

CITY PLANNING COMMISSION
1231 "F" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	David N. Leary, 110 Sioux Lane, Los Altos, Ca 94022		
OWNER	David N. Leary, 110 Sioux Lane, Los Altos, Ca 94022		
PLANS BY	Comstock Johnson Architects, 3417B Arden Way, Sacramento, Ca 95825		
FILING DATE	8-11-89	ENVIR.DET	Negative Dec.
		REPORT BY	hw:mb
ASSESSOR'S PCL NO.	002-0165-026-027		

APPLICATION: A. Negative Declaration

- B. Amend rezoning condition of (P86-035) to delete condition requiring the 41 unit elderly apartment complex on 0.44± acres in the R-5 zone only be sold or rented to/or used by senior individuals.
- C. Variance to waive 32 required parking spaces for a 41 unit apartment in the R-5 Zone.

LOCATION: 1415 G Street

PROPOSAL: The applicant is requesting the necessary entitlement to allow a 41 unit apartment complex to be rented to tenants of all ages and waive the required parking.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30+ DU Net Acre)
1980 Central City Community
Plan: Multiple Family
Existing Zoning of Site: R-5
Existing Land Use of Site: 41 Unit Senior Apartment Complex

Surrounding Land Use and Zoning:

North: Multiple Family; R-3A
South: Multiple Family; Music Circus, C-2
East: Multiple Family; R-3A
West: Single and Multiple Family; R-3A

Parking Required: 44 spaces (1 space per unit/1 guest space per 15 units)
Parking Provided: 12 spaces on site, Apt use 17 spaces leased for off-site parking 29 total spaces.
Property Dimensions: 120' X 160'
Property Area: 0.44 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: White stucco
Roof Material: Clay tile roof
Rental Rate: \$280 average
Room Type: 38 studio / 3 one bedroom unit

APPLC. NO. P89-309

MEETING DATE 10-12-89

ITEM NO 13

PROJECT EVALUATION: Staff has the following comments regarding this proposal:**A. Land Use and Zoning**

The subject site consists of 0.44+ developed acres in the Multiple Family (R-5) zone. Surrounding land uses consist of multiple family in the R-3A zone to the north and east, single and multiple family in the R-3A zone to the west, and multiple family and the Music Circus facility located in the General Commercial C-2 zone to the south. The site is designated Residential 30+ du/na by the General Plan and Multiple Family by the 1980 Central City Plan.

B. Background Information

On February 13, 1986 the City Planning Commission considered a rezoning request of the subject site from R-3A to R-5 (P86-035). In addition to the rezone request, the proposal included the conversion of the residential structure into a 41 unit apartment complex. The new studio units are approximately 330 square feet in size. Records indicate that the existing residential structure originally consisted of 24 apartment units with kitchens and 17 sleeping rooms without kitchens. The commission recommended approval of the request subject to the condition that language be included in the deed restriction or a separate document that the 41 unit apartment complex only be sold or rented to/or used by senior individuals (62 years or older). The rezoning request was approved by the City Council on March 18, 1986 subject to conditions.

Subsequent to City Council approval, the applicant requested in July 1988, an amendment to delete the condition requiring that senior citizens only be allowed to rent the units. A special permit to develop a parking lot in the R-3A zone and a variance to reduce the maneuvering area for eight parking stalls was also requested by the applicant. On September 8, 1988 the City Planning Commission considered the motion to recommend deletion of the rezone condition. The motion was denied due to lack of votes by the commission. The City Council denied the request due to several residents in the area opposing the amendment request.

C. Applicant's Proposal

The applicant is requesting to delete the condition of the rezone requiring that the 41 apartment units be rented only to individuals 62 years or older. The applicant has indicated to staff that it has been quite difficult to rent the units to senior citizens. Currently only 11 of 41 units are occupied. In addition, the applicant is requesting a variance to waive 32 required parking spaces on the subject site. There is currently a T.V. room located in one of the vacant studios. The applicant plans to relocate this room in the basement.

The applicant recommended an alternative to the current request to delete the condition requiring senior citizens ages 62 years and older. It was recommended by the applicant to amend the condition by reducing the age limit to 55 years of age and older. Staff researched the legal implications of reducing the age limit of elderly persons to 55 years old, and found it to be appropriate based on the recent Federal Law passed. Staff was willing to support the applicant's modification of the condition subject to the condition that a 24 hour security guard, security cameras and a shuttle service be provided on the subject site. The applicant was not in agreement with the condition to provide a security guard, therefore, staff does not support the applicant's alternative request.

D. Staff Evaluation

At the time of the original rezone request (P86-035), staff supported the project. The rehabilitation and conversion of the building added viable residential units to the neighborhood. The units would provide housing for senior citizens and adequate parking would be provided. Since that time the rehabilitation of the structure has been accomplished but evidence has been provided that a senior housing complex at the subject site would not be feasible.

The previous owner informed staff that he contacted several senior organizations in the area and was unable to rent most of the units. Planning staff would recommend that the senior citizen restriction be removed rather than allow this sound housing stock to remain vacant and become a detriment to the neighborhood. Planning staff and the applicant recently contacted the Sacramento Housing and Redevelopment Agency (SHRA). SHRA indicated that the demand for senior housing in the downtown area is very soft (See attached letter).

The Agency indicated that only a small percentage of senior citizens are demanding to live downtown. Currently the new Riverview Plaza which houses senior citizens has vacant units. Twenty percent of the units renting for \$320 dollars a month are vacant. In addition, there are vacancies in the Capital Park/Old Mansion Inn complex. Attached is a letter from SHRA indicating the minimal demand for senior housing downtown. The agency indicated to staff that the information identified in the March 1988 letter attached is still accurate.

As part of the original request a lot line adjustment to merge the two subject lots into one was approved. Staff has noted that this merger was never recorded and needs to be recorded in order for the parking lot to be located on the subject site.

E. Parking

The Zoning Ordinance requires one space per each unit plus one guest space per every 15 units. A total of 44 parking spaces are, therefore, required. There are currently 29 parking spaces on the subject site. Seventeen of the 29 on site parking spaces are leased for use of the office building at 1301 H Street (P9608). This lease expires in June of 1990. The applicant has indicated to staff that the lease will not be renewed and the 17 spaces will be utilized by the tenants in the complex. Staff visited the site and noticed that twelve of the on-site parking spaces at the rear were not striped. It is recommended that the 12 spaces be striped; and when the lease expires all 29 parking spaces on-site be for the exclusive use of the 41 unit apartment complex. In addition the parking lot and courtyard located to the rear shall be lit for security of the tenants.

Outlined below is the current parking status for the subject site.

Provided On-Site:	29 Spaces
Leased On-Site:	- <u>17 Spaces</u>
Spaces Available for Tenants	12 Spaces

Required On-Site	44 Spaces
Available On-Site	- <u>12 Spaces</u>
Variance to Waive	32 Spaces

If the senior citizen restriction is removed as a rezoning condition the demand for off-street parking may increase. As previously mentioned after the lease expires 29 spaces will be available on site, however 44 are required. Staff feels that the twelve existing spaces and the future 17 spaces will be sufficient parking on the site. Supporting the variance to waive the 32 required parking spaces on-site would rule out the owner having to locate an off-site parking lot in a viable residential neighborhood. Staff is currently discouraging off-site parking lots downtown in order to retain vacant land zoned for housing development. The limited parking will not create a significant parking problem in the immediate area.

Staff also noticed a trash enclosure on the subject site. A solid metal gate shall be installed around the trash container.

