

SPECIAL MEETING CITY COUNCIL SACRAMENTO

MAY 1, 1980

AND

MAY 15, 1980

THURSDAY

6:30 P.M.

I HEREBY CALL Special Meetings of the Sacramento City Council to be held:

6:30 P.M., THURSDAY, MAY 1, 1980 AND
6:30 P.M., THURSDAY, MAY 15, 1980

Council Chamber, City Hall, 2nd Floor, 915 I Street, Sacramento, CA, for the purpose of conducting a hearing, considering and acting upon the DRAFT CENTRAL CITY COMMUNITY PLAN AND PROPOSED REZONINGS.

ISSUED this 23rd day of April 1980.

PHILLIP L. ISENBERG
MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 17, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Format for Hearings on Draft Central City Plan

SUMMARY

The City Council has scheduled a study session and field trip of the Central City for April 23, 1980. The first hearing to take public testimony on the Draft Plan is on May 1, 1980. This report discusses the hearing format that staff suggest. The format is similar to the one used for the City Planning Commission hearings. Enclosed with this report is additional information for the Council's review.

BACKGROUND

Study Session/Field Trip: Staff anticipates spending about an hour in the Council Chamber to briefly review the plan elements. The remaining time will be spent in the field examining some of the areas and features under consideration within the plan proposals. A major portion of the field trip will be devoted to an examination of the areas proposed for a zone change.

To assist the Council in becoming more familiar with the Central City, a land use map is attached. The map highlights the areas under consideration for a zone change and provides an illustration of the relationship of existing land use with existing and proposed zoning.

May 1st Public Hearing: This is the first meeting for taking public testimony. The suggested topic order and procedure for hearing the plan at this meeting and subsequent meetings are as follows:

- ✓ 1) Introductions and brief overview of the plan preparation process;
- ✓ 2) Review for final EIR;
- ✓ 3) Review of Plan Goals (the same hearing procedure used for all plan elements):
 - a. Staff presentation
 - b. Questions from Council
 - c. Hearing opened to public testimony
 - d. Hearing closed
 - e. Discussion by Council; however, no action at this time
- 4) Land Use and Zoning - In order to hear the public testimony on this subject in an orderly and logical manner, the following sequence is suggested:
 - ✓ a. Comments on all areas not under consideration for zoning changes
 - ✓ b. Areas under consideration for a change to single-family, R-1 zone
 - ✓ c. Areas under consideration for a change to multi-family, R-3-A zone
 - ✓ d. Areas under consideration for a change to multi-family, R-5 zone
 - ✓ e. Areas under consideration for a change to residential-office, R-0 zone
 - ✓ f. Areas under consideration for a change to General Commercial, C-2, zone
 - ✓ g. Areas under consideration for a change to Heavy Commercial, C-4 zone

5) Housing

May 15th Public Hearing:

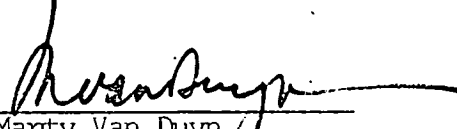
- 1) Transportation
- 2) Open Space
- 3) Implementation
- 4) Council Action - Certification of final EIR, Adoption of Central City Community Plan, Adoption of implementing ordinances, Adoption of rezonings

May 29th Public Hearing: This is scheduled as an extra hearing date if needed.


RECOMMENDATION

Staff recommends the City Council approve the suggested format for the upcoming public hearings.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation approved:


Walter J. Slupe
City Manager

MVD:AG/lrl

April 23, 1980
Districts 1,3,4

Ben Ali Temple



WILLIAM SULLIVAN
POTENTATE

R. L. "BOB" BARTA
RECORDER

A.A.O.N.M.S.

