



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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June 12, 1986

Transportation and Community  
Development Committee  
Sacramento, California

Honorable Members in Session:

**SUBJECT: MULTIPLE FAMILY HOUSING DEVELOPMENT IN SOUTH SACRAMENTO (M83-003)**

### SUMMARY

This report contains an inventory of existing and proposed multiple family housing development in the South Sacramento Community. The inventory was conducted at the request of Councilman Terry Kastanis in response to a concern by some residents that the high density residential developments are a detriment to the Community. The new South Sacramento Community Plan is believed to adequately address and mitigate this concern while at the same time provide for a projected increase in needed multiple family housing development.

### BACKGROUND INFORMATION

The Draft South Sacramento Community Plan states that South Sacramento residents perceive high density residential developments as detrimental to the community. While existing developments cannot be removed, consideration of future similar projects for placement in the community is the real issue. If they are to be permitted, these units should be located and/or designed to have minimum impacts on surrounding single family residential uses.

For the purposes of this report, multiple family is defined as complexes containing five units or more. Two tables were developed showing multiple family development. Table 1 shows existing developments listed by complex name and assigned a number that corresponds to an attached map marking its location. Information listed by complex includes: location, number of units, number of units occupied, number of units vacant, vacancy rate, number of bedrooms, square footage and amount of rent charged per month. Table 2 lists all current requests for planning entitlements for multiple family development in the South Sacramento Community. This table includes the

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P number, assessors parcel number, location, project description, entitlements requested, zoning, community plan designation, current use and action taken on the project. The P-numbers on the attached map indicate general location of pending projects. The data for both tables was collected during February 1986.

LAND USE DATA TOTALS AND RANGES

The following totals and ranges for multiple family complexes were derived from the following information contained in the tables:

o	Total number of completed apartment units	2,729
o	Total number of occupied completed apartment units	2,604
o	Total number of vacant completed apartment units	125
o	Vacancy rate for completed apartments	4.6%
o	Total number of apartment units under construction	<u>-612</u>
o	Total number of all multi family units in completed projects	3,958
o	Total number of condominium units	1,229
o	Total number of apartment units (completed and under construction)	<u>3,341</u>
o	Total number of all units	4,570
o	Number of acres of existing multiple family development (based on field survey-summer 1983 plus updating with any development occurring after survey was taken)	232
o	Size of projects range from a low of 17 units in the 63rd Street Apartments to a high of 332 units in the Parkway Village Apartments.	
o	Unit sizes range from 384 square foot studios in the Brookfield Square Apartments to 1,326 square foot, three-bedroom townhouse in the Southgate Townhouses.	
o	Rental rates range from a low of \$160.00/month for a studio in the Southgate Town and Terrace Homes to a high of \$659.00/month for a three-bedroom apartment at the Parkview Apartments.	
o	Total number of existing multiple family developments	27
o	Total number of existing condo developments (rental)	4
o	Total number of on-line projects (planning entitlement requests)	12

- o Number of vacant acres zoned for multiple family development (based on acreage figures calculated by nomograph and planimeter from 1983 South Sacramento base map) 459

COMPARISON OF EXISTING MULTIPLE FAMILY UNITS IN THE CITY

<u>Community</u>	<u>Size of Community</u>	<u>Number of Multiple Family Units</u>	<u>Units/Sq. Mi.</u>
South Sacramento	12+ square miles	2,729	227
Pocket*	6+ square miles	2,483	414
Airport-Meadowview*	8+ square miles	742	93
South Natomas*	7.7 square miles	1,777	231

\* Based on the Sacramento Area Council of Governments housing module for 1985.

ANALYSIS OF DATA

Some general statements can be made based on the data collected in the inventory and the maps plotting the location of projects:

Nearly all the multiple family housing in South Sacramento is now concentrated along Frankling Boulevard, Mack Road, or in the Lemon Hill area. Most of the newer multiple family housing in the South Sacramento Community is in the Mack Road vicinity. Approximately one-third of the complexes listed in this inventory are found in this area. All of the apartments currently under construction and the highest concentration of vacant units are located near Mack Road as well.

The Lemon Hill area has a relatively high concentration of complexes but the complexes are smaller in size. This area along Lemon Hill Avenue has slightly lower rents although rental rates tend to be fairly consistent throughout the community with no striking differences between areas.

As noted previously, the residents of South Sacramento perceive high density apartment projects as detrimental. These types of development have all gone through the planning approval process and have met the standards set by the City. The residents' perceptions are personal and subjective. It is beyond the City's capacity to legislate high quality. These perceptions are used to formulate community plan policies where appropriate.

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CONCLUSION

South Sacramento does not contain an inordinately high number of multiple family units based on comparison with other similar planning areas. Nevertheless, the perception of a surplus of multiple family developments may stem from the location and design of the projects. The Mack Road area, with its high concentration of very large apartment complexes tends to magnify those concerns of the South Sacramento residents. There are alternatives. Design can be partially regulated through zoning. Past City experience has shown that design amenities of the intermediate density range zones such as R2-A and R2-B are better accepted by a communities' residents than the higher density R-3 and R-4 zones. The South Sacramento Community Plan intends to apply an "R" review zone suffix to all existing urban zoned, vacant residential parcels (other than R-1 or R-1A) that are over 5 acres in size so that the City Planning Commission will have the authority to review future residential projects for compliance with plan policies and adopted residential design standards. By dispersing lower density multiple family housing and encouraging diverse, creative design for future developments, the community can both obtain needed housing and enhance the aesthetic qualities of multiple family development.

