

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

APPLICANT <u>The Spink Corporation, 2590 Venture Oak Way, Sacramento, California 95833</u>		
OWNER <u>Shoreside Drive Joint Venture, 8144 Pocket Road, Sacramento, California 95831</u>		
PLANS BY <u>The Spink Corporation, 2590 Venture Oak Way, Sacramento, California 95833</u>		
FILING DATE <u>August 28, 1990</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>030-0810-002</u>		

APPLICATION:

- A. Negative Declaration.
- B. Amend General Plan for 1.24± vacant acres from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na).
- C. Amend Pocket Community Plan from Medium Density Residential (16-29 du/na) to Low Density Residential (3-6 du/na).
- D. Rezone 1.0± vacant acres from Multiple Family (R-2A) to Standard Single Family (R-1).
- E. Rezone 0.24± vacant acres from Multiple Family (R-2A) to the Single Family Alternative (R-1A) zone.
- F. Tentative Map to subdivide 1.24± acres into five lots in the proposed Standard Single Family (R-1) and Single Family Alternative (R-1A) zones.

LOCATION: Southeast Corner of Riverside Boulevard and Shoreside Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide the property into five lots for single family development.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Pocket Community Plan Designation:	Medium Density Residential (16-29 du/na)
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family and Condominiums; R-1 and R-2B
South:	Single Family and Lake Greenhaven; R-1 and A
East:	Condominiums; R-2B
West:	Single Family; R-1 and R-1A

Property Dimensions:	Irregular
Property Area (Net):	1.24± acres
Density of Development:	4.0 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 3, 1991, the Subdivision Review Committee voted four ayes, two noes, and two absent to recommend denial of the tentative map, due to its inconsistency with the General Plan, Pocket Community Plan and R-2A zoning.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.24± vacant acres in the Multiple Family (R-2A) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The Pocket Community Plan also designates the site Medium Density Residential (16-29 du/na). The surrounding land use and zoning consists of single family and condominiums, zoned R-1 and R-2B, to the north; single family and Lake Greenhaven, zoned R-1 and A, to the south; condominiums, zoned R-2B, to the east; and single family, zoned R-1 and R-1A, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide 1.24± acres into five parcels, three for single family development, and two for a half-plex structure. This proposal requires amendments of both the General Plan and Pocket Community Plan, as well as a rezone from R-2A to R-1 and R-1A. The applicant has submitted a letter addressing the difficulties in developing the site under the present zoning. Also included is a site plan of possible multiple family development. The letter and site plan are attached Exhibits D and E.

C. Staff Analysis

Policy Considerations:

Staff does not support the proposed General and Pocket Community Plan Amendments or the request for a rezoning. Since the adoption of the 1988 Sacramento General Plan Update (SGPU), the City has approved 2 projects with density reductions resulting in a net loss of more than 700 potential housing units (1% of the City's vacant residential land supply). The City continues to receive numerous requests for density reductions of multiple family zoned property which will result in the potential loss of approximately 2,800 additional housing units (4% of remaining supply). This request combined with the other rezoning requests in South Sacramento, would eliminate a significant loss in the housing supply which would further exacerbate the jobs-to-housing imbalance. In addition, a reduction in housing units may cause rents to increase and vacancy rates to drop as the demand for rental housing rises along with Sacramento's population and job growth. The present R-2A zoning of the subject site allows construction of 19 to 21 dwelling units on the site by right. The proposed five unit project, if approved, would result in the potential loss of 16 units.

In general, goals and policies relating to housing, affordable housing stock, air quality, and transportation systems may be impacted by approval of further residential density reductions. Policies in the General Plan and goals in the Pocket Community Plan support a mixture of housing types in appropriate locations, particularly within public transportation corridors. More specifically, it is the policy of the City that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated. The multiple family residential vacancy rates for the Pocket Community Plan area for the past year have been 3.73 percent as measured by averaging Fleishman Information Services May 1990 and November 1990 vacancy studies. In staff's judgement this vacancy rate indicates that inadequate multiple family housing opportunities are being provided in the community plan area.

The elimination of multi-family zoned land represents the elimination of housing potentially affordable to median and below median income households in the plan area. The proposed development can be expected to sell for at least \$200,000, if not \$300,000+ per unit. This will result in payments of roughly \$1,700 to \$2,500 per month, requiring an annual household income of approximately \$60,000 to \$90,000 per year, assuming

a 20 percent down payment. This is in contrast to the area median income of \$37,500. At the same time, average rents in the Pocket area is \$588 for 2 bedroom apartments and \$632 for 3 bedrooms, according to Freshman's November 1990 study. Rents in the Riverlake area are higher, ranging from \$700 to \$800 per month for 2 bedrooms. Even at these increased rents, however, units could still be affordable to households with below median incomes of \$28,000 to \$32,000 per year.

The subject site is located along a bus route. Higher density residential densities along established bus routes are essential to attract sufficient ridership. RT recommends a minimum of 7 to 8 du/na for projects along bus routes. Sufficient local fare box revenue will be necessary to secure federal and state matching funds for the RT system expansion and meet mandated air quality standards for the Sacramento Air Basin.

The City Planning Commission is scheduled to hear additional public testimony regarding the density reduction policy (M91-018) on May 30, 1991. There are three policy options proposed by staff in evaluating density reduction proposals. These include supporting all the proposals, supporting selected proposals, and opposing all proposals except those within selected infill areas. Staff has recommended the option of supporting selected density reductions be the chosen policy option. This policy supports density reductions which provide affordable housing opportunities, and asks the applicants to help fund a land use evaluation to transfer the potential housing loss to sites along transportation corridors.