3333 WATT AVENUE, SUITE 214 SACRAMENTO, CA 95821 (916) 485-9005

May 1, 1980

Mayor Phillip L. Isenberg
City Hall
915 I Street, Room 202
Sacramento, CA 95814

Re: Central City Community Plan

Dear Mayor Isenberg:

Ben Ali Shrine owns an old firehouse which was purchased from the City of Sacramento in 1957.

This firehouse property is located at 2014 - 9th Street next to an alley to the south with forty (40) feet of frontage on 9th Street. The adjoining property to the north is occupied by Century Tire Centers for which the proposed zoning is C-2. The proposed zoning for the firehouse property is R-1, whereas it appears that C-2 would be a more appropriate zoning classification.

As shown by the enclosed photographs it is unrealistic to conclude that anyone would construct a residence on the firehouse property which is bordered by a commercial establishment on one side and an alley on the other side. It is more logical to extend the C-2 zoning south to the alley which serves as a natural boundary between residential and commercial property.

Trusting that the proposed zoning of the firehouse property will be changed from R-1 to C-2, I remain

Sincerely yours,

William Sullivan
Potentate

WMS:sw

ELWYN SIMARD
CHIEF RABBAN

RAYMOND KWONG
ASSISTANT RABBAN

ROBERT HAAS
HIGH PRIEST AND PROPHET

BRUCE HART
ORIENTAL GUIDE

DONALD TESKE
TREASURER

SACRAMENTO

OLD CITY

ASSOCIATION

14
R3A

P.O. BOX 2288
SACRAMENTO, CALIFORNIA 95811

DENSITY COMPARISONS CENTRAL CITY AND OTHER AREAS

	<u>SINGLE-FAMILY</u> (DWELLING UNITS/ACRE)	<u>MULTI-FAMILY</u> (DWELLING UNITS/ACRE)
<u>CENTRAL CITY</u>		
EXISTING:	14-17	30-50
* PROPOSED:	10-20	35
CURRENT ZONING PERMITS:	58 (R-4)	OVER 87 (R-5)
<u>SOUTH NATOMAS</u>	7	23
<u>EAST SACRAMENTO</u>	3-11	
<u>POCKET</u>	3-6	10-26
<u>POINT WEST</u>		25-28
<u>LAND PARK</u>	5-6	

* * *

* A CENTRAL CITY $\frac{1}{2}$ BLOCK IS 1+ ACRES IN SIZE. A "TYPICAL" $\frac{1}{2}$ BLOCK CONTAINS 12 PARCELS: 4 ARE 40' X 160'; 8 ARE 40' X 80'.

MAXIMUM UNITS/ $\frac{1}{2}$ BLOCK: R-1 = 24 R-3-A = 36**

** UNLESS A LARGE PARCEL, IN WHICH CASE THE PLAN ENCOURAGES RE-ZONING FOR HIGHER DENSITY.

*** R-3-A, AS PROPOSED, WOULD PERMIT 35 UNITS/ACRE. R-3 THROUGHOUT THE REST OF THE CITY WOULD CONTINUE TO BE LIMITED TO 29 UNITS/ACRE.

SACRAMENTO

OLD CITY

ASSOCIATION

P.O. BOX 2288
SACRAMENTO, CALIFORNIA 95811

DENSITY COMPARISONS CENTRAL CITY AND OTHER AREAS

	<u>SINGLE-FAMILY</u> (DWELLING UNITS/ACRE)	<u>MULTI-FAMILY</u> (DWELLING UNITS/ACRE)
<u>CENTRAL CITY</u>		
EXISTING:	14-17	30-50
* PROPOSED:	10-20	35
CURRENT ZONING PERMITS:	58 (R-4)	OVER 87 (R-5)
<u>SOUTH NATOMAS</u>	7	23
<u>EAST SACRAMENTO</u>	3-11	
<u>POCKET</u>	3-6	10-26
<u>POINT WEST</u>		25-28
<u>LAND PARK</u>	5-6	

* * *

* A CENTRAL CITY $\frac{1}{2}$ BLOCK IS 1+ ACRES IN SIZE. A "TYPICAL" $\frac{1}{2}$ BLOCK CONTAINS 12 PARCELS: 4 ARE 40' X 160'; 8 ARE 40' X 80'.