F. Security

The Police Department has informed staff of previous arrests in the building; most of the arrests were drug related.

Because of the existing drug problem in the area and in the building, staff is recommending a uniformed security guard on the subject site. The applicant has agreed to hire a security guard to patrol the site. Staff recommends that the guard patrol the interior and exterior of the building, between the hours of 7:00pm and 12:00 midnight daily.

The guard shall be required to patrol the rear yard and side yard parking areas. In addition, staff recommends that a security camera be placed in each of the hallways. A T.V. monitor for the cameras shall be provided for viewing. The camera (video tape) shall have continuous or time lapse recording capability. The owner may request elimination of either the security guard or the security cameras after one year if evidence of loitering and drug problems are reduced on the site. This request shall be reviewed and approved by the Planning Director.

G. Agency Comments

The proposal was reviewed by the City's Traffic Engineer, Engineering, Building, Sacramento Housing and Redevelopment Agency and the Capitol Area Development Authority. The proposal was also routed to Alkali Flat PAC, and the Sacramento Old City Association. The following comments were received:

1. Police Department (see attached memo)

The Police Department informed staff that they are neutral to the applicant's request. There were previous drug related arrest on the subject site prior to June of 1989. The complaints have since then been nonexistent. It was recommended by the Police Department that the owner post a sign on the building to read as follows: "No trespassing; violators will be prosecuted 602k p.c." The sign shall be posted at all entrances.

2. Sacramento Old City Association

The Sacramento Old City Association has informed staff that they are opposed to the applicant's request. Approval of the variance to waive 32 parking spaces will significantly increase the existing parking problem in the area. SOCA would like to maintain the elderly housing stock on the subject site in order to reduce the crime and loitering in the area.

Environmental Determination: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

Recommendations: Staff recommends the following actions:

- A. Recommend approval of amending the rezoning condition of (P86-035) to delete the condition requiring the complex to only be rented to/or used by senior individuals ages 62 and older;
- B. Approve the variance to waive 32 required parking spaces for the complex on 0.44± acres in the R-5 zone.

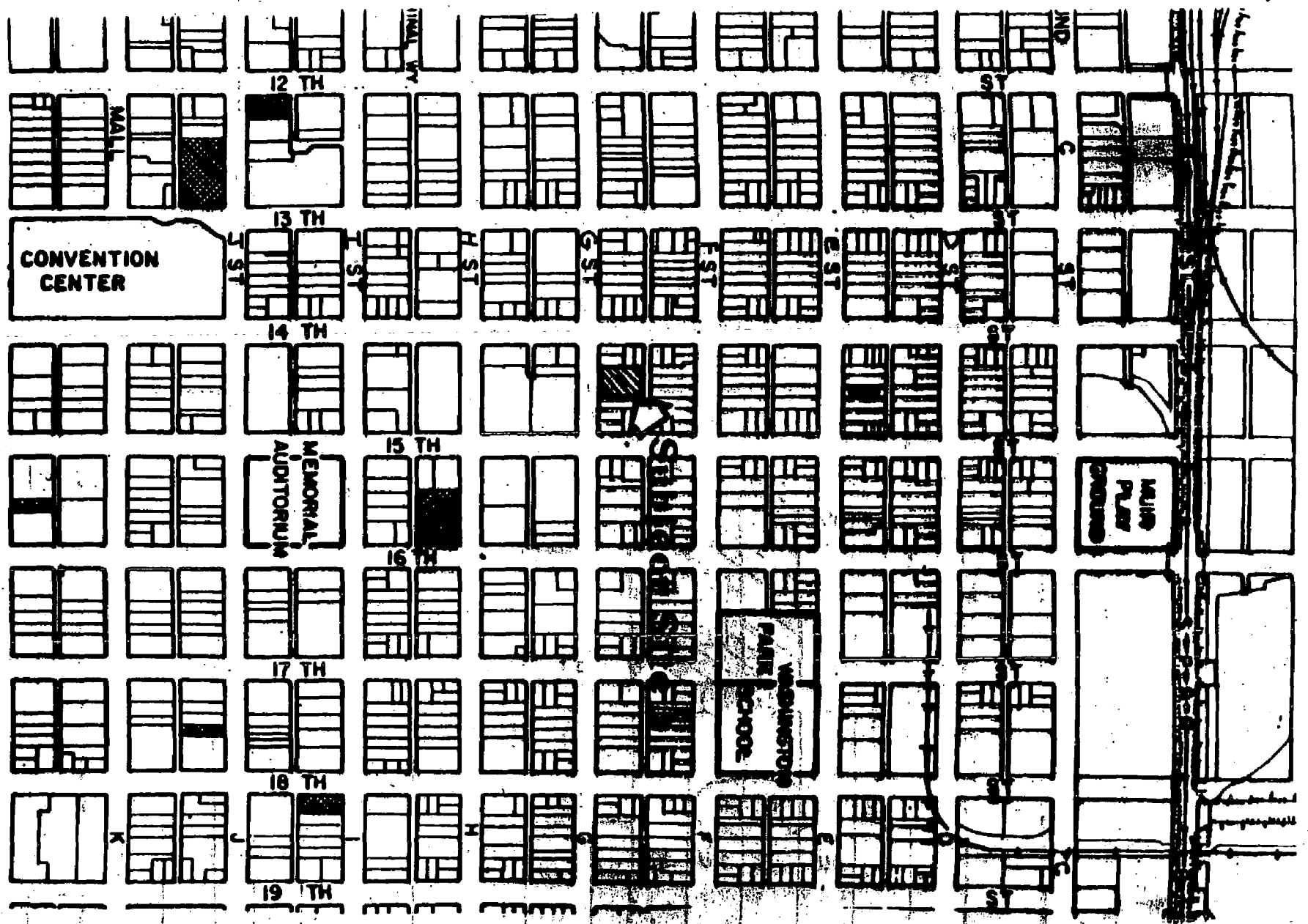
Conditions:

- 1. The lot line merger for the two subject parcels shall be recorded in order to allow parking on the site.
- 2. The twelve parking spaces located to the rear shall be re-stripped and when the lease expires, 29 parking spaces shall be provided on-site for the apartment complex only.
- 3. Lighting shall be provided in the rear parking lot and court yard areas.

4. A solid metal gate shall be installed around the trash container.
5. A uniformed security guard shall patrol the interior and exterior of the building area between the hours of 7:00 p.m. to 12:00 midnight daily.
6. A security camera shall be installed in each hallway and a screen shall be viewed on a regular basis. The camera shall have continuous or time lapse recording capability.
7. A sign shall be posted on the site to read as follows: "No trespassing; Violators will be prosecuted 602k p.c. The sign shall be posted at all entrances.

Findings of Fact:

1. Granting the variance, subject to conditions will not be injurious to the public health or safety nor create a nuisance in that:
 - a. A total of 29 spaces will be sufficient for the existing apartment complex, once the lease expires adding 17 spaces.
 - b. The limited number of parking spaces will not create a significant parking problem in the area; and
 - c. Adequate security patrol and lighting will be provided for the parking areas.
2. Granting the variance subject to conditions, does not constitute granting a special privilege in that;
 - a. Rental units would become available to all age groups and vacancies will be filled; and
 - b. A variance would be granted to any other property owner facing similar circumstances.
3. Granting the variance is consistent with the General Plan and 1980 Central City Community Plan which designates the site for Multiple Family.