Site Considerations:

The subject site is designated for medium density multiple family in the General Plan and Pocket Community Plan. In this designation, townhouses, condominiums and apartments are permitted. The applicant is requesting to redesignate the site for a single family development which is in conflict with the City's General Plan and Pocket Community Plan designations. The site is suited for multiple family development because there are components in the area which support higher density housing developments. The components considered when siting higher density housing sites are: close proximity to major arterials and freeways; surrounding land uses; zoning designations; commercial services; and transportation corridors. The subject site is a desirable site for multiple family development and meets the criteria because it is in close proximity to major transportation corridors (bus route), arterials (Riverside Boulevard) and a freeway (Interstate 5). The subject site is also within walking distance of a commercial center at Riverside Boulevard and Florin Road. A multiple family housing site is adjacent to the subject site which supports increased multiple family development in that it would not be incompatible with the surrounding area.

The applicant has submitted a site plan for multiple family development of the site and a letter stating the reasons why the site is not feasible for multiple family development. The submitted plan indicates 21 units and 26 parking stalls. The applicant indicates the proposal creates a cluttered site which could not possibly meet the parking requirements and provides no tenant amenities. Staff has reviewed the proposed plans and finds that with a few modifications, an appropriate development is possible. The applicant has submitted a site plan indicating 21 units. The zoning and Pocket Community Plan would allow a minimum of 19 units. This two unit reduction would allow additional area for parking and there is the possibility for providing 40 percent compact parking stalls. In terms of tenant amenities, staff finds the existing Lake Greenhaven is a rare amenity available for multiple family developments. The site plan does not adequately reflect this opportunity. Staff finds this site to be very suitable for multiple family development. There is even the possibility that the 19 units be condominium or townhouse units which could provide a transition to the neighboring single family development.

Summary:

Staff finds that approval of a density reduction in this area may set a precedent for approving future requests for plan amendments for reductions in density on transportation corridors and near commercial centers. The request is also in conflict with providing alternative and affordable housing types in the community plan area. In addition, approval of density reduction proposals on sites designated for higher residential density and/or

diverse housing types could jeopardize the City's ability to provide an adequate supply of land for the projected 16,751 additional housing units needed through 1996. Lastly, the proposed plan amendments and rezone request is inconsistent with adopted goals and policies in both the General Plan and Pocket Community Plan. The proposed project would underutilize the site. The site is well suited for multiple family housing and staff finds that there is a need for such housing in the area. The existing bus route, nearby freeway and major street, adjacent multiple family development, nearby commercial development and zoning are components which further support multiple family development and the goals and policies identified in the plans. City staff, therefore, recommends that the proposed plan amendments and rezone request be denied.

D. Tentative Map

Staff recommends denial of the proposed tentative map for single family development, due to its inconsistency with General Plan and Pocket Community Plan designations and the multiple family zoning of the site.

E. Agency Comments

The proposed project was review by several City Departments and other agencies. The following comments were received on the design of the Tentative Map:

1. City Traffic Engineering

- o Lot 1A shall access on Shoreside Drive only. The driveway on Lot 1A shall be a minimum of 50 feet from Riverside Boulevard.

2. City Engineering Development Services

- o Standard improvements are required for cul-de-sac including removal of curbs, gutters, and sidewalks along Shoreside Drive adjacent to the cul-de-sac.
- o Soils testing by a registered engineer for street design will be required.
- o A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions or groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- o Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
- o Minimum lot pad grade shall be 4.0 feet, and minimum gutter grade shall be 2.5 feet.
- o Provide street lights in coordination with the Electrical Section of the Engineering Division.
- o Pay off existing assessments of file necessary segregation requests and pay fees, if any.
- o Pay Parkland Dedication fees.
- o Pay Pocket Bridge fees.
- o Notice: Property to be subdivided in accordance with this map 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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

3. City Tree Services

- o The trees on the site can be removed at the developer's discretion.

4. Pacific Gas and Electric Co.

- o Dedicate a 12.5 foot public utility easement, for underground utilities, along all streets.

5. SMUD

- o Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.

6. Sacramento City Unified School District

- o A letter addressing the development fees for the Sacramento City Unified School District is attached Exhibit B.

F. Neighborhood Comments

A letter from the Lake Greenhaven Homeowner's Association indicating their concerns with the project is attached Exhibit C. Staff has been in contact with the association since the October letter. A representative will be present the night of the public hearing.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the project, as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Should the project be approved, the following mandatory mitigation measures shall be incorporated into the project to reduce the potential environmental impacts to below a level of significance:

- A. All joints in exterior walls shall be grouted or caulked airtight.
- B. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- C. Window or through-the-wall ventilation and air condition units shall not be permitted.
- D. All sleeping spaces shall be provided with carpet and pad.
- E. There shall be no through-the-door or through-the-wall mail or paper chutes.
- F. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lapped siding:
 - 1. 2' x 4' wood studs.
 - 2. R-11 insulation in the cavities.
 - 3. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.