MAXIMUM UNITS/ $\frac{1}{2}$ BLOCK: R-1 = 24 R-3-A = 36**

** UNLESS A LARGE PARCEL, IN WHICH CASE THE PLAN ENCOURAGES RE-ZONING FOR HIGHER DENSITY.

*** R-3-A, AS PROPOSED, WOULD PERMIT 35 UNITS/ACRE. R-3 THROUGHOUT THE REST OF THE CITY WOULD CONTINUE TO BE LIMITED TO 29 UNITS/ACRE.

April 17, 1980

Sacramento City Planning Commission
City Planning Department
715 J Street
Sacramento, Ca. 95814

Re: Parcel # 007-165-1300
Location - 2615 Capitol Ave.
Sacramento 95816

Gentlemen:

We wish to record our objection to recently proposed rezoning of properties, specifically in the area between 26th and 27th Streets and Capitol Avenue, to Residential only. At this time, and for the following reasons, we urge you to consider zoning this area to R-O (residential-office).

We have owned the medical office building situated on two lots at 2615 Capitol Avenue since 1948. At the time we spent considerable money, time and effort in having the existing building converted from a duplex to an office building suitable for a medical office, and one that would be an asset to the appearance of the neighborhood along Capitol Avenue. It is ideally located as a professional building because of its proximity to Sutter Hospital, to drug stores, to laboratories and medical facilities in St. Lukes Medical Bldg. directly across the street, and because it is on a bus line making it convenient for patients who do not drive.

Over the years we have made extensive improvements to the property, interiorly and exteriorly, and have a fully paved parking lot covering the width of the two lots in the rear. At the present time the building is occupied by two ophthalmologists.

The area is more professionally oriented than residential. Besides the Medical Bldg. and drug stores mentioned, the Park Sutter Convalescent Hospital is directly across the alley from our building, and next to it another long established medical building. Our neighbors to the east operate a Rest Home. Next to that was the former Cancer Detection Center.

Rezoning this area to residential would cause great economic hardship, not only to us personally, but to others we have mentioned. Our office building could hardly be converted to a residence as it now stands.

Again, as taxpayers who have paid thousands over the last thirty-two years, we strongly urge you to vote for Residence - Office zoning in the aforementioned area.

Yours truly,

Arthur R. Kahler, M.H.

Frances M. Kahler

copy to:
Councilman Doug. Pope

May 1, 1980

City Council
City Hall
Sacramento, CA 95814

Honorable Member in Session:

Re: Central City Plan

I am unable to attend the City Council meeting tonight due to a work commitment. However, I do wish to share my views on the Central City Plan with the Council.

Today I was informed that some non-resident owners and other parties would be attacking the proposed "R-3-A" zoning for my neighborhood. While I appreciate their speculative interest in the area, there are other critical issues that must be considered: (1) the people who live in the area and (2) the current mixture and character of the neighborhood. As a life-long resident of the area, I have witnessed a deterioration of the Central City and now a revitalization. After coming so far, we should not be made the brunt of the housing, office, and transportation problems of the entire Sacramento area.

Specifically addressing the issue of "R-3-A" zoning for my neighborhood, there already exists a mix of residential and office uses. "Spot" zoning of current offices to protect the owners is acceptable. However, further intrusion of offices into the area would only deteriorate the existing residential character.

So many times have I heard that we (Central City residents) are elitists. People expressing that opinion should take a close look at the "Fabulous 40's", Sierra Oaks, South Land Park, Greenhaven, etc.--of course many of them live there.

Granted there has been an influx of people renovating old homes, but my block, Capitol Avenue between 25th and 26th Streets, is composed mainly of families owning and residing there for years. While certain interests view the Central City as a ripe plum, it's just plain "home" to so many more.