Respectfully submitted,

*Gary Stuehse* for  
Marty Van Duyn  
Planning Director

MVD:PW:lr

EXISTING MULTIPLE FAMILY DEVELOPMENTS - SOUTH SACRAMENTO COMMUNITY  
 FEBRUARY 1986

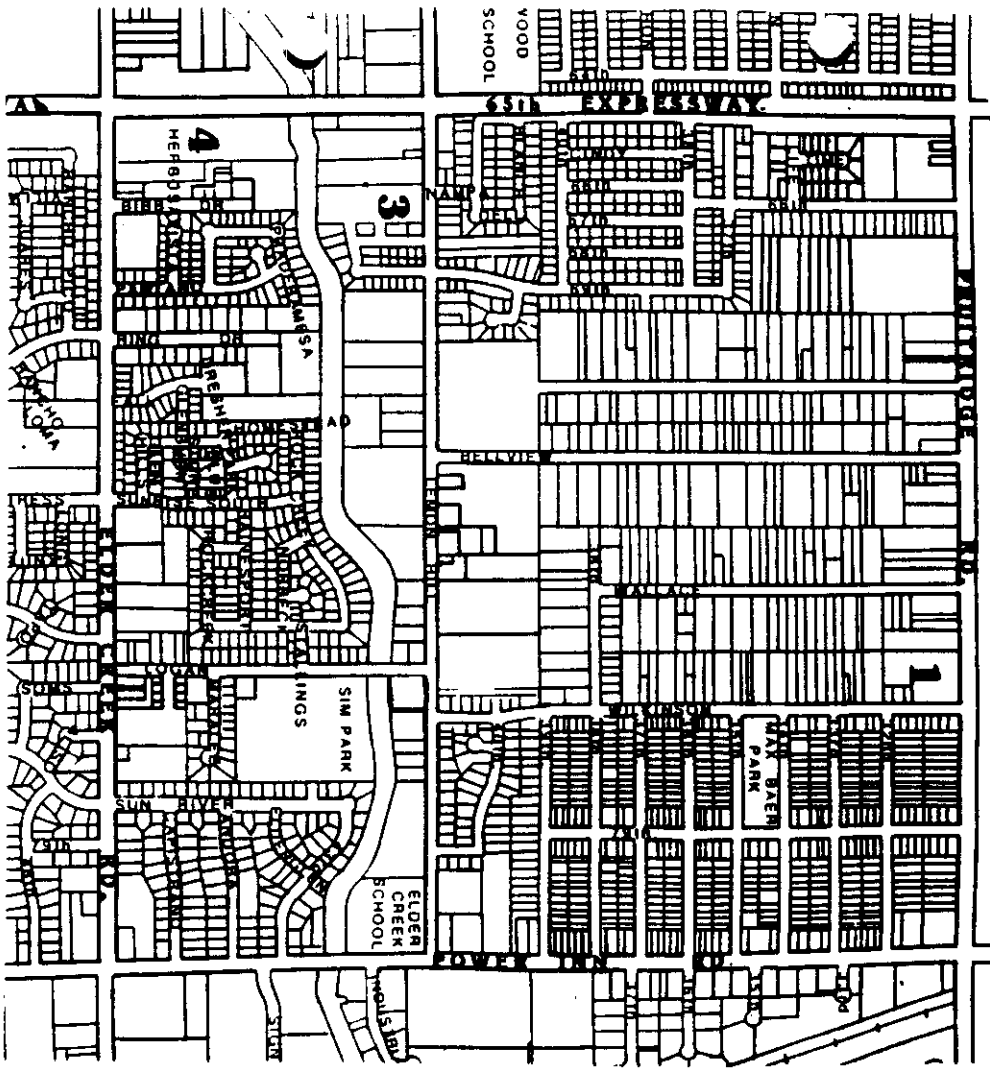
NAME	LOCATION	# UNITS	# OCCUPIED	# VACANT	VACANCY RATE %	SIZE	SQ. FOOT	RENT \$
1. Cascade Apts. (Section 8 Housing)	7600 Fruitridge Road SW Corner of Fruitridge and Wilkinson 027-062-22 (R-3)	74	74			1 bdrm. 1 bdrm. 2 bdrm. (bungaloes)	368.00 427.00 456.00	Item No. 3
3. Camellia Court	6624 Lemon Hill Southside of Lemon Hill Near 65th Street Expressway 038-111-15 (R-1)	21	21			1 bdrm. 2 bdrm.		
4. Ralph Kennedy Estates (Section 8 Housing)	6531 Elder Creek NE Corner of Elder Creek and 65th Street Expressway 038-210-62 (R3-R)	100	93	7	7	1 bdrm. 2 bdrm. 3 bdrm. 4 bdrm.	274.00 288.00 319.00 334.00	
5. Lemon Hill Plaza	6119 63rd Street SE Corner of 63rd and Lemon Hill 038-101-09 (R-3)	40	40			2 bdrm.	315.00	
6. 63rd Street Apartments	6124 63rd Street Westside of 63rd Near Lemon Hill 038-091-11 (R-3)	17	17			2 bdrm.	315.00	
7. Sun Garden Plaza Apartments	6248 Lemon Hill Southside of Lemon Hill Near 63rd 038-091-07 (R-3)	150	150			1 bdrm. 2 bdrm. 3 bdrm. 4 bdrm.		
8. Stocktonian/Toyane Apartments (Under Same Ownership)	6125 Stockton Boulevard/5916 Lemon Hill Eastside of Stockton near Lemon Hill 038-081-11, 18 (C-2)	85	85			1 bdrm. 2 bdrm.		
9. 53rd and Young Street Area (8 Unit Complex and 6 Four Plexes)	5320-5364 Young Street On Young Street, 1 Block SE of Inter-section of Fruitridge and Stockton 026-073-07, 08, 09, 10 (R-3)	32	32			1 bdrm. 2 bdrm.		
10. Greeridge Apartments	5351 47th Avenue Northside of 47th Avenue Near 54th Street 037-301-07, 08 (R2B-R)	192	192			1 bdrm. 2 bdrm.	620 820	358.00 418.00
11. Brittany Arms	5125 47th Avenue Northside of 47th Avenue Near 54th Street 037-301-04 (R2B-R)	88	87	1	1.1	1 bdrm. 2 bdrm.	500 625	345.00 400.00

