

### **PARKING LEASE AGREEMENT**

This Parking Lease Agreement (“Agreement”) is made and entered into as of the 14<sup>th</sup> day of Nov, 2013 (“Effective Date”), by and between **Sacramento Turn Verein** (“Lessor”) and **Dyer Trolio Real Estate Investments** (“Lessee”) (collectively “Parties”).

For valuable consideration, the receipt and adequacy of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

#### **1. Parking Licenses**

Subject to the terms and conditions of this Agreement, Lessor hereby grants to Lessee, a non-exclusive license to use eight standard (8) parking spaces (“Parking Spaces”) located in Lessor’s parking lot accessible from I Street and located at 3349 J Street (APN 007-0062-007) (“Parking Lot”) for vehicular parking purposes by standard highway vehicles only, which shall include automobiles, motorcycles, vans, SUVs, pick-up trucks and other similar vehicles that may be parked without impairment of traffic flow within the Parking Lot for use by Lessee or Lessee’s employees or contractors associated with the proposed I Street Senior Housing Project located at 3325 and 3333 I Street (APNs 007-0061-026 & 007-0061-027) (“I Street Senior Housing Project”).

#### **2. Term**

The term (“Initial Term”) of this Agreement shall commence as of the Effective Date, or commencement of construction of the I Street Senior Housing Project by Lessee, whichever occurs later (“Commencement Date”). The lease shall be for a term of one (1) year. The lease shall automatically renew unless Lessor or Lessee provides written notice of nonrenewal no later than two (2) weeks prior to expiration of the Initial Term. Each renewal term (“Renewal Term”) shall extend for a term of one (1) year and shall automatically renew unless Lessor or Lessee provides written notice of nonrenewal no later than two (2) weeks prior to expiration of the Renewal Term.

#### **3. Rent**

During the Initial Term and any Renewal Term, Lessee agrees to pay Lessor as “Rent” for the Parking Spaces the sum of fifty dollars (\$50) per month per parking space for a total of four hundred dollars (\$400) per month for all eight (8) Parking Spaces. The Rent shall be due and payable on the first day of each and every calendar month during the Initial Term and any Renewal Term. Lessee will make all payments pursuant to this Agreement by check mailed to Lessor by the first of each month (“Payment Due Date”). Rent for the first month of the Initial Term, or portion thereof, shall be paid concurrent with the execution of this Agreement. If the Commencement Date is not the first day of a calendar month, or if the Initial or Renewal Term

ends on a day other than the last day of the calendar month, then the rental for such partial month(s) shall be prorated based on a 30-day month.

**4. Conditions**

- a. Lessor shall have the right to impose reasonable rules and regulations from time to time with respect to the use of the Parking Spaces and Lessee hereby agrees to abide by and comply with, and cause its employees and contractors to abide and comply with, all such rules and regulations.
- b. Parking shall be permitted from 6:00 A.M. to 6:00 P.M. ("Daytime Parking") from Sunday through Friday. Parking is not authorized on Saturday. Overnight parking is prohibited. Lessee acknowledges that Lessor reserves the right to tow any vehicles parked in the Parking Lot outside of the Daytime Parking hours.
- c. Lessee may not repair or wash vehicles in the Parking Lot. No use of the Parking Lot other than Daytime Parking is permitted by this Agreement.
- d. During special events and for other temporary reasons, Lessor may, after providing Lessee with three (3) days advance notice, temporarily prohibit Lessee from using Parking Spaces within the Parking Lot.
- e. Nothing contained in this Section shall limit or restrict Lessor from providing its employees, customers and invitees with exclusive parking areas, reserved parking areas, valet parking services, or other special parking rights and/or parking services, provided that such rights and services, to the extent applicable, do not materially interfere with Lessee's use of the Parking Spaces.
- f. Lessee acknowledges that the Parking Lot currently does not have any parking attendant. In the event Lessor provides a parking attendant in the future, any use of such attendant by Lessee, or Lessee's employees or contractors, to park or drive Lessee's, or Lessee's employees or contractors, vehicles shall be at Lessee's request, direction and sole risk of any resulting loss.
- g. Lessor shall assign eight (8) specific Parking Spaces located near I Street to Lessee. Upon assignment by Lessor, Lessee shall designate the eight spaces for Lessee parking using numeric or other descriptive markers for the parking stalls. Lessee hereby acknowledges that Lessor shall be allowed to modify or relocate the assigned Parking Spaces to other parking spaces controlled by the Lessor within the Parking Lot in order to allow Lessor to expand, modify, maintain or repair the Parking Lot upon not less than five (5) days' prior written notice to Lessee, except in the case of emergency (in Lessor's sole discretion) in which case such notice shall not be required.