Needless to say, I support the Central City Plan and feel "R-3-A" zoning is a reasonable compromise for my area.

Sincerely,



Julie K. Zanolio
2522 Capitol Avenue
Sacramento, CA 95816



CITY OF SACRAMENTO

CITY PRESERVATION BOARD

915 "I" STREET

SACRAMENTO, CALIF. 95814

CITY HALL - ROOM 308

TELEPHONE (916) 449-5604

City Council
Sacramento, California

Honorable Members in Session:

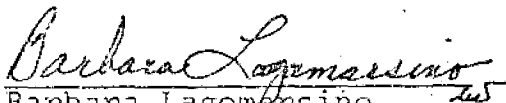
SUBJECT: Central City Plan

At its regularly scheduled meeting of April 28, 1980, the Preservation Board again reiterated by unanimous motion the Board's approval and support of the Central City Plan.

The Board wishes to commend the Planning staff and the Central City Study Committee for the time and effort put forth in developing this outstanding plan. The Board feels that the Plan is not only supportive of Sacramento's preservation efforts, but will also be extremely beneficial in the stabilization and rehabilitation of existing Central City neighborhoods. The Board realizes that many conflicting needs have been presented to the Central City Study Committee and feels that the Committee and staff have developed a compromised plan to meet the divergent demands of a changing area.

The Board therefore wholeheartedly and enthusiastically recommends that Council adopt the Central City Plan as presented.

Respectfully submitted,


Barbara Lagomarsino,
Chairperson

BL:bw

May 1, 1980
Districts 1,3,4

JOHN J. WELLS
NORMAN D. BALDWIN

WELLS & BALDWIN
ATTORNEYS AT LAW
314 CROCKER-CITIZENS BANK BUILDING
1007 SEVENTH STREET
SACRAMENTO, CALIFORNIA 95814

TELEPHONE
(916) 443-7969

April 25, 1980

Lorraine Magana
Sacramento City Clerk
Room 203, City Hall
915 I Street
Sacramento, California 95814

Dear Ms. Magana:

Reference is made to our telephone conversation of April 24, 1980, in connection with the May 1, 1980, hearing before the City Council when certain portions of the Central City Community Plan are to be discussed. It is my understanding that a portion of the Agenda will cover Zoning.

Mr. and Mrs. Lyle DeLoe, owners of the property at 1705-1715 I Street, Sacramento, California, are faced with the possibility of down-zoning from C-3 to C-2. They object to this proposal and would appreciate and opportunity to address the Council in that connection. Would you be kind enough to afford them some time.

Thank you for your assistance.

Very truly yours,


Norman D. Baldwin

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

APR 28 8 30 AM '80

NDB:mfp

cc: Lyle DeLoe

*Thanks for
the agenda
NB*

May 1, 1980

TO: Sacramento City Planning Commission
725 J Street
Sacramento, California 95814

FROM: Joseph Mohamed
4321 Walnut Avenue
Carmichael, California 95608

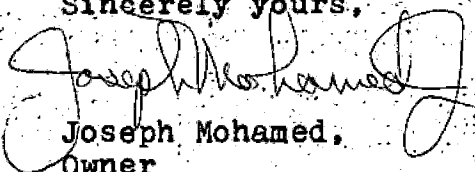
As the owner of Parcel No. 010-034-0800 located at 2220-2222 S Street, Sacramento, California, this letter is filed as protest to your proposed central city community plan.

Under this plan, you show my zoning changed to R-1. However, we would be a non-conforming use as on this single parcel we have a four-plex and a two unit Victorian home. On our block there are several other multiple units similar to ours and across the street there is heavy commercial.

Our units are currently in good repair, however, under your proposed zoning change, in the event of damages exceeding 20%, we would be forced to remove our buildings.

We do not feel that this is fair to us and ask for your support in enabling us to continue to use our property as we have in the past.