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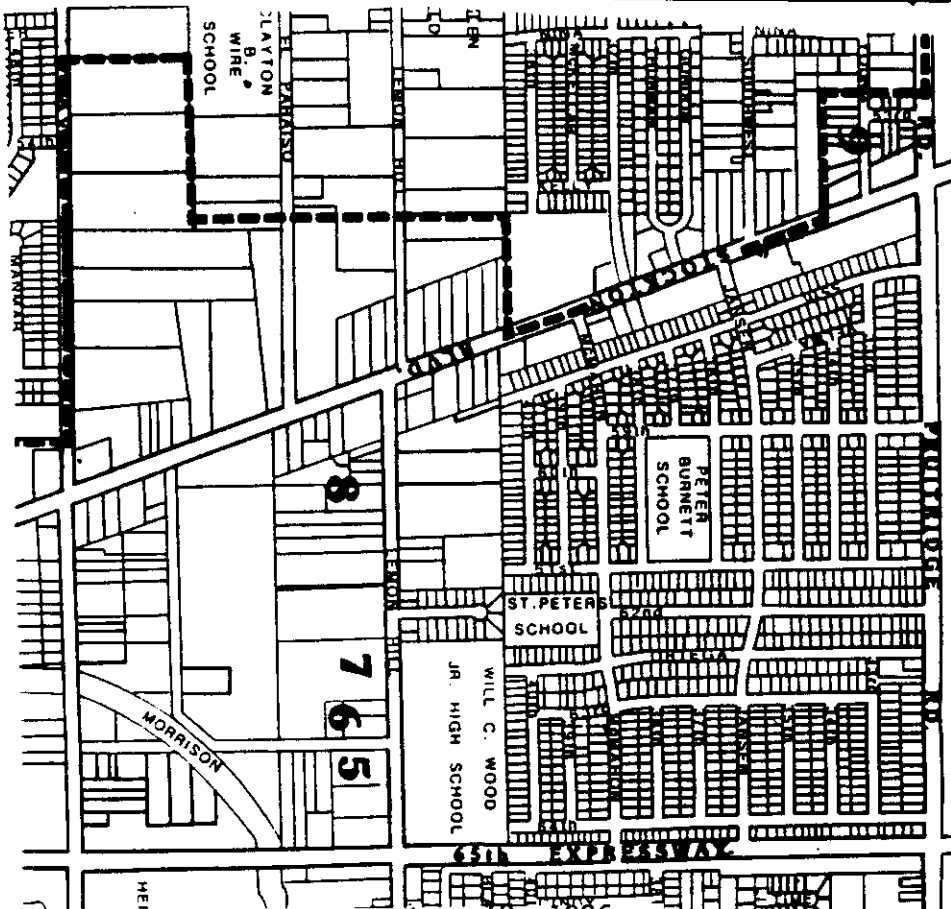
NAME	LOCATION	# UNITS	# OCCUPIED	# VACANT	VACANCY RATE %	SIZE	SQ. FOOT	RENT \$	
12. Garden View Apartments	5900 Riza Avenue Northside of Riza Avenue Near Morrison Creek 039-201-01, 02, 05, 06 (C-2)	130	90	40	30.8	1 bdrm. 2 bdrm. 2 bdrm. (Townhouse)	500 779 907 1,104	345.00 389.00 439.00 489.00	
13. Parkview Apartments	7252 Munson Way Westside of Munson Between Meadowgate and Florin 049-010-91 (R-3)	97	97			1 bdrm. 2 bdrm. 3 bdrm.	650 850 1,082	491.00 555.00 659.00	
14. The Gardens	SW Corner of Meadowgate and Mardy 049-390-79 (R3-R)	24	24						
15. Franklin Villa Estates (Condos)	7600 Franklin Boulevard Westside of Franklin Between Caselli Circle and A Parkway (R-3)	1,004	1,004			1 bdrm. 2 bdrm.			
16. Villa Townhouse (Condos)	7556 El Mango Northside of Brookfield Between Morrison Creek and Franklin (R-3)	28	27	1	3.6	2 bdrm. 3 bdrm. 4 bdrm.		360.00 415.00 520.00	
17. Southgate Town and Terrace Homes	7537 Franklin Boulevard NE Corner of Franklin and Brookfield 050-020-44 (R-3)	104	104			Studio 1 bdrm. 2 bdrm. 3 bdrm. 4 bdrm.		160.00 190.00 220.00 250.00 285.00	
18. Brookfield Square	7605 Franklin Boulevard SE Corner of Franklin and Brookfield 050-020-25, 42 (R-3)	72	72			Studio 1 bdrm. 2 bdrm.		384 604 824	
19. Cedar Ridge	4945 Mack Road Northside Mack Road Between Sumnerdale and Tangerine 118-062-17 (R-3)	274	274			1 bdrm. 2 bdrm. 2 bdrm./bath		590 890 980	350.00 400.00 425.00
20. Parkway Commons	5417 Mack Road NW Corner of Mack Road and Center Parkway 118-062-14, 15, 16 (R-3)	288	270	18	6.3	Studio 1 bdrm. 2 bdrm. 3 bdrm.		384 604 824 1,044	285.00 325.00 375.00 480.00
21. Aspen Park (Complex not Completed)	5180 Mack Road Southside of Mack Road Between Tangerine and Center Parkway 117-011-41, 42 (R2-B)	280	136	144		1 bdrm. 2 bdrm. 2 bdrm./bath		600 750 800	350.00 405.00 435.00
22. Parkway Village (Complex not Completed)	7826 Center Parkway SW Corner of Center Parkway and Mack Road 117-011-24 (R2B-R)	332	70	262		1 bdrm. 2 bdrm.			380.00 425.00

