	
Housing Strategy (Preparation):	0	100,000	100,000	100,000	
Riverview Plaza - Loan Pay-Off Fund:	0	<u>2,500,000</u>	<u>2,500,000</u>	<u>0</u>	
<b>SUBTOTAL - DOWNTOWN</b>	<b>\$9,356,670</b>	<b>\$5,700,000</b>	<b>\$15,056,670</b>	<b>\$6,113,800</b>	
<b><u>OTHER PROJECTS:</u></b> (Funded by 1990 COP Funds)					
Local Leverage Funding:	\$ 600,000	\$ 0	\$600,000	\$656,335	Condit. commitments to 3 projects; HCD expected to fund 2.
HUD Opt-outs:	400,000	0	400,000	0	Approved by City Council 5/28/91.
Boarded & Vacant Properties:	400,000	0	400,000	200,000	Family Housing Demonstration Program.
Agency Housing Site Acquisition:	0	1,400,000	1,400,000	500,000	49th & Folsom site acquisition.
Transitional Housing:	0	500,000	500,000	0	
Home Loan Counseling:	0	40,000	40,000	0	To be allocated in 1991.
Non-profit Assistance:	275,480	148,687	424,167	400,000	\$200,000 - Evergreen Apts., Sac. Mutual; \$200,000 - Village Park, RCHC.
Inebriate Facility:	0	<u>1,449,163</u>	<u>1,449,163</u>	<u>0</u>	
<b>SUBTOTAL-OTHER PROJECTS</b>	<b>\$1,675,480</b>	<b>\$3,537,850</b>	<b>\$5,213,330</b> (20%)	<b>\$1,756,335</b>	
<b>GRAND TOTAL</b>	<b>\$11,032,150</b>	<b>\$9,237,850</b>	<b>\$20,270,000</b>	<b>\$7,870,135</b>	

- (1) \$303,800 Shasta  
 \$1,600,000 SRO New Construction NOFA  
 \$2,000,000 SRO Rehabilitation NOFA  
 \$400,000 SRO State Leverage Program

Revised 8-14-91