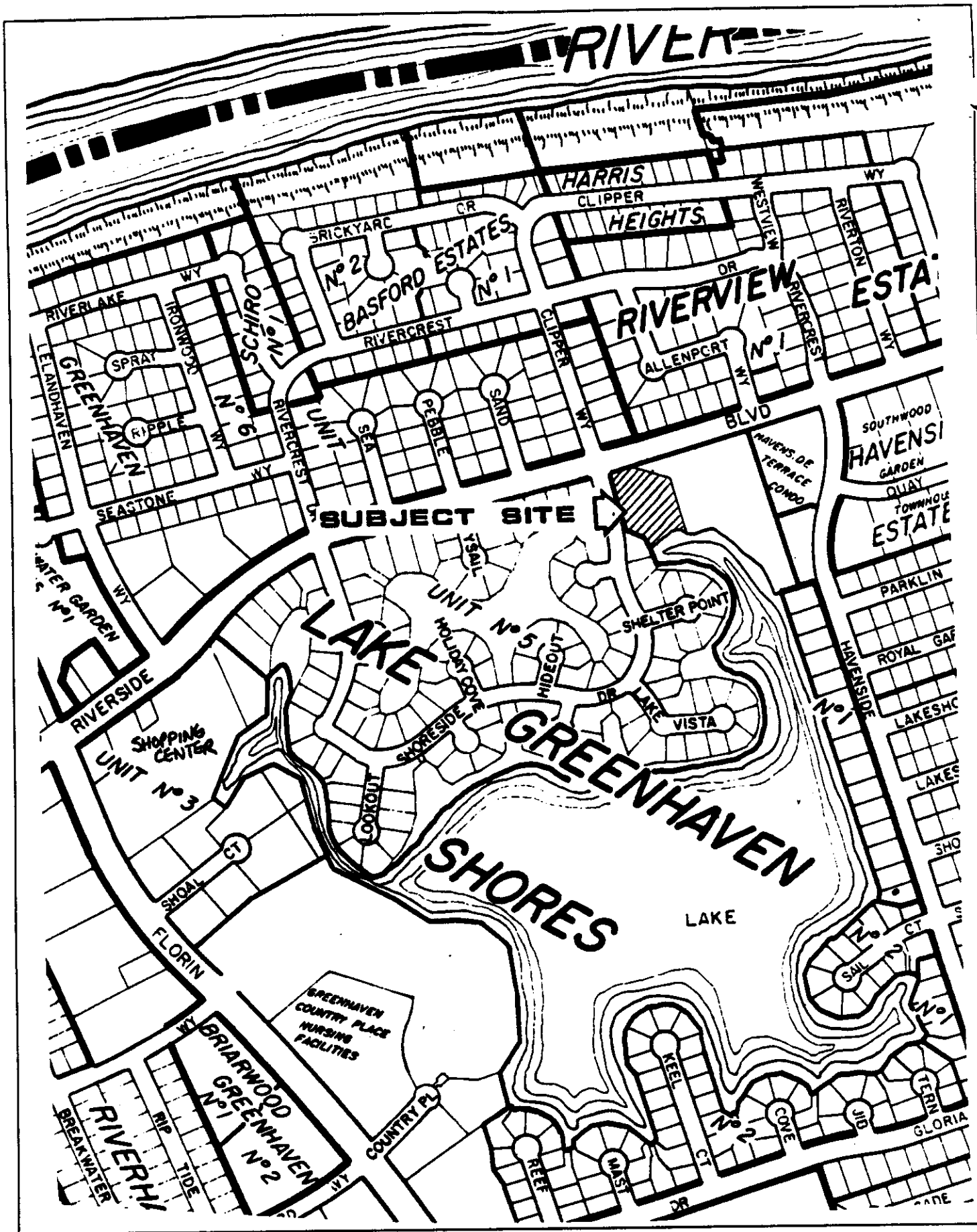
4. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
- G. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- H. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 1. Skylights shall not be used unless they have an STC rating of 30 or better.
- I. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper that closes completely.
- J. Windows shall have a minimum STC rating of 28.
 1. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 2. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 3. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 4. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
- K. All hinged exterior doors shall have a minimum STC rating of 28.
 1. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- L. Sliding glass doors shall have a minimum STC rating of 29.
- M. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- N. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- O. If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
 1. The transfer ducts shall have a minimum 1" duct lining.
 2. Each duct shall have a lined 90 degree bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
- P. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 1. The ducts shall have a minimum 1" duct lining.