VICINITY MAP

P89-309

9-28-89

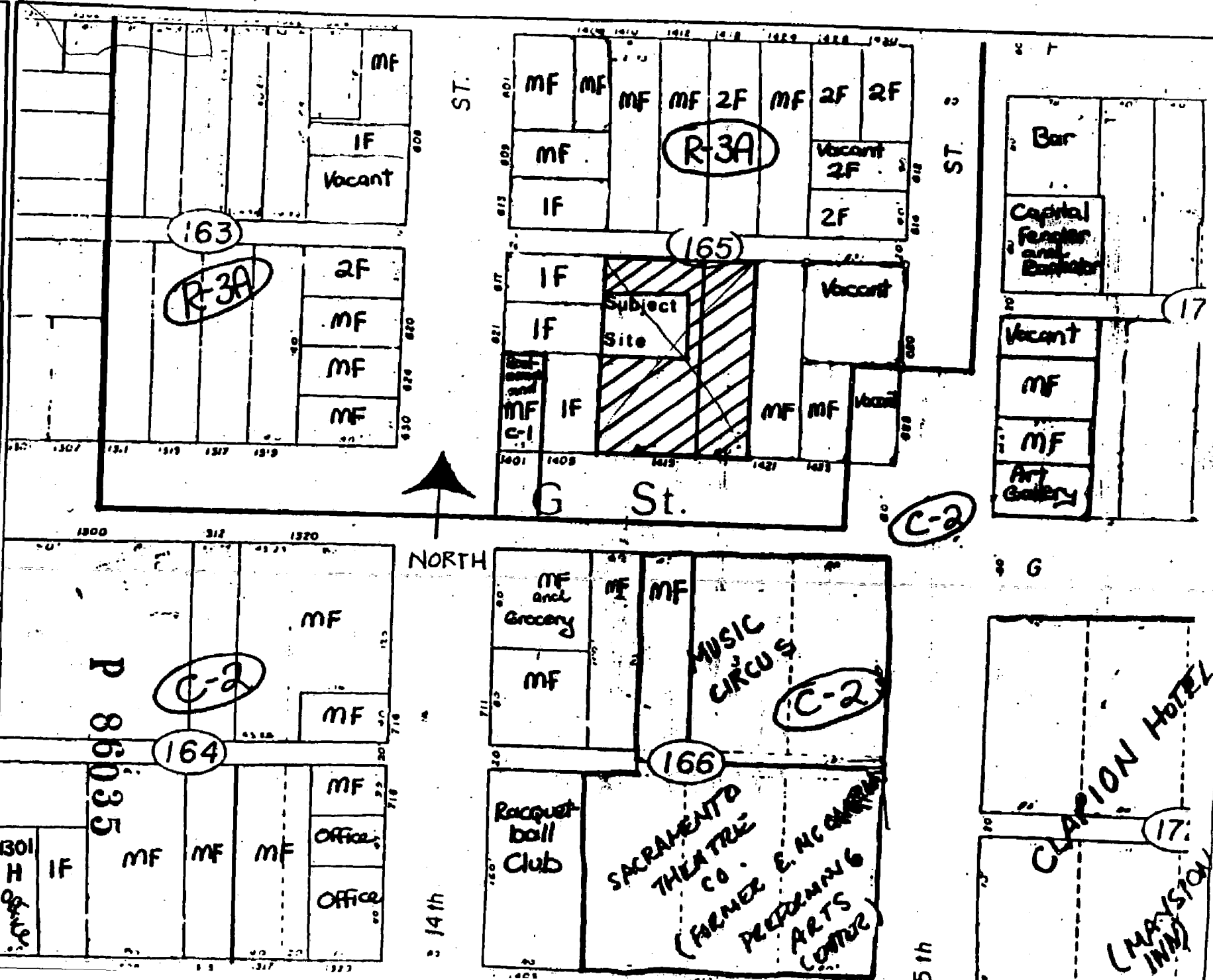
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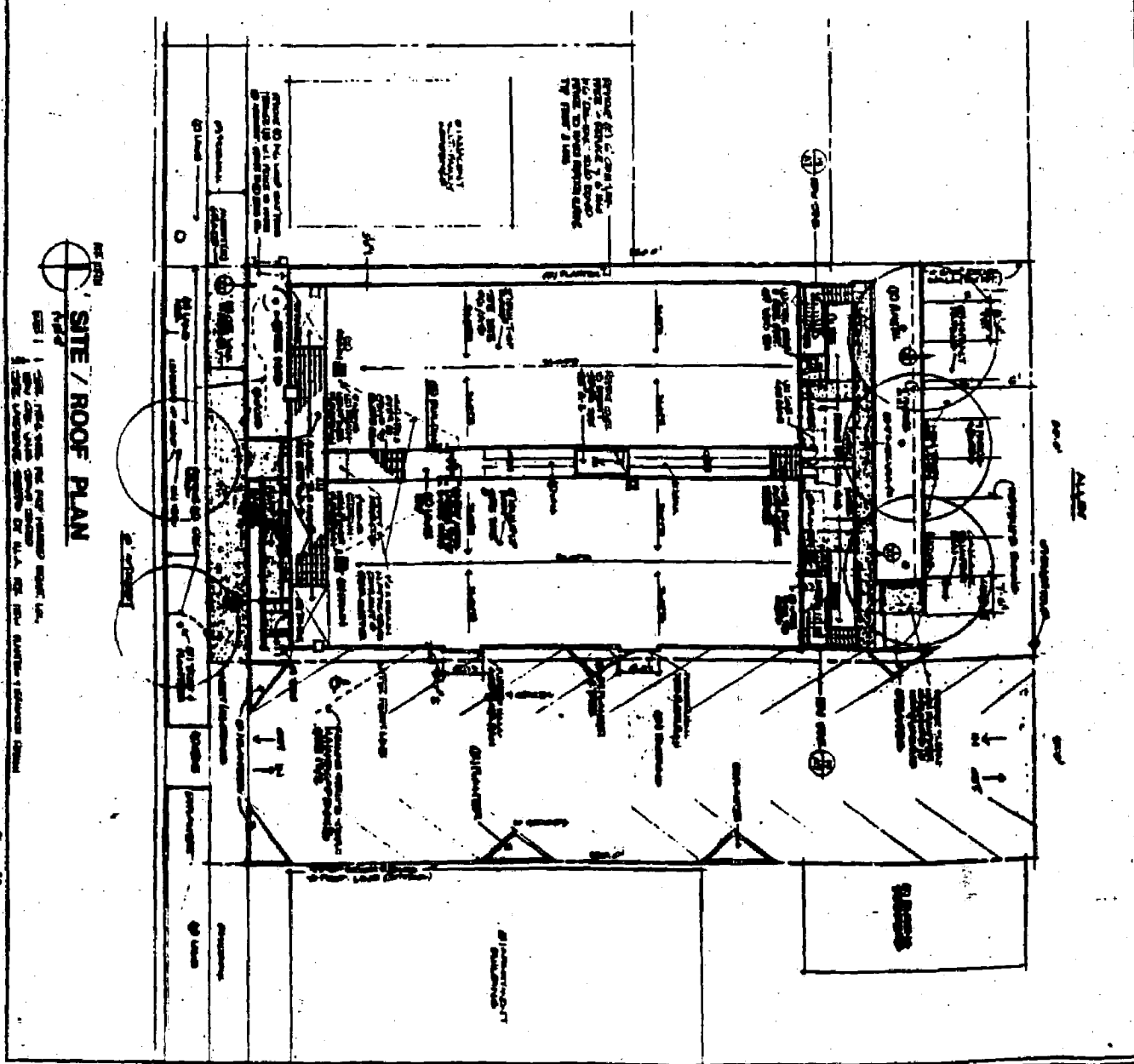