NAME	LOCATION	# UNITS	# OCCUPIED	# VACANT	VACANCY RATE %	SIZE	SQ. FOOT	RENT \$
23. Countrywood Village	5500 Mack Road SE Corner of Mack Road and Center Parkway 117-012-12 (R-3)	292	268	24	8.2	1 bdrm. 2 bdrm. 2 bdrm./bath	600 800 850	355.00 410.00 435.00
24. Southgate Townhouses	5981 Mack Road Northside of Mack Road Between Center Parkway and Lamancha 118-120-42 (R-3)	40	35	5	12.5	2 bdrm. 3 bdrm. 3 bdrm.	1,034 1,254 1,326	450.00 475.00 525.00
25. Southgate Arden Homes (Condos)	Corner of Lamancha and Seyferth (R1A-R)	115						
Southpark Townhouses (Condos)	5855-6119 Bamford Northside of Bamford Near Center Parkway	82	82					
27. Valley Hi Apartments	6505 Valley Hi Drive SW Corner of Valley Hi and Bamford 117-012-08 (R-3)	112	96	16	4.3	1 bdrm. 2 bdrm.	628 829	360.00 400.00
28. Orangewood West	6550 Wyrldham SW Corner of Wyrldham and Valley Hi 117-170-18 (R-3)	151	144	7	4.6	1 bdrm. 2 bdrm. 2 bdrm. (Townhouse)	680 975 1,020	325.00 385.00 455.00
29. Orangewood East	6808 Wyrldham SE Corner of Wyrldham and Lindbrook 117-170-46 (R-3)	147	142	5	3.4	Studio 1 bdrm. 2 bdrm. (Townhouse)	464 680	285.00 325.00 455.00
30. Cosumnes River Apartments	8180 Center Parkway Westside of Center Parkway and Garden View 117-012-70 (R2B-R)	84	84			1 bdrm. 2 bdrm.		217.00 265.00
Calvine Estates	7140 Calvine Road Southside of Calvine Near Bruceville 117-140-20 (R3-R)	54	52	2	3.7	2 bdrm.	865	420.00
32. Casa Cosumnes	7190 Calvine Road SW Corner of Calvine and Bruceville 117-140-16 (R3-R)	61	61			2 bdrm.	850	385.00