2. Each duct shall have a lined 90 degree end in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.

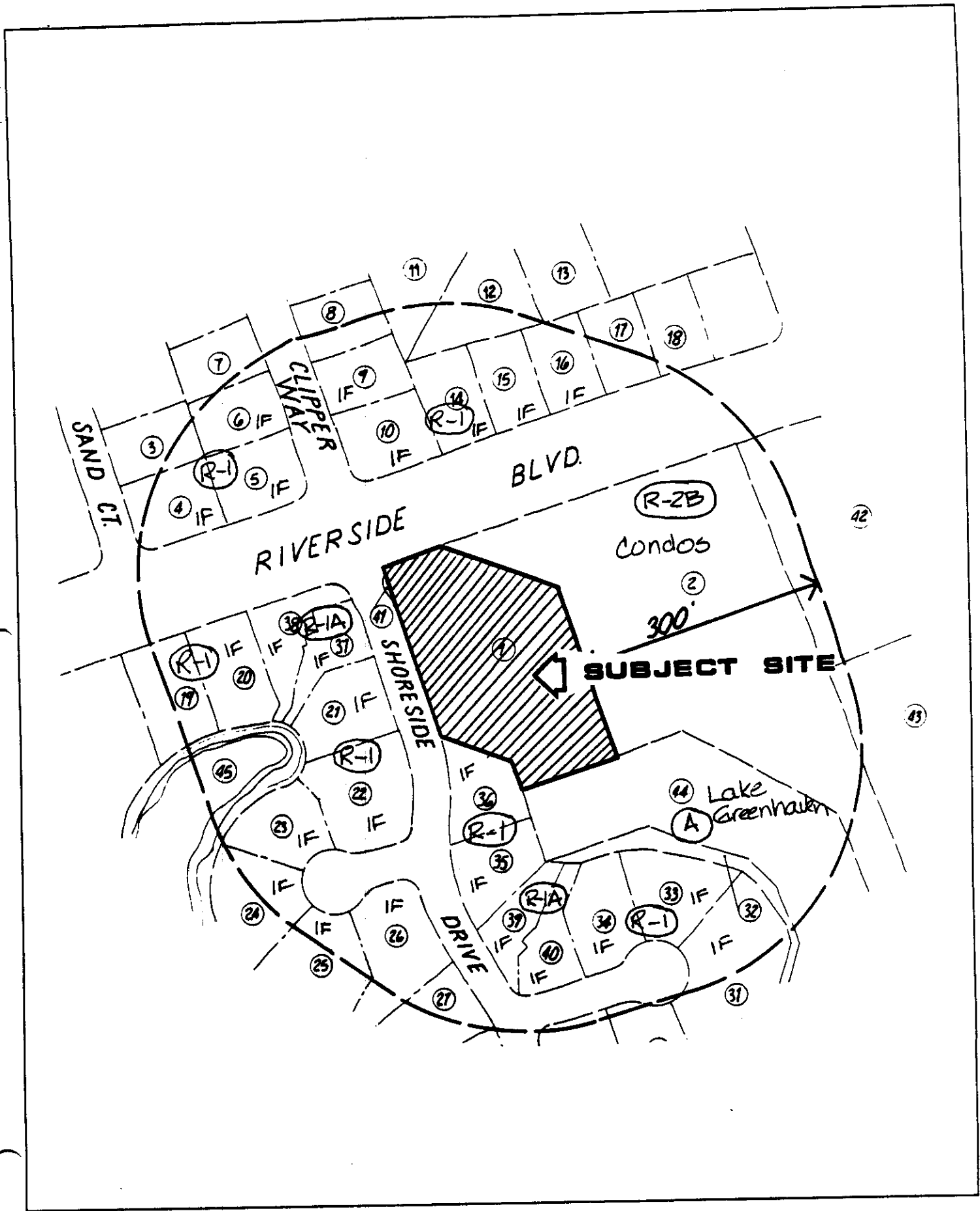
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend denial of the General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) and forward to City Council;
- C. Recommend denial of the Pocket Community Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (3-6 du/na) and forward to City Council;
- D. Recommend denial of the Rezone from Multiple Family (R-2A) to Standard Single Family (R-1) zone and forward to City Council;
- E. Recommend denial of the Rezone from Multiple Family (R-2A) to Single Family Alternative (R-1A) zone and forward to City Council; and
- F. Recommend denial of the Tentative Map to subdivide 1.24± acres into five lots and forward to City Council.



VICINITY MAP



LAND USE & ZONING MAP



POCKET COMMUNITY LAND USE PLAN

























- | | | | | | |
|---|---|---|---|---|--|
|  | -HIGH DENSITY RESIDENTIAL (30+ DU/AC) |  | -PARKS/OPEN SPACE * |  | -EXISTING FIRE STATION |
|  | -MEDIUM DENSITY RESIDENTIAL (16-29 DU/AC) |  | -PARKWAY/RECREATIONAL NODE (1/2-Mile, 1-Intermodal) |  | -AIRPORT INFLUENCE AREA |
|  | -LOW DENSITY RESIDENTIAL (7-15 DU/AC) |  | -PUBLIC/QUASI-PUBLIC USE |  | -WATER |
|  | -LOW DENSITY RESIDENTIAL (3-6 DU/AC) |  | -SCHOOLS *PARKS MASTER PLAN COMBINES PARK WITH SCHOOL |  | -CITY LIMIT BOUNDARY |
|  | -COMMERCIAL/SHOPPING |  | -EXISTING HIGH SCHOOL |  | -OLD COMMUNITY PLAN BOUNDARIES |
|  | -BUSINESS/PROFESSIONAL OFFICES |  | -PROPOSED MIDDLE SCHOOL |  | ①-1976 North Pocket Specific Plan Area |
|  | -HIGHWAY COMMERCIAL |  | -EXISTING  -PROPOSED ELEMENTARY SCHOOL |  | ②-1976 South Pocket Specific Plan Area |
| | | | |  | ③-1969 North Pocket Community Plan Area |
| | | | |  | ④-1969 Revised Pocket Area General Development |

EXHIBIT A

REVISED
TENTATIVE MAP
LAKE GREENHAVEN UNIT #5-A
CITY OF SACRAMENTO

OWNER/SUBDIVIDER:
SHORESIDE DRIVE JOINT VENTURE
6355 RIVERSIDE BLVD.
SACRAMENTO, CA 95831

PLANNER/ENGINEER:
THE SPINK CORPORATION
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833
(916) 925-5550