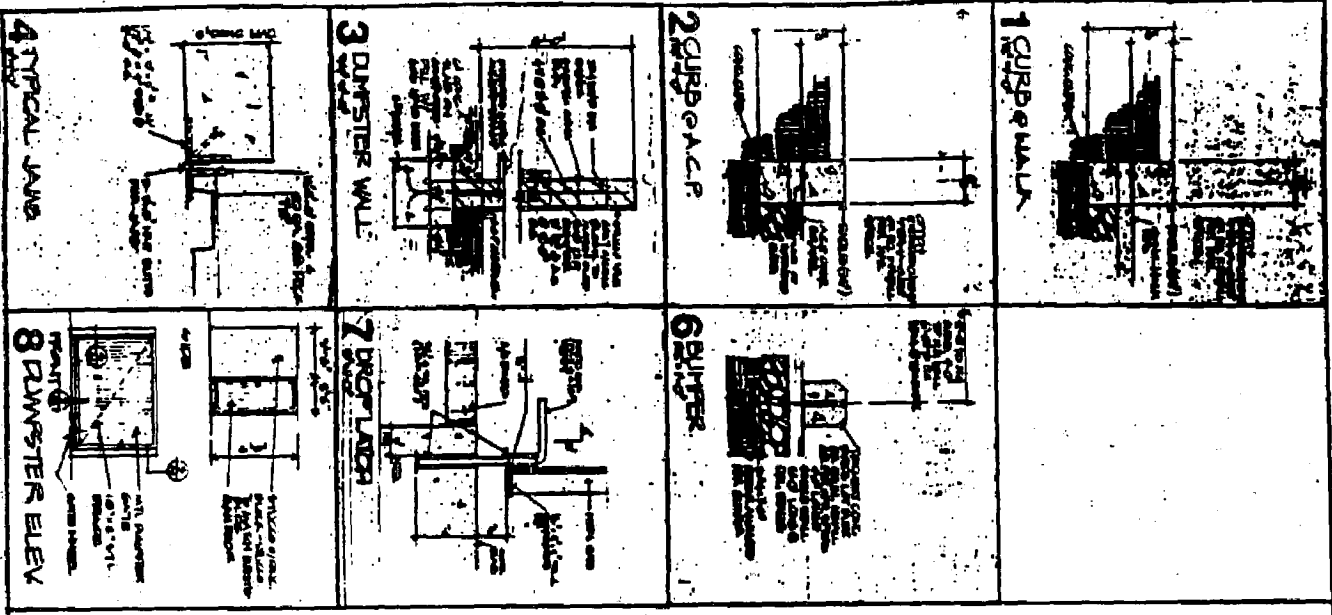
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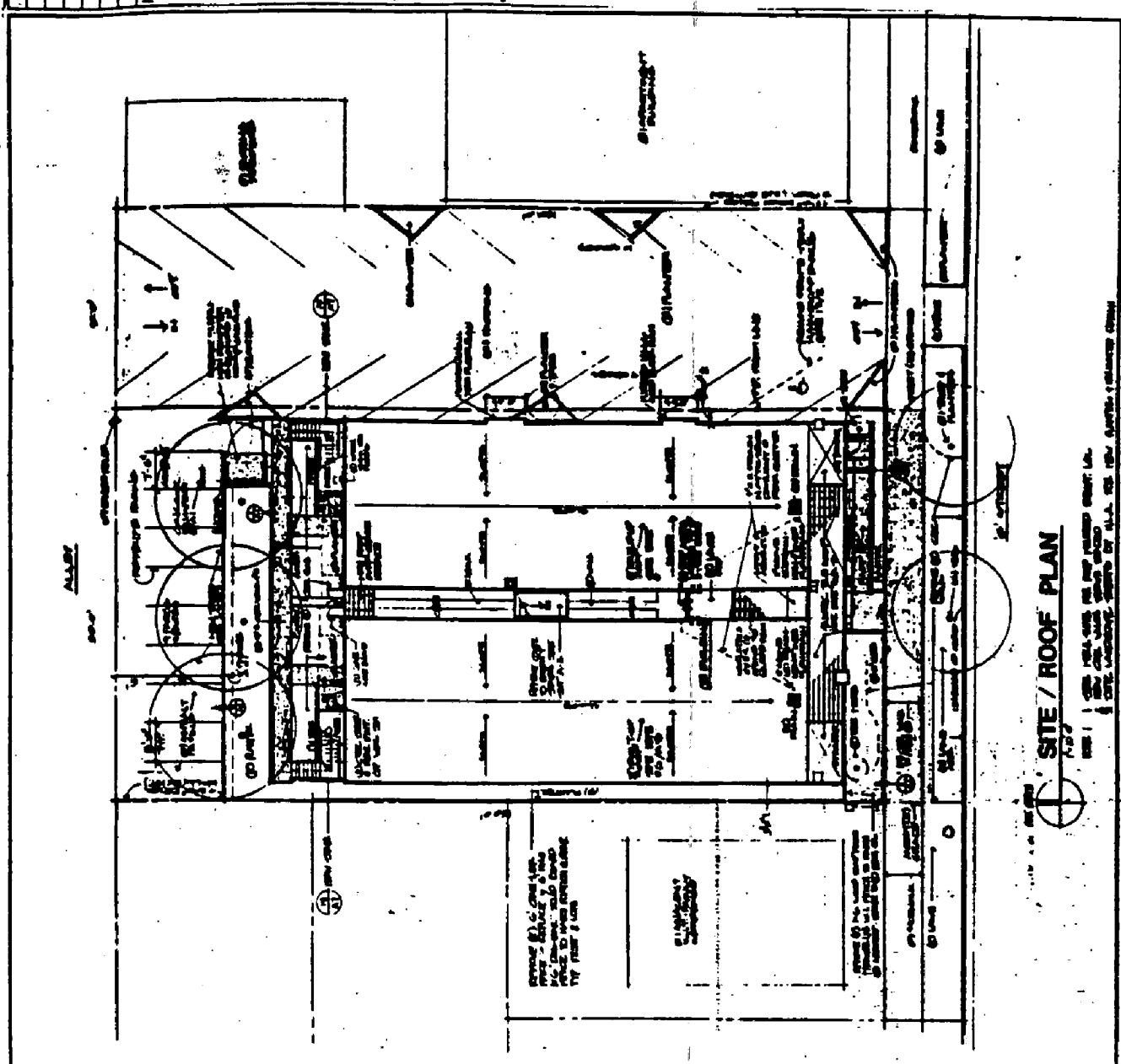
LAND USE & ZONING MAP