EXISTING MULTIPLE FAMILY DEVELOPMENT  
SOUTH SACRAMENTO COMMUNITY

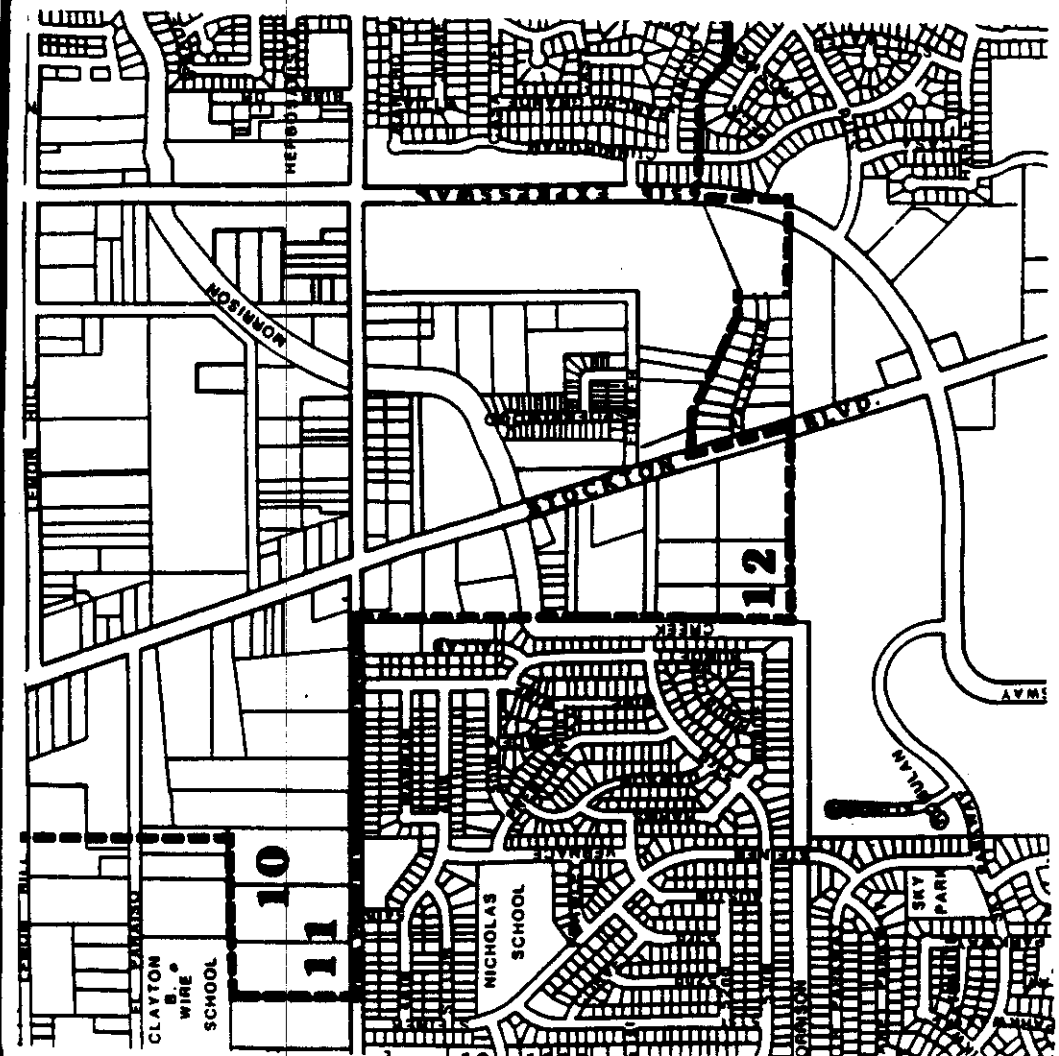


NUMBERS CORRESPOND TO ATTACHED TABLES

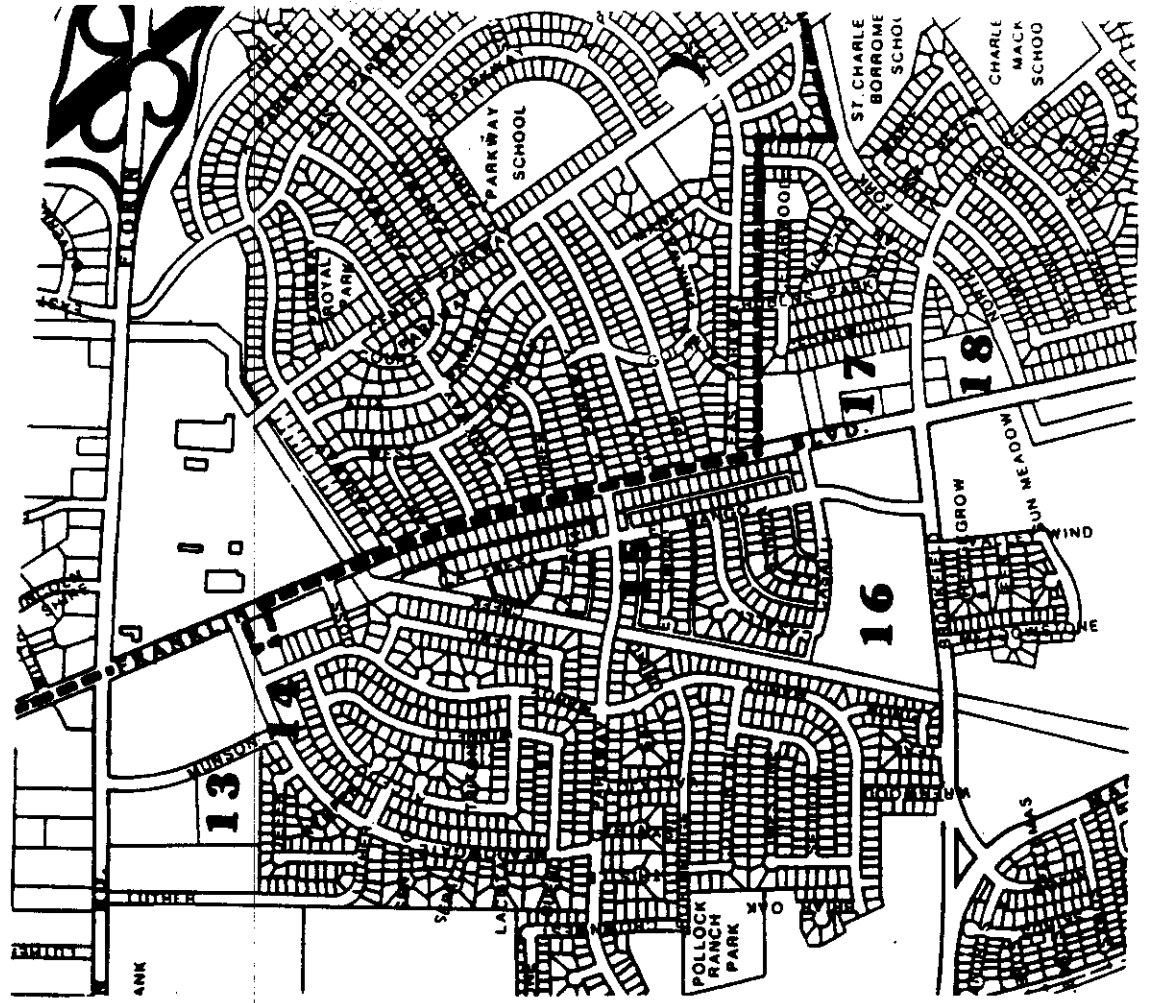