EXISTING USE:
VACANT

PROPOSED USE:
3 SINGLE FAMILY LOTS
2 HALF PLEX LOTS

EXISTING ZONE:
R2A

PROPOSED ZONE:
R1 & R-1A

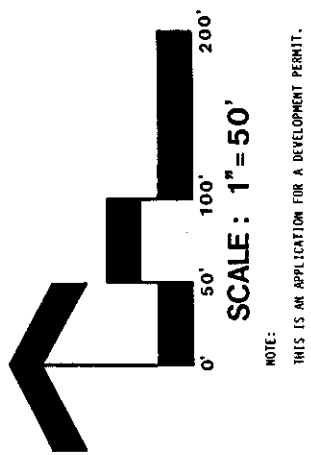
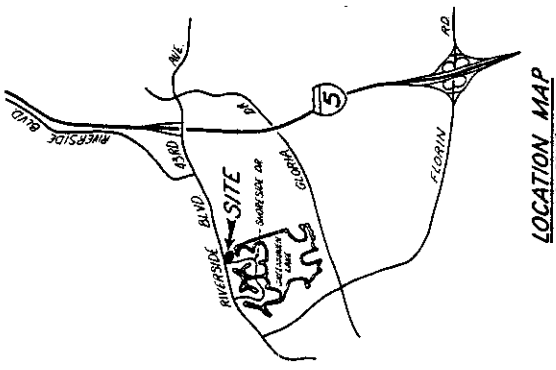
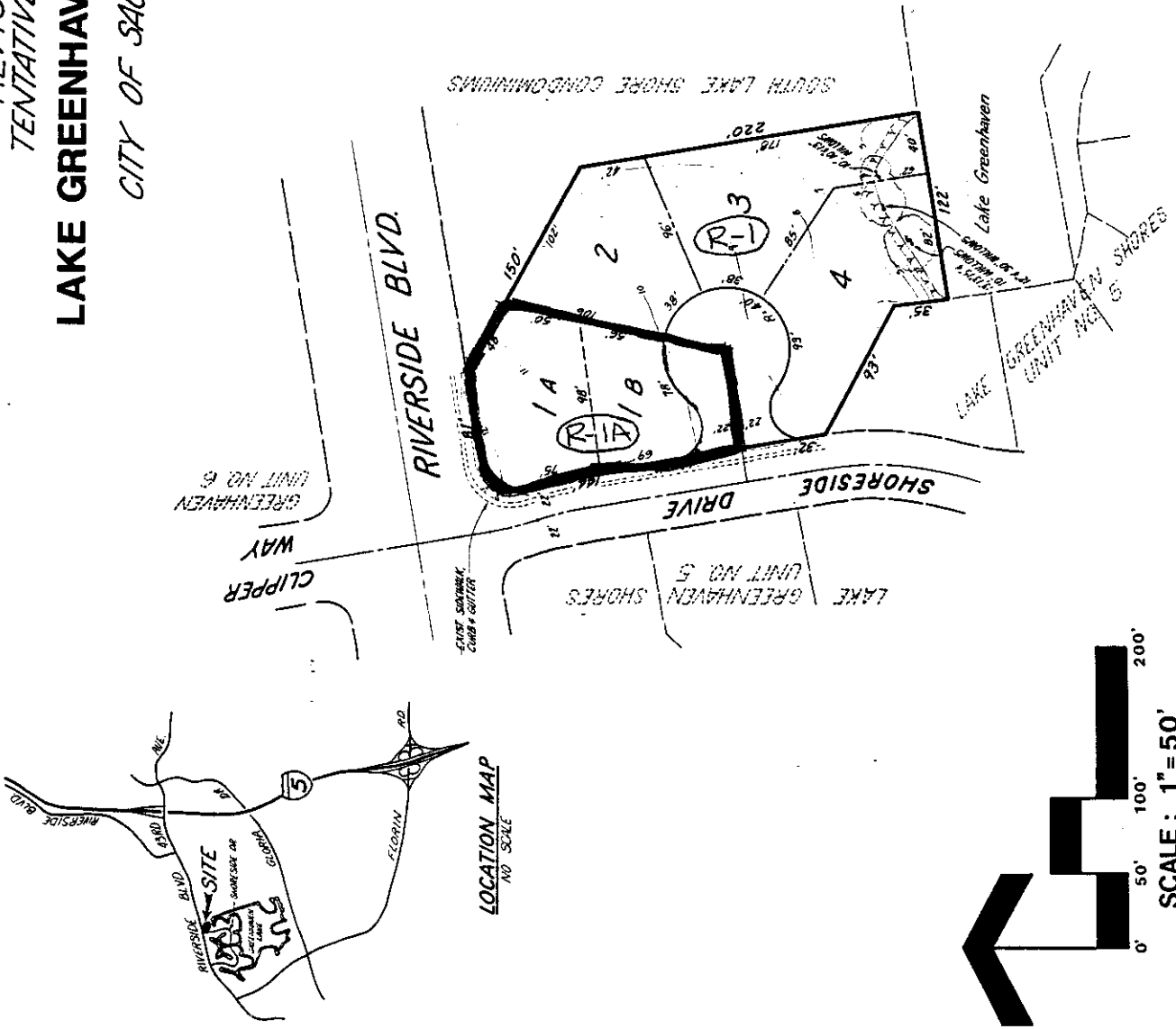
AREA:
1.24± ACRES NET