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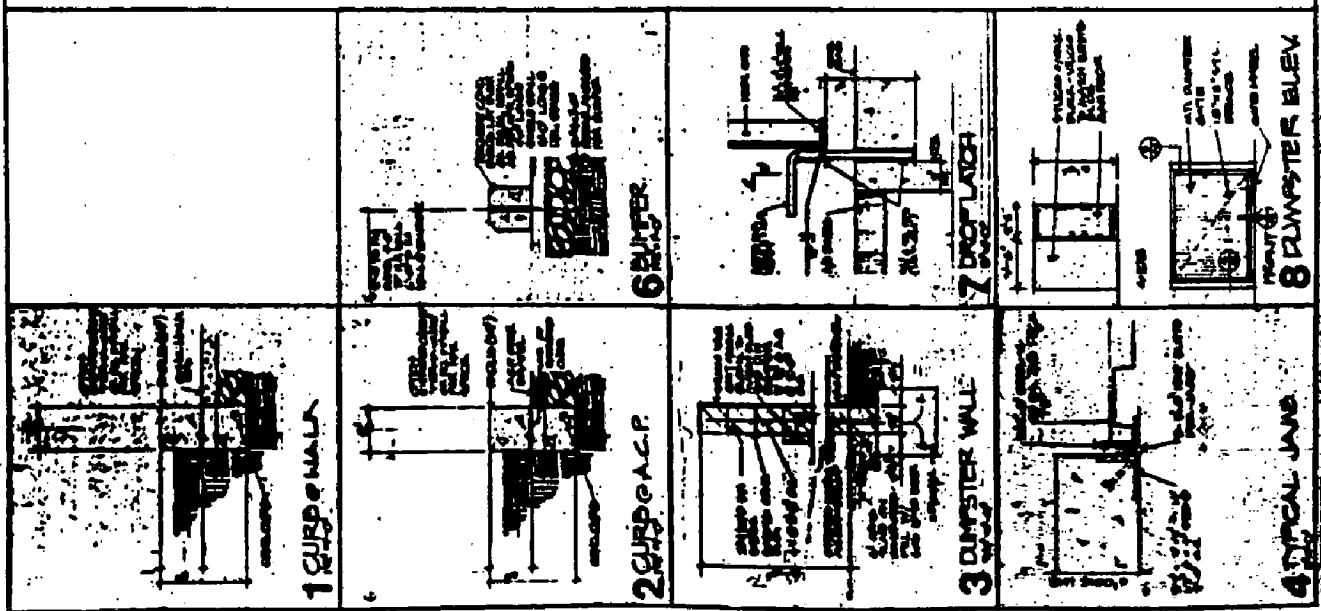