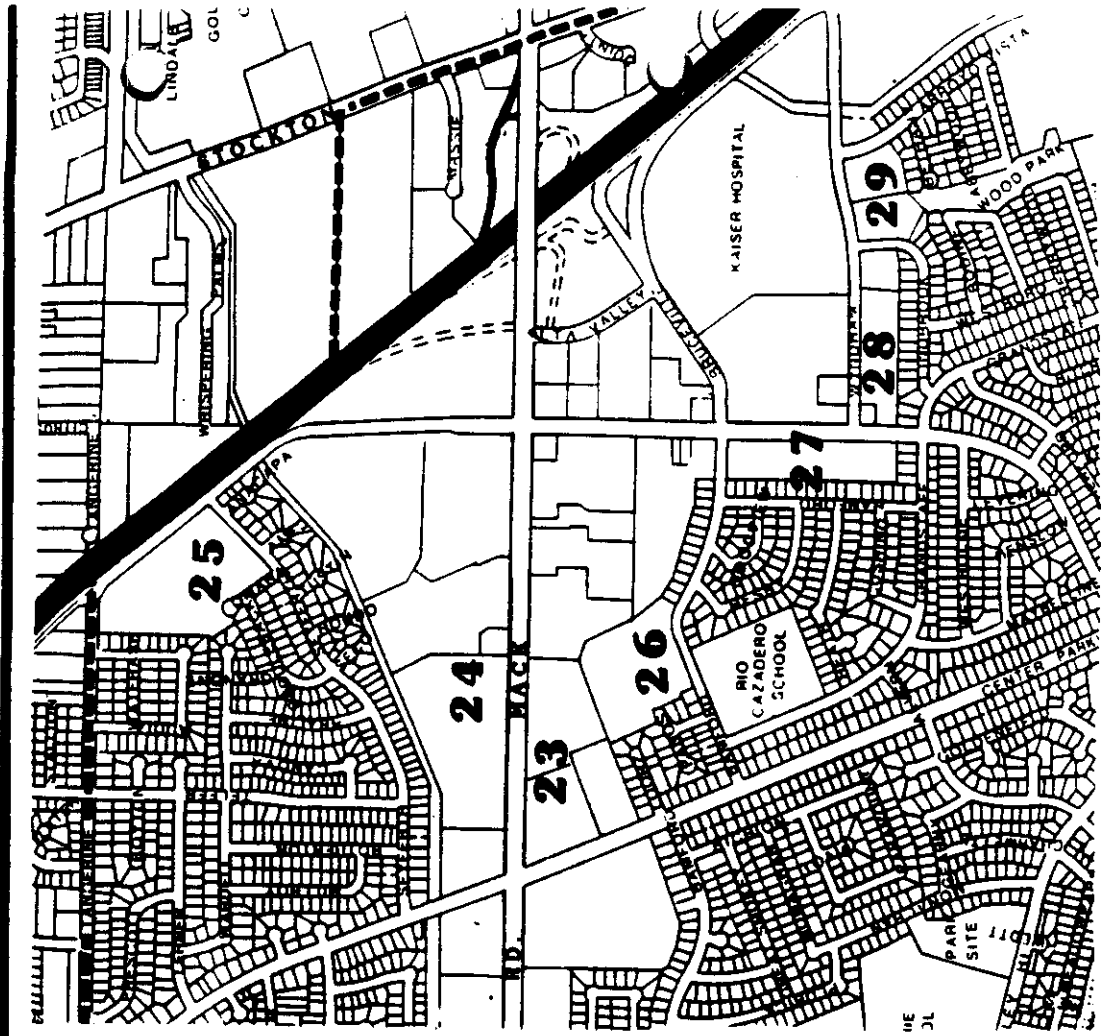
**EXISTING MULTIPLE FAMILY DEVELOPMENT  
SOUTH SACRAMENTO COMMUNITY**



NUMBERS CORRESPOND TO ATTACHED TABLES



**EXISTING MULTIPLE FAMILY DEVELOPMENT  