A.P.N.:
030-0810-002

UTILITIES-SERVICES:
WATER: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
PARKS: CITY OF SACRAMENTO
SCHOOL: SACRAMENTO UNIFIED
ELECTRICITY: S.M.U.D.
GAS: P.G. & E.
TELEPHONE: PACIFIC BELL

Spink
THE SPINK CORPORATION
2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
(916) 925-5550 FAX NO. (916) 921-8274

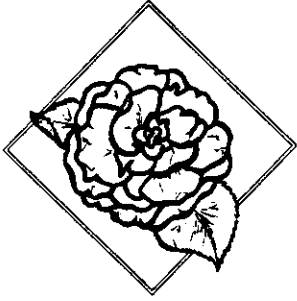
9-27-90 5269-002
10-26-90



(REVISED)
4-18-91

NOTE:
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

EXHIBIT B



Sacramento City Unified School District

1619 N Street • Sacramento, California • 95814

Dr. Rudolph F. Crew, Superintendent

CITY PLANNING DIVISION

November 5, 1990

NOV 21 1990

Director, Planning and Development
City Planning Division
1231 I Street, Room 200
Sacramento, CA 95814

RECEIVED

Dear Director:

RE: Proposed Tentative Subdivision Map: Lake Greenhaven Unit 5-A

I have examined the above named tentative map received on October 10, 1990, by this office. Based upon current boundary lines and student density factors for other similar developments, I would expect the maximum yield from the development to be one elementary, one middle and one high school students. These estimates do not include students who will attend nonpublic schools.

Elementary students in Kindergarten through Grade 6 will attend Bear Flag school located at 6620 Gloria Drive, (916) 399-5423. The enrollment at this school during the 1990-91 school year is expected to be 435 students. This school is at capacity.

Middle school students in Grades 7 and 8 will attend Sam Brannan school located at 5301 Elmer Way, (916) 553-4350. Enrollment at this school during the 1990-91 school year is expected to be 782 students. This school is nearing capacity.

High school students in Grades 9 through 12 will attend the John F. Kennedy school, 6715 Gloria Drive, (916) 399-5200. Enrollment at this school during the 1990-91 school year is expected to be 2,173 students. This school is nearing capacity.

Sacramento City Schools are overcrowded. Many elementary students who cannot be accommodated at neighborhood schools due to overcrowding are transported daily to other sites. The construction of the above housing units will further overcrowd schools in the Sacramento City Unified School District. In order to partially offset the costs of providing classroom space for additional students, School Facility Fees will need to be collected from builders and/or developers involved in the housing construction described above.

The above information was reviewed by the Board Facilities and Planning Committee and approved by the Sacramento City Unified School District Board of Education on November 13, 1990. Questions related to the above estimates should be directed to Ms. Kerri Muraki, Research Technician at 553-4053.

Sincerely,


John Schneider
Research Specialist
Research and Evaluation Office

NEL:kmm (MSWORD/SHELL)

P90-415

May 9
~~April 25~~, 1991

Item #5

LAKE GREENHAVEN EXHIBIT C ASSOCIATION

October 31, 1990

Joy Patterson
Current Planning
City of Sacramento Planning Department
1231 I Street, Room 200
Sacramento, CA 95814

Subject: Lake Greenhaven Unit 5-A, #P-90-415

Dear Ms. Patterson:

I am writing on behalf of the Lake Greenhave Homeowners' Association (the "Association") to confirm a discussion I had with your office on October 12, 1990. The discussion involved concerns raised by the Association regarding proposed project #P-90-415 (the "Project") which your department is currently reviewing.

On October 11, 1990, the Association Board met to discuss its strategies in preparing a formal response to the Project application. At that meeting several concerns and issues were raised including but not limited to: 1) the developer's willingness to subject the parcels to the recorded CC&Rs for Lake Greenhaven; 2) dredging of the affected lagoon; 3) completion of the bulkhead; and 4) density/traffic/parking impacts on Riverside Boulevard and Shoreside Drive. Given various complexities surrounding the Project, the Association would like to have an opportunity to have its legal counsel review the Project to address the concerns and issues raised by the Board. A formal response outlining the Association's concerns in more specificity will follow.

If you have any questions regarding this letter, please call Carol Baker, Secretary, Lake Greenhaven Homeowners' Association, at 445-8913 (work) or 428-0584 (home) or Karen Miner, Treasurer, Lake Greenhaven Homeowners' Association at 422-9074.

Thank you for your consideration in this matter.

Carol R. Baker
Carol R. Baker
Secretary, Lake Greenhaven Homeowner's Association

cc: Curtis Sproul, Attorney for the Lake Greenhaven Homeowners' Association,
Weintraub Genshlea Hardy Erich & Brown
Shoreside Dr. Joint Venture C/O L & P Land Development
Greg Parish, The Spink Corporation
Environmental Department, City of Sacramento Planning Department
Karen Miner, Treasurer, Lake Greenhaven Homeowners' Association

PO BOX 22577

Sacramento, Calif. 95822

P90-415

May 9 1991

110 # 5

EXHIBIT D

McDONOUGH, HOLLAND & ALLEN

A PROFESSIONAL CORPORATION

ATTORNEYS

555 CAPITOL MALL, SUITE 950
SACRAMENTO, CALIFORNIA 95814

(916) 444-3900

TELECOPIER: (916) 444-8334

EDWARD J. QUINN, JR.