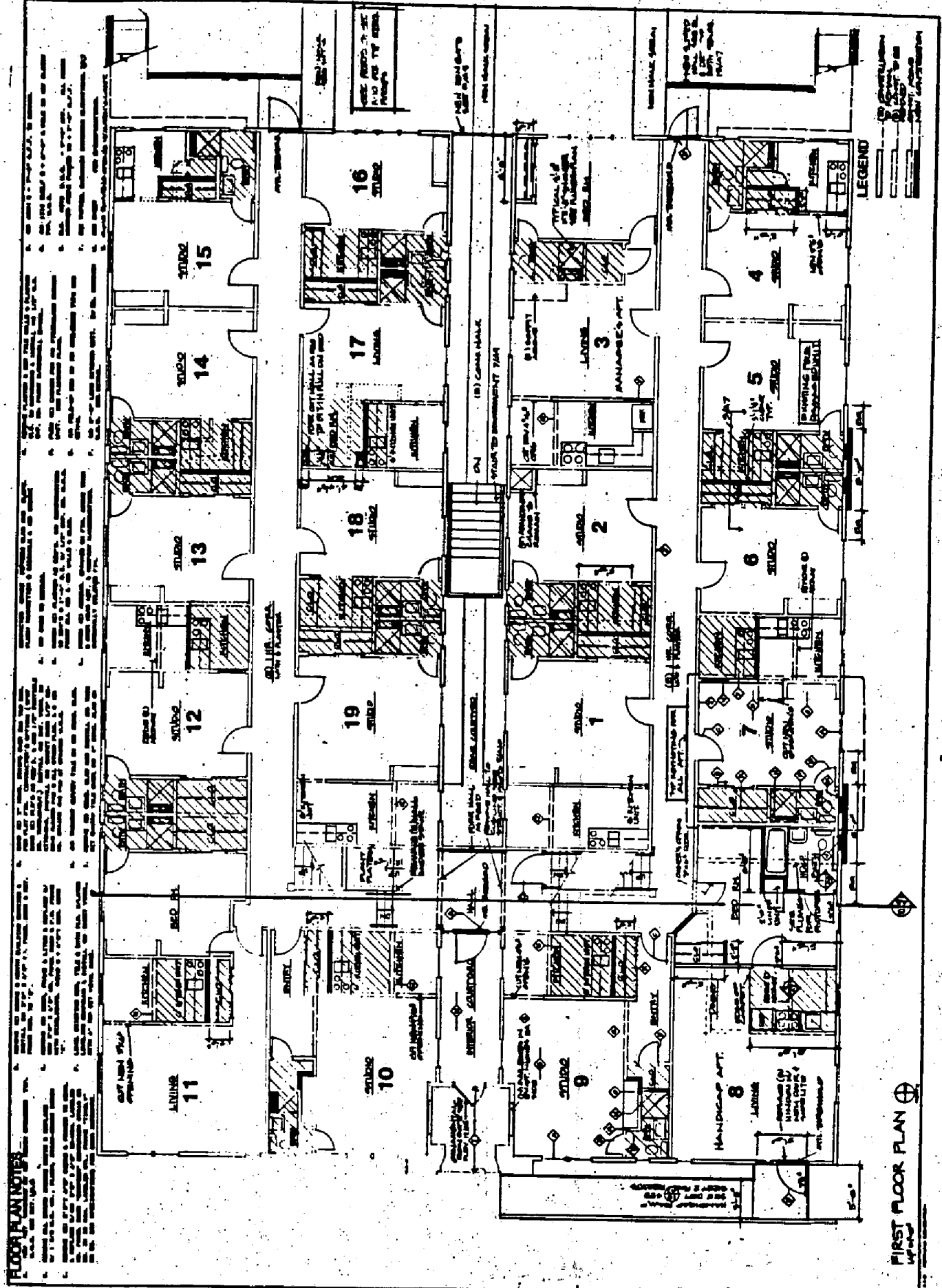
SITE / ROOF PLAN



SITE / ROOF PLAN

NO. 1 1987-1988 THE NEW YORK STATE ENGINEER'S EXAMINERS BOARD

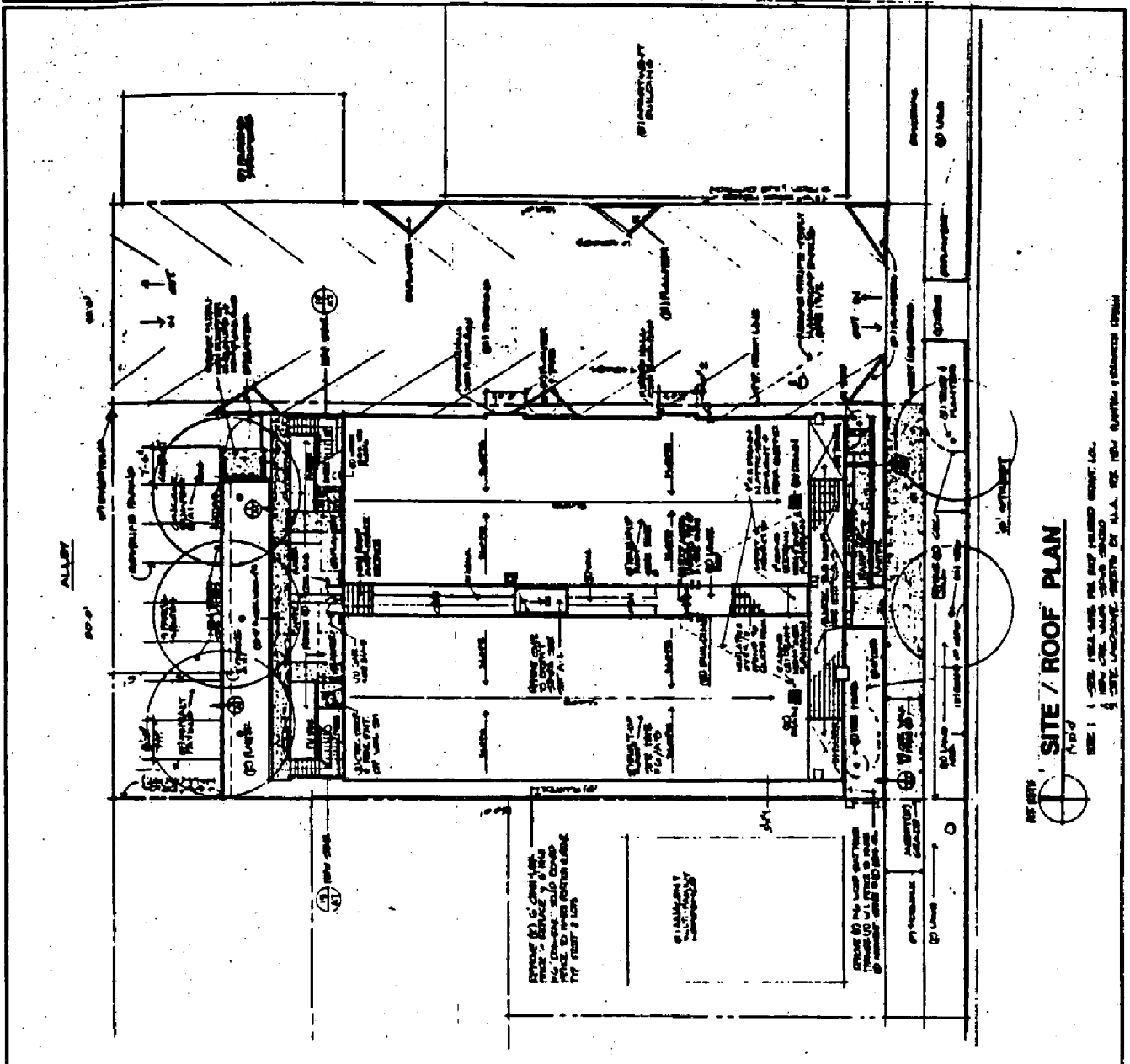




FLOOR PLAN NOTES

1. ALL ROOMS TO BE FINISHED TO MATCH ADJACENT ROOMS.
2. ALL WALLS TO BE FINISHED TO MATCH ADJACENT ROOMS.
3. ALL FLOORS TO BE FINISHED TO MATCH ADJACENT ROOMS.
4. ALL CEILING TO BE FINISHED TO MATCH ADJACENT ROOMS.
5. ALL LIGHT FIXTURES TO BE INSTALLED AS SHOWN.
6. ALL SWITCHES TO BE INSTALLED AS SHOWN.
7. ALL DOORS TO BE INSTALLED AS SHOWN.
8. ALL WINDOWS TO BE INSTALLED AS SHOWN.
9. ALL STAIRS TO BE INSTALLED AS SHOWN.
10. ALL BATHS TO BE INSTALLED AS SHOWN.
11. ALL KITCHENS TO BE INSTALLED AS SHOWN.
12. ALL LIVING ROOMS TO BE INSTALLED AS SHOWN.
13. ALL BED ROOMS TO BE INSTALLED AS SHOWN.
14. ALL STUDIOS TO BE INSTALLED AS SHOWN.
15. ALL OFFICES TO BE INSTALLED AS SHOWN.
16. ALL HALLWAYS TO BE INSTALLED AS SHOWN.
17. ALL ENTRYWAYS TO BE INSTALLED AS SHOWN.
18. ALL CLOSETS TO BE INSTALLED AS SHOWN.
19. ALL STORAGE AREAS TO BE INSTALLED AS SHOWN.

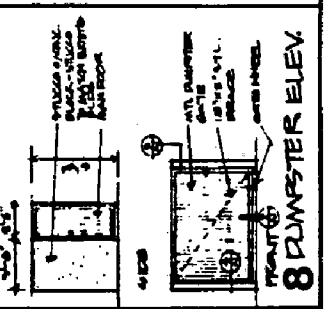
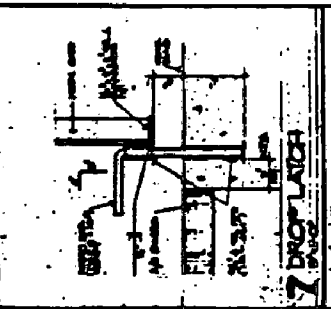
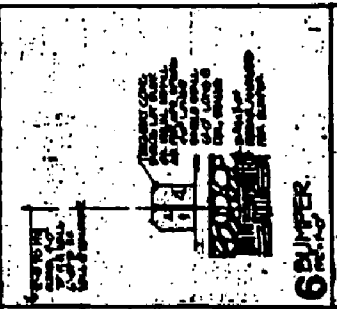
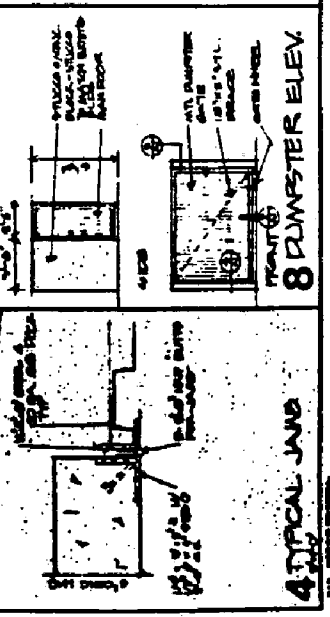
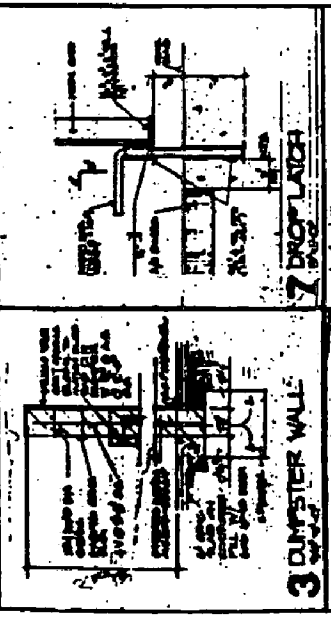
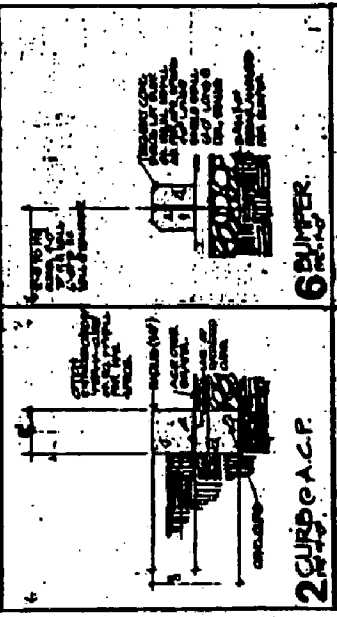
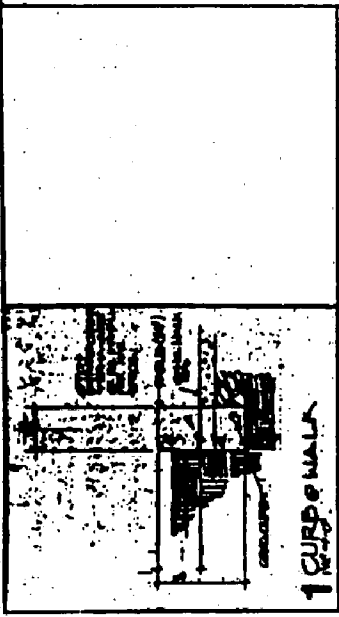
FIRST FLOOR PLAN