Sincerely yours,


Joseph Mohamed,
Owner

JM/db



FOUNDED 1903

SACRAMENTO BOARD OF REALTORS

Mailing Address: P.O. Box 160446 • Sacramento, Ca. 95816 • 1808 J St. • (916) 444-6010

May 1, 1980

The intent of this paper is designed to articulate the concerns that the Sacramento Board of REALTORS have with the Draft Central City Plan. Additionally, the Board does not feel specific property should be critiqued. Therefore, the comments of this paper are general in nature.

TKB:sg

CENTRAL CITY PLAN

The concern expressed by Justice Fredrick Hall of the New Jersey Supreme Court in his dissent in, *Vickers v. Township of Gloucester*, is very much the issue facing the City of Sacramento today. Though this case was in regards to a zoning ordinance excluding mobile homes from the township, the principle is the same - "the interests and desires of a few".

A quote from Judge Hall's dissent will easily articulate his position:

"Certainly general welfare does not automatically mean whatever the municipality says it does, regardless of who is hurt and how much... the general welfare transcends the artificial limits of political subdivisions and can not embrace merely narrow local desires".

(*Vickers v. Township of Gloucester*, 37 N.J. 232, 181 A. 2d 129, 1962)

In this case local desires by and large are the desires of the residents of the Central City.

There are few that would argue that the interests of the downtown residents are sincere. But, can it not be argued that the interests of the overall Metropolitan Area override the interests and desires of a narrow minority.

Appearing somewhat amorphous in nature, the goals of the Plan attempt, and at first glance appear to address the Metropolitan needs, but under closer scrutiny it becomes apparent that this is not the case.

There are elements of the Plan that not only are inconsistent with the goals of the Plan, but also are detrimental to the general welfare of the Metropolitan Area. The housing and energy goals are two of the elements that this paper will address.

The Plan states explicitly that a "pent - up" demand for new market rate housing exists from employees already working within the core. It appears inconsistent for the Plan to call for a reduction of frame area density.

Additionally, the proposed reduction of densities in the R5 and R4 areas is contrary to the stated goal of locating as many people as possible within short distances of their employment.

Finally, limiting density will increase per unit costs of housing developments, and thus rents, as fewer units will be built upon higher premium residential land, virtually excluding from the market the very consumer group the Plan wishes to benefit.

Aside from the Housing goals, the Energy goals appear to be non-existent in the Plan. Specifically the sub-goal which states: "consider energy savings in developing land use pattern ...".

In conclusion, the Sacramento Board of REALTORS have serious concerns about the possible precedence that the Plan may have on other community plan updates - especially in regards to the housing and energy elements of those plans. If the Central City Plan is adopted as currently drafted, and it becomes a model for the other community plans, the

possibility exists that the housing crisis and energy crisis of today may increase in magnitude.

Attached for review and consideration are some selected works and comments from sources that are advocating a different approach than the current Plan.

In closing, this paper would like to quote Senator Patrick Moynihan, " ...all parts of urban society are interrelated, the basic error of the Great Society had been the proliferation of 400 separate programs affecting metropolitan areas, without a coordinating strategy or perspective. Everything relates to everything ..."

Consequently, the Central City Plan will affect and have an impact on the entire Metropolitan area ...

The Goals of California's Urban Strategy

"California's Urban Strategy envisions as its goal a society in which people live in harmony with the land: where urban areas are exciting, safe places to live; where the air and water are clean; where work places are close to homes... To accomplish this California must commit itself to more compact urban areas, to the revitalization of existing cities and suburbs, to the continued production of its best agricultural lands.

All urban development, regardless of its priority should be designed so that residences and work places are as close as possible...

While this strategy focuses on a more compact urban environment, it does not prescribe a single desirable density for California's urban areas. Only local elected officials can decide the appropriate density for their Community...."