ROSEVILLE OFFICE
2260 DOUGLAS BOULEVARD SUITE 200
ROSEVILLE, CALIFORNIA 95661
(916) 773-2711
TELECOPIER (916) 773-0295

YUBA CITY OFFICE
1585 BUTTE HOUSE ROAD
YUBA CITY, CALIFORNIA 95993
(916) 674-9761
TELECOPIER (916) 671-0990

BAY AREA OFFICE
1999 HARRISON STREET SUITE 1300
OAKLAND, CALIFORNIA 94612
(415) 444-7372
TELECOPIER (415) 839-9104

April 18, 1991

Ms. Cindy Gnos
Associate Planner
Sacramento Current Planning Department
City of Sacramento
1231 I Street, Room 200
Sacramento, CA 95814

Re: Lake Greenhaven Unit No. 5-A
#90-415

Dear Ms. Gnos:

This firm, together with The Spink Corporation, represents Shoreside Drive Joint Venture, owner of the subject parcel.

As you know, the proposed rezoning and tentative map for the subject parcel are scheduled for hearing before the Planning Commission on April 25, 1991. Based on conversations between representatives of the owners and members of the City Staff, we anticipate that Staff may recommend disapproval of the proposed rezone from R-2A to R-1 and disapproval of the map.

While we may wish to address the Planning Commission on specific issues raised in your pending Staff Report, we would ask that you include the following summary of the owner's position regarding the downzoning in your Staff Report to the Planning Commission:

"The Owner/Applicant has requested that the project site be downzoned from R-2A to R1 and that a tentative map be approved for

P90-415

May 9, 1991

Mem # 5

Ms. Cindy Gnos
April 18, 1991
Page 2

two half plex lots (1A, 1B) and three single family residential lots (2, 3 and 4).

In response to City Staff's policy concerns regarding the downzoning of multi-family residential parcels, the Owner/Applicant has directed its planners and engineers to draft a variety of site plans consistent with the existing R-2B zoning. Because of the size and configuration of the site and because of applicable parking and building height limitations, most such draft site plans proved entirely impracticable. Staff has included with its report to your Commission the only such site plan which is physically workable.

The Owner/Applicant wishes to make very clear its position that while the R-2B site plan fits the site physically, it is an inferior use of the site from land use planning and neighborhood compatibility standpoints, and is extremely undesirable from a business/marketing perspective.

In brief, the land use planning objections are as follows:

- The project site faces single family residential across Shoreside Drive and has single family residential directly to the south along Shoreside Drive. While there is an existing multi-family use directly to the east along Riverside Boulevard, the project site is physically oriented toward and an integral part of Shoreside Drive. A visit to the project site makes it quite evident that single family is the more compatible use for this site.
- The Lake Greenhaven Association has recognized the land use compatibility problem cited above, and has expressed its concerns in a letter of October 31, 1990 to the Planning Department.
- The multi-family density on the site allowed by zoning (up to 17 units per acre, or 21 units total) creates an unacceptably cluttered site plan and would require a parking deficit. In order to meet parking requirements the density would have to be reduced, possibly resulting in a density below minimum Community Plan requirements (Medium Density Residential, 16-29 units per acre). Even

Ms. Cindy Gnos
April 18, 1991
Page 3

at minimum Community Plan density, the site plan would remain very cluttered, and would allow no room for amenities such as a swimming pool, a club house, enclosed parking or open space. Reductions in the number of units to allow for such amenities would both exacerbate the economic difficulties faced by the project and work against the City policies favoring high residential density.

While it is not the province of the Planning Commission to involve itself in development economics, it is clear that well-planned, properly developed projects do not occur without a reasonable expectation that the project can be built and marketed, and yield a fair economic return. Given the current value of the land, a multifamily development on this site consistent with the standards of the Community Plan would yield a per unit land price of approximately \$30,000. This is more than twice the normal per unit land cost for multi-family development in the local area. The developers cannot compensate for this excessive per unit cost by seeking higher rents, because they must meet the market; and because, as mentioned above, the site cannot support the amenities associated with "high-end" multi-family projects. In any event, such high rent levels would conflict with the City's affordability goals.

Further, a small apartment complex is difficult to manage because the cost of on-site management, maintenance and security may be spread among only a small number of units. This factor further dampens any expectation that the project might yield acceptable rent levels and adequate returns.

The Owner/Applicant views this project as exactly the type which is contemplated in the City's policy regarding "Hardship Projects," which states that "based on existing policy, density reductions could be supported on infill sites that have been difficult to develop." Given the location, surroundings and physical configuration of the project site together with the economics of the project, the Owner/Applicant believes that such policy should be applied and the rezoning and proposed map approved."

We enclose a reduction of the draft site plan discussed above for your use.

Ms. Cindy Gnos
April 18, 1991
Page 4

Thank you for your consideration in this matter. If you have any questions or comments please call either Andrea Mayer at The Spink Corporation or me.

Very truly yours,



Edward J. Quinn, Jr.