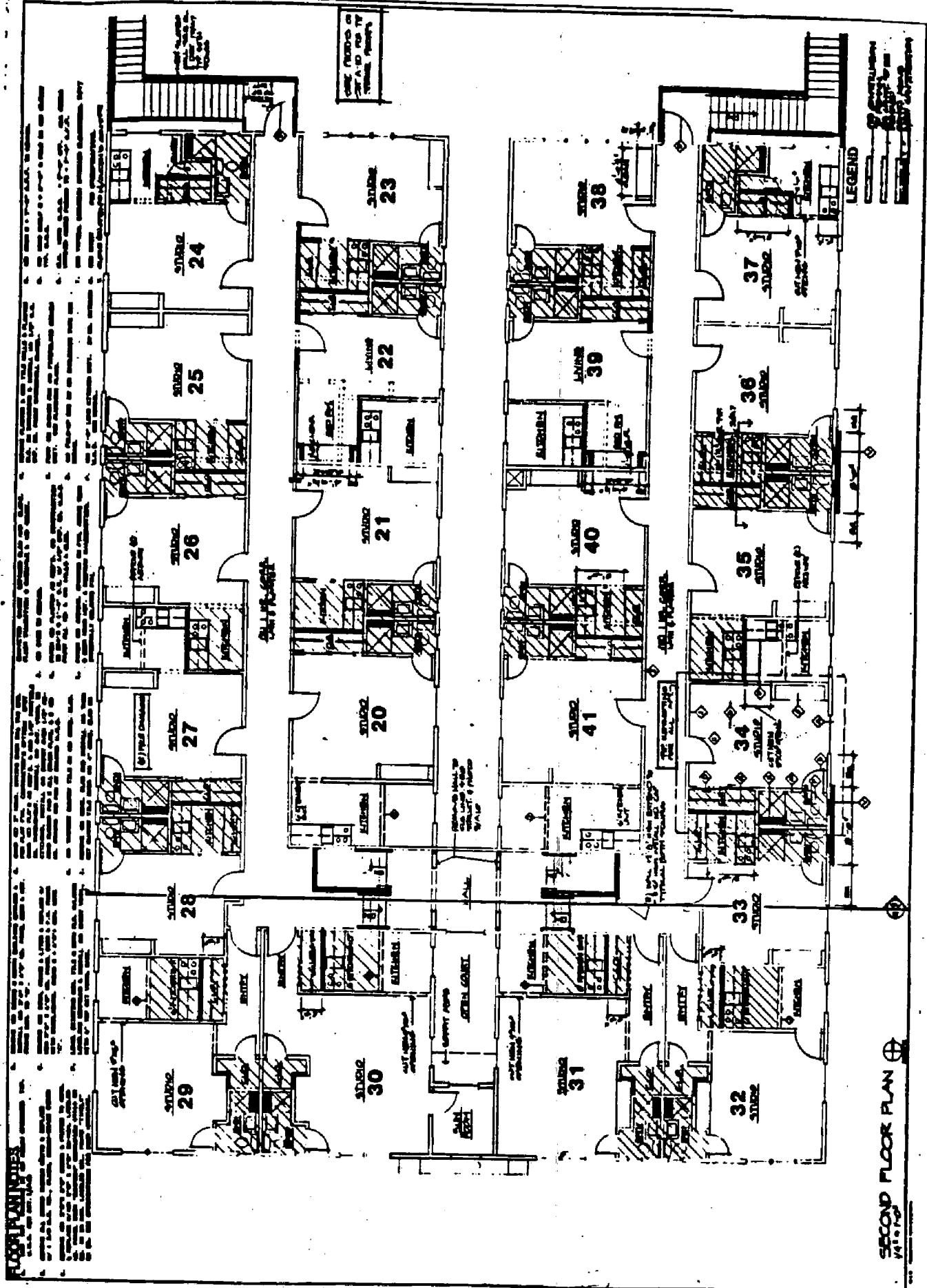


SITE / ROOF PLAN



SEE 1 - SEE PLAN FOR THE PLANNED IMPROVEMENTS.
SEE 2 - SEE PLAN FOR THE PLANNED IMPROVEMENTS.
SEE 3 - SEE PLAN FOR THE PLANNED IMPROVEMENTS.





FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
3. SEE MECHANICAL AND ELECTRICAL PLANS FOR DETAILS.
4. SEE STRUCTURAL PLAN FOR COLUMN AND BEAM LOCATIONS.
5. SEE EXTERIOR ELEVATIONS FOR WINDOW AND DOOR SIZES.
6. SEE FINISH SCHEDULE FOR MATERIALS AND COLORS.
7. SEE FURNITURE SCHEDULE FOR ITEMIZATION.
8. SEE LIGHTING PLAN FOR FIXTURE LOCATIONS.
9. SEE SOUND ATTENUATION PLAN FOR SOUND BARRIERS.
10. SEE VENTILATION PLAN FOR MECHANICAL VENTILATION.
11. SEE ELEVATION PLAN FOR STAIR AND RAMP LOCATIONS.
12. SEE EXTERIOR LANDSCAPE PLAN FOR PLANTING AND HARDSCAPE.
13. SEE UTILITY PLAN FOR LAUNDRY AND STORAGE.
14. SEE ACCESSIBILITY PLAN FOR COMPLIANCE WITH ADA.

SECOND FLOOR PLAN

DAR-312

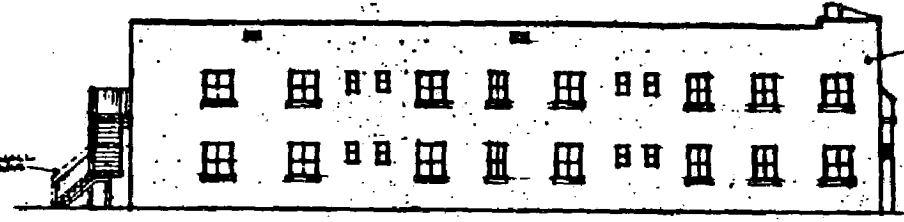
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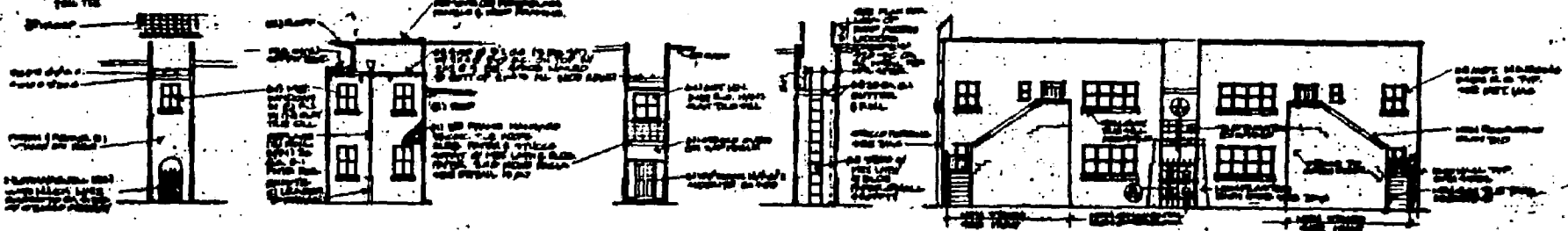
EXTERIOR FINISH NOTES