(An Urban Strategy For California, February 1978

State Office of Planning and Research)

Increased Residential Density
"Theory versus Reality"

The heart of the issue is this: Is it realistic for regional land use policies to continue to emphasize and rely on increased residential densities as a method of achieving more environmentally efficient and balanced urban development....

New urban development should be at densities higher than historically permitted. Such development should occur first where there are existing urban facilities.....

The trend in most communities, particularly those with active citizen groups, is toward lower densities in single family developments and limitations on the location and number of multiple-family dwelling units.....

(Environmental Issue Paper, September 1979

Sacramento Regional Area Planning Commission)

Land Use - Energy Conservation

"The City shall develop land use policies which take advantage of density and location to reduce the need to travel, increase access to transit, and permit building configurations which increase the efficiency of space heating in residences

The objectives of this policy:

To promote patterns of land use which decreases consumption of fuel for transportation and space heating by making energy conservation a critical element in land use decisions by the City.

To reduce the need to travel by promoting a density, location and mix of land uses which would tend to decrease the length of required daily trips...

To carry out the above objectives, the Council finds that the following land use actions will provide sound and effective means to fulfill the energy conservation objectives and instructs the Portland Planning Commission to consider these, as well as other energy conserving measures in development of the Comprehensive Plan and in considering other land use decisions....

The actions include:

Development of medium and high-density residential zones in and adjacent to the downtown core and other general commercial centers...

Development of housing adjacent to employment areas.....

(Energy Conservation Policy for Portland, Oregon

August 15, 1979)

Land Use Decisions and Development Reviews

Who Represents the Housing Consumers?

"The review process (like land use decisions) is highly political, and the people with the greatest stake in its outcome - housing consumers - play no part in it. People who want to buy new homes come from all over the metropolitan area. They are unorganized, and probably unorganizable, since there is no way of knowing who they are until they turn up to look for a place to live. Local Governments conduct reviews and public hearings, and they are responsive to their own constituents who already live in the community. The only person at the hearings or reviews that has a (desire or) commitment to building is the developer. By default, he is left to represent the interests of potential tenants of the area. He does not represent them very well... more important, he carries little weight in local controversies. Both the public and local officials consider him not so much a legitimate businessman as a snake-oil salesman... With little political clout in local circles, and even with less respect, he is in no position to speak for anyone."

(The Environmental Protection Hustle, MIT, 1979)

Consequently, land use decisions are at times more political than rational.

JOHN J. WELLS
NORMAN D. BALDWIN

WELLS & BALDWIN
ATTORNEYS AT LAW
314 CROCKER-CITIZENS BANK BUILDING
1007 SEVENTH STREET
SACRAMENTO, CALIFORNIA 95814

TELEPHONE
(916) 443-7969

April 25, 1980

Lorraine Magana
Sacramento City Clerk
Room 203, City Hall
915 I Street
Sacramento, California 95814

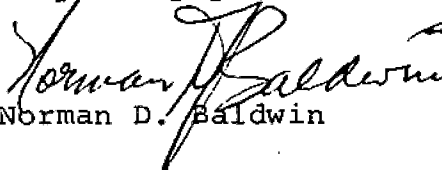
Dear Ms. Magana:

Reference is made to our telephone conversation of April 24, 1980, in connection with the May 1, 1980, hearing before the City Council when certain portions of the Central City Community Plan are to be discussed. It is my understanding that a portion of the Agenda will cover Zoning.

Mr. and Mrs. Lyle DeLoe, owners of the property at 1705-1715 I Street, Sacramento, California, are faced with the possibility of down-zoning from C-3 to C-2. They object to this proposal and would appreciate and opportunity to address the Council in that connection. Would you be kind enough to afford them some time.

Thank you for your assistance.

Very truly yours,


Norman D. Baldwin

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

APR 28 8 30 AM '80

NDB:mfp

cc: Lyle DeLoe

*Thanks for
the Agenda
NB*