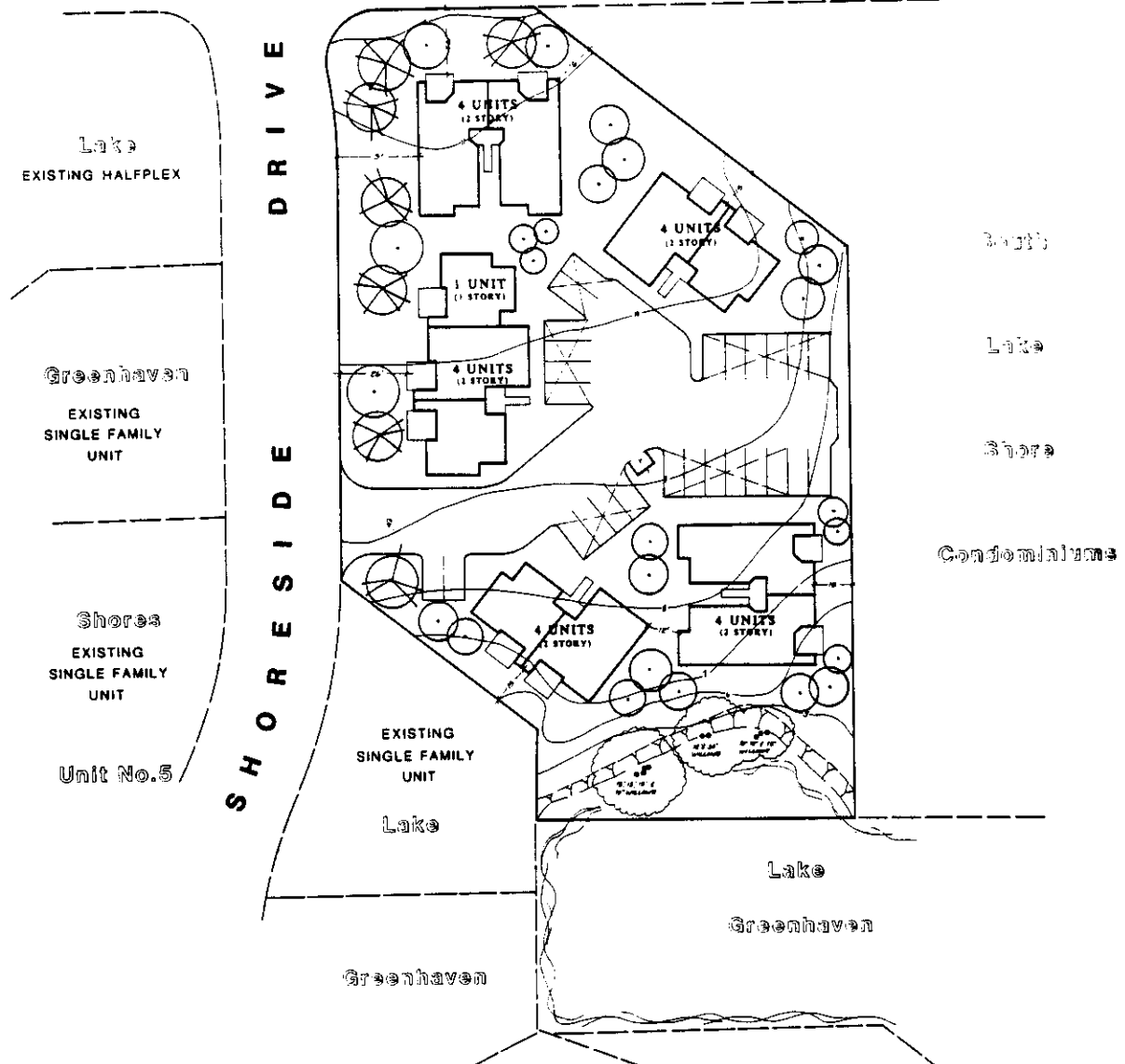
EJQ/lgs

EXHIBIT E

CLIPPER WAY

Greenhaven
Unit No. 5

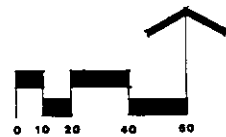
RIVERSIDE BOULEVARD



SUMMARY

SITE SIZE:	1.245AC.
UNITS:	21
7 - 1 BEDROOM	
10 - 2 BEDROOM	
4 - 3 BEDROOM	
DENSITY:	17.0 du/ac.
PARKING REQUIRED:	34 STALLS
PARKING PROVIDED:	26 STALLS
PARKING DEFICIT:	8 STALLS

ALTERNATIVE MULTI-FAMILY LAYOUT
GREENHAVEN UNIT 5-A
 City of Sacramento, California



APRIL 14 1991
Spink
 THE SPINK CORPORATION
 1000 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1007

DRAFT

P90-415

May 9, 1991

Hem #5

WILLIAM RODERICK MACDOUGALL
COUNSELLOR AT LAW

April 29, 1991
CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAY 01 1991

RECEIVED

Ms. Cindy Gnos
City Planning Division
Sacramento

Re: Proposed Project P90-415

Dear Ms. Gnos:

Mrs. MacDougall and I wish to express our strong support for Proposed Project P90-415.

We reside approximately 300 feet from the parcel to be subdivided and are of course deeply concerned over any proposed final use of this parcel. It is one of the two entries into the Shoreside Drive area of Lake Greenhaven. Being lake front property, it is of special interest.

The plans of the applicant seem admirably suited to the needs of this location, being, as it is, the transition from an extensive apartments neighborhood to a lake front single family neighborhood. The proposed use strikes a true balance of factors.

We will attend the May 9 hearing!

Cordially,

Wm. R. MacDougall

744 Shoreside Drive
Sacramento 95831

May 9, 1991

P90-415

H:m#5