VERIFY ALL COLORS & FINISHES

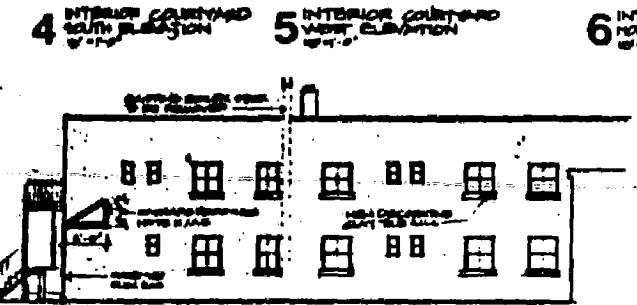
- 1 WALLS: COMPLETELY REMOVE EXISTING FINISH AS SHOWN BY FINISH SCHEDULE FOR PART 1 & 2-0000
- 2 TRIM: REMOVE ALL TRIM & INST. TRIM & REPAIR & FINISH AS SHOWN BY FINISH SCHEDULE FOR PART 1 & 2-0000
- 3 WINDOWS: REMOVE ALL WINDOWS & FRAMES & REPLACE WITH "CLONDELL" IN 600 SQUARE INCH & HUNTER-DUKE (CHECKLIST AT PART 1 FINISHES) BLACK WALNUT FINISH PURPLE GLAZED DOUBLE GLAZED UNITS & ADD 1" AIR GAP BETWEEN GLAZES TO BE SHOWN BY SPEC. DETAIL 1, DET. A-10
- 4 DOORS: WHERE NOTED BY THE ARCHITECT REMOVE EXISTING DOORS & REPLACE WITH "CLONDELL" IN 600 SQUARE INCH & HUNTER-DUKE (CHECKLIST AT PART 1 FINISHES) BLACK WALNUT FINISH PURPLE GLAZED DOUBLE GLAZED UNITS & ADD 1" AIR GAP BETWEEN GLAZES TO BE SHOWN BY SPEC. DETAIL 1, DET. A-10
- 5 ROOFING: REMOVE ALL EXISTING ROOFING (TILE & GUTTER) & REPLACE WITH "CLONDELL" IN 600 SQUARE INCH & HUNTER-DUKE (CHECKLIST AT PART 1 FINISHES) BLACK WALNUT FINISH PURPLE GLAZED DOUBLE GLAZED UNITS & ADD 1" AIR GAP BETWEEN GLAZES TO BE SHOWN BY SPEC. DETAIL 1, DET. A-10
- 6 EXTERIOR: REMOVE ALL EXISTING EXTERIOR FINISHES (TILE & GUTTER) & REPLACE WITH "CLONDELL" IN 600 SQUARE INCH & HUNTER-DUKE (CHECKLIST AT PART 1 FINISHES) BLACK WALNUT FINISH PURPLE GLAZED DOUBLE GLAZED UNITS & ADD 1" AIR GAP BETWEEN GLAZES TO BE SHOWN BY SPEC. DETAIL 1, DET. A-10



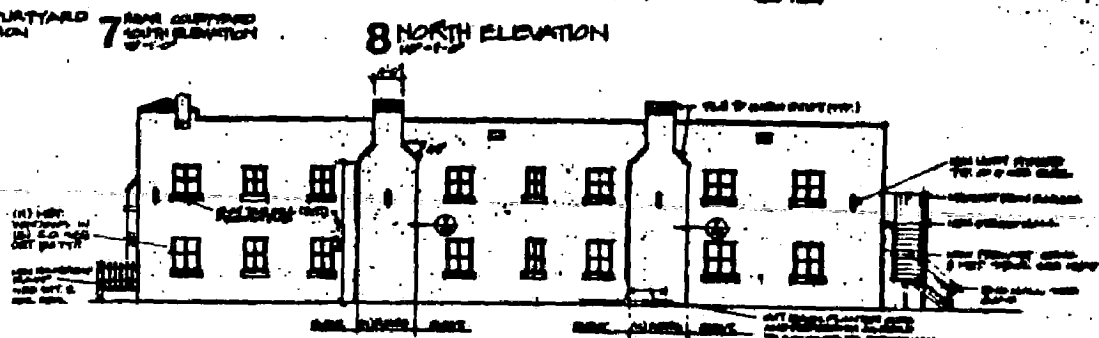
3 WEST ELEVATION



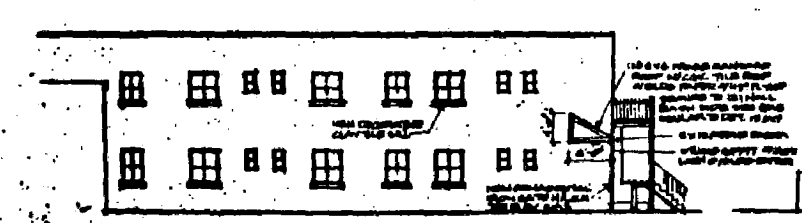
8 NORTH ELEVATION



9 EAST-INTERIOR COURTYARD



10 EAST ELEVATION



11 WEST-INTERIOR COURTYARD



12 SOUTH ELEVATION

CONTRACTOR: [unreadable] EXHIBIT D ELEVATIONS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

EXHIBIT E

March 23, 1988

TO: COUNCILMAN DAVID SHORE

FROM: WILLIAM H. EDGAR, EXECUTIVE DIRECTOR
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

SUBJECT: Downtown Housing Market for the Elderly

This is to confirm the conversations between Katherine Schotsal of your staff and John Bridges and John Harmon of my staff regarding the market for elderly housing in the downtown area. The City Housing Authority owns and operates 589 elderly low income units in high-rises in the downtown area. Compared to other programs in other areas the demand by the elderly housing downtown is very soft. We have been continuously open for applications for this program since 1983, yet have a waiting pool of only 88 elderly persons for one bedroom units. In our other housing programs we have hundreds of applicants waiting for every bedroom size.

When we offer elderly persons units downtown, we have a very high rejection rate based on the location. From the period October 1985 to the present we have had 634 elderly applicants reject downtown units based on location.

Based on our re-rental rate of 9 per month for these apartments only 30% of the applicants have accepted downtown offers of housing.

If you have further questions on this issue please feel free to contact John Bridges or John Harmon at 440-1337.

B. J. J.
WILLIAM H. EDGAR

WHE/JEB/cjk

cc: Katherine Schotsal
3200WPP1(1066)

P89-309

9-28-89

#13



EXHIBIT F

DEPARTMENT OF
POLICE

CITY OF SACRAMENTO
CALIFORNIA

October 4, 1989

Ref 10-3

HALL OF JUSTICE
813 SIXTH STREET
SACRAMENTO, CA
95814-2495

916-449-5121

JOHN P. KEARNS
CHIEF OF POLICE

M E M O R A N D U M

TO: BRIDGETT WILLIAMS, PLANNER
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY, ASSISTANT CHIEF
SACRAMENTO POLICE DEPARTMENT

SUBJECT: 1415 G STREET

This is to confirm your conversation on October 3, 1989, with Officer Jim Barclay regarding the above address. There has been no police activity or known drug problem at the apartment house in question since June 23rd of this year.

We agree that the closed circuit television and private security requirements you discussed should be made conditions of approval for any special permits at this location. In addition, we ask that the applicant be required to post the property at all entrances as follows:

"No trespassing. Violators will be prosecuted.
Sec. 602 k P.C."

If all of these items are made conditions of approval, we will not oppose this project.

JERRY V. FINNEY, ASSISTANT CHIEF
SACRAMENTO POLICE DEPARTMENT

JVF:mw

P89-309

10-12-89

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