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NUMBERS C) RESPOND TO ATTACHED TABLES



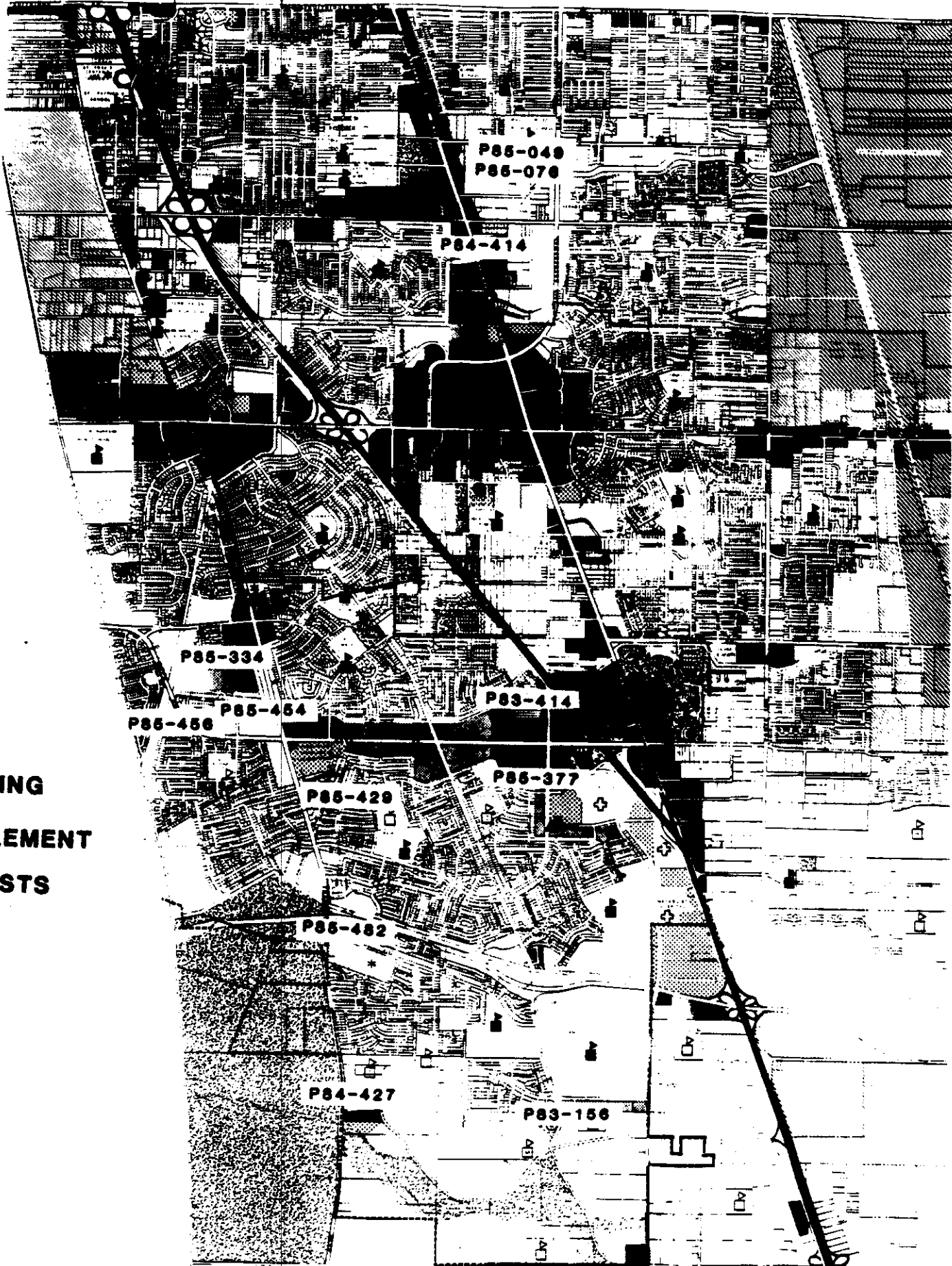
REQUESTS FOR PLANNING ENTITLEMENTS FOR MULTIPLE FAMILY DEVELOPMENT  
IN THE SOUTH SACRAMENTO COMMUNITY

P NUMBER	ASSESSORS PARCEL #	LOCATION	PROJECT	ENTITLEMENTS	ZONING	COMMUNITY PLAN	CURRENT USE	ACTION
85-482	117-131-01	Eastside Franklin Blvd. North of Ehrhardt Ave.	Develop 98-unit apartment complex	Env. Det., GPA from Commer- cial and office to residen- tial, community plan amend- ment from highway/commercial to medium density residential, rezone 15.8 vacant acres from A to R-1 and R-2A.	A	Highway/ Commercial	Vacant	CC Approve: 2/18/86
85-334	119-220-58	SE corner of Sun Meadow Dr. and Valley Meadow Way	Develop 468-unit apartment com- plex and day car center on 19 acres	Env. Det., TM, special permit for day care center, variance to reduce rear yard setback, plan review	R-3A	Light Den- sity multi- ple family residential	Vacant	CC Approve: 12/3/85
84-414	040-021-39 040-021-40	SE corner Stockton Blvd. and 48th Ave.	Develop 132-unit apartment com- plex on 8.1 acres	Env. Det., GPA from commer- cial/offices to residential, Community Plan amendment from- shopping/commercial to multi- ple family residential and from light density residential to multiple family residential, rezone from C-2 and R-1A to C-2 and R-2B, TM, variance to reduce required setback, subdivision modification.	C-2 R-1A	Commercial/ Offices	Vacant	CC Approve: 1/22/85
85-049	038-091-09 038-091-10	SW corner Lemon Hill and 63rd St.	30-unit apartment complex on 1.34 acres.	Lot line adjustment to merge 2 parcels totaling 1.34 acres.	R-3	Light Den- sity multi- ple family	Vacant	CPC Approv: 5/9/85
85-076	038-101-05 038-101-06	6131-6141 63rd Street	41-unit apartment complex on 2 acres.	Env. Det., rezone 2 acres from R-1 to R-2B, LLA to combine 2 lots.	R-1	Light Den- sity multi- ple family	Vacant	CC Approve: 5/9/85

ASSESSORS PARCEL #	ASSESSORS PARCEL #	LOCATION	PROJECT	ENTITLEMENTS	ZONING	COMMUNITY PLAN	CURRENT USE	ACTION
85-429	117-160-01	4,400 ft. east of Franklin Blvd.	Develop 80 vacant acres with 168 single family res. lots, one multiple family lot, two school sites and one common lot.	Env. Det., GPA from res. to res., junior high school, elementary school, park site and major recreation or open space, community plan amend. from light density res. and high school to medium density res., light density res., Jr. high school, elementary school and parks or open space, rezone 47.8 vacant acres from A to R-1 8.6 vacant acres from A to R-2A zone, 12.2 vacant acres from A to OS-F zone, TM.	A	Light Density residential and high school	Vacant	CC Approve, 2/4/86
85-456	119-007-31	SW corner of Mack Road and Morrison Creek	Develop 100 air-space condos.	TM, Special Permit	R-1A	Light density multiple family	Vacant	CC Approve, 1/26/86
83-156	117-140-21	SE corner of Calvine Road and Center Parkway	Develop 82 town-house units on 8.2 vacant acres. The Village	Env. Det., TM, SP, subdivision modification to waive street improvements for lot B only.	R-1AR	Medium Density residential	Vacant	CC Approve, 7/26/83
85-427	117-160-07	SE corner of Franklin Blvd. and Calvine Road	Develop 125+ vacant acres with 187 single family lots, two multiple family lots, two commercial lots and one open space area for a floodway.	Env. Det., GPA from res. to res., commercial, office and major recreation or open space, community plan amend. from light density res. to light dens. res., medium dens. res., office building, shopping-commercial, and parks or open space, rezone 36.8 vacant acres from A to R-1, 37.8 vacant acres from A to C-2, 4.8 vacant acres from A to OB, 27 vacant acres from A to OS-F zone, TM, subdivision modification.	A	Light density residential	Agriculture	CC Approve, 2/4/86

ASSESSORS PARCEL #	LOCATION	PROJECT	ENTITLEMENTS	ZONING	COMMUNITY PLAN	CURRENT USE	ACTION
85-454	119-070-36 Westside of Franklin Blvd. 500 ft. north of Mack Road	Tent. Map to develop 172 air-space condos on 13 acres.	Env. Det., TM, Special Permit	R-1A	Low Density Multiple Family	Vacant	CC Approved 1/26/86
85-377	117-102-21 NW corner of Bamford and Valley Hi Dr.	211 unit condo project on 7.44 acres.	Env. Det. TM, Special Permit, variance to construct wall	R-3(PUD)	Medium Density res. centrum PUD	Vacant	CC Approved 2/11/86
83-414	118-103-107 775 La Mancha (La Mancha & Mack Road)	470 apartment units for senior citizens on 12 acres. Creekside Village	Env. Det., GPA from commercial and offices to res., community plan amend. from shopping or commercial to medium den. res., rezone from R-3R to R-4, TM, SP, variance to waive 49 parking spaces, designation of Creekside Village PUD, PUD schematic plan adoption.	R-3R	Shopping/commercial	Vacant	CC Approved 6/12/84

# SOUTH SACRAMENTO



**PLANNING  
ENTITLEMENT  
REQUESTS**