- h. Lessee's use of the Parking Spaces shall be at the sole risk and expense of Lessee, and Lessee's employees and contractors, and such use shall not materially interfere with Lessor's use of the Parking Lot or any of Lessor's employees and invitees use of the Parking Lot.
- i. Except as otherwise expressly provided herein, Lessor shall not be required to provide any other services (including, without limitation, valet parking, or security services) in connection with Lessee's employee and contractor use of the Parking Spaces.
- j. Lessee expressly acknowledges that Lessor has not agreed to provide insurance for the benefit of Lessee, or Lessee's employees or contractors, when using the Parking Lot. Lessee will designate Lessor as an additional insured on its insurance policy to cover losses, damage or injury associated with use of the Parking Lot. Lessee shall provide Lessor with a copy of Lessee's insurance policy showing Lessor as an additional insured prior to any use of the Parking Lot by Lessee or Lessee's employees or contractors.
- k. Lessee expressly acknowledges that Lessor has no duty to provide security, and expressly does not assume an obligation to provide for the security of the Parking Lot or to protect individuals using the Parking Lot, or vehicles or property in the Parking Lot, from criminal activities.
- l. Lessor shall not be responsible for (i) damage or loss to possessions or items left in Lessee's, or Lessee's employee or contractor, vehicles while parked in the Parking Lot, (ii) damage to Lessee's, or Lessee's employee or contractor, vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the Parking Lot, and (iii) any other loss or damage to any property of Lessee, or Lessee's employees or contractors, resulting from fire, theft or any other cause or act occurring on the Parking Lot unless such loss is due to the gross negligence or willful misconduct of Lessor. Except to the extent expressly provided herein, Lessee expressly assumes all risks of loss, damage or destruction of or to any of such property resulting from any such causes or acts. Lessee shall require any of Lessee's employees or contractors that utilize Parking Spaces in the Parking Lot to sign a waiver acknowledging the limitation on Lessor's liability as set forth in this paragraph.
- m. Lessee is not permitted to sublet Parking Spaces provided by this Agreement.

##### **5. Indemnity**

Lessee shall indemnify, defend and hold harmless Lessor and its respective customers, employees, agents, contractors, lenders, successors, assigns and other invitees from and against any and all suits, claims, liabilities, damages, judgments, order, decrees, actions, proceedings,

finances, penalties, damages, losses, costs and expenses, including but not limited to reasonable attorneys' fees, to the extent arising during the Initial or Renewal Term set forth in this Agreement and in any way relating to (i) the use of the Parking Spaces by Lessee and/or any person permitted by Lessee to use such space (including without limitation theft or damage to property or person) and (ii) any breach of any term, provision or condition contained in this Agreement, except to the extent resulting from the gross negligence or willful misconduct of Lessor.

**6. Alterations**

- a. Lessee agrees to reseal and restripe the Parking Lot after construction of the I Street Senior Housing Project is completed.
- b. Lessor shall have the right to make any alterations, additions, improvements or repairs to the Parking Lot, in Lessor's sole and absolute discretion. Lessor shall provide Lessee with not less than five (5) days' prior written notice, except in the case of emergency (in the Lessor's sole discretion), of any material alterations, additions, improvements or repairs to the Parking Lot which will adversely affect the use of the Parking Spaces by Lessee.

**7. Maintenance**

Lessor shall provide maintenance for the Parking Lot consistent with maintenance typically and customarily provided at parking lots substantially similar in nature to the Parking Lot.

**8. Notices**

Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Lessor and Lessee may change from time to time their respective address for notice hereunder after providing notice of such change. The notice addresses of the Parties are as follows:

Lessor:

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Lessee:

Steve Trolio  
Dyer Trolio Real Estate Investments  
P.O. Box 19003  
Sacramento, CA 95819

Each notice referred to in this Section shall be deemed to have been given on the third (3rd) business day following the date of such mailing (or as of any earlier date evidenced by a receipt evidencing delivery from such national air courier service or United States postal Service) or immediately if personally delivered to the person to whose attention notices are to be direct.

#### **9. Default**

The failure of Lessor or Lessee to observe or perform any of the material covenants or provisions of this Agreement, where such failure shall continue for a period of ten (10) days from Payment Due Date in the case of any payment default or thirty (30) days in the case of other defaults after written notice thereof is given by the other party shall constitute an "Event of Default" (provided, however, that in the event of a default that cannot reasonably be cured within thirty (30) days, an Event of Default shall not occur so long as the defaulting party immediately commences to cure, correct or remedy such default and shall complete such cure, correction or remedy with reasonable diligence).

#### **10. Remedies for Default**

A default for nonpayment of monetary obligations must be cured by payment of the amount due plus interest, compounded daily as of the date of the Event of Default, at the annual rate of four percent (4%). Upon the occurrence of any Event of Default by a party (the "Defaulting Party"), the other party (the "Non-Defaulting Party") may, at any time thereafter, without further notice to the Defaulting Party and without limiting the Non-Defaulting Party in the exercise of any right or remedy which Non-Defaulting Party may have at law or in equity, terminate this Agreement.

#### **11. Miscellaneous**

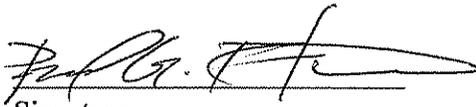
- a. Amendments: No provision of this Agreement may be amended or added to except by an agreement in writing signed by the Parties hereto or their respective successors in interest.
- b. Assignments: Lessee shall not voluntarily or by operation of law assign, transfer, mortgage or otherwise transfer or encumber (collectively, "assign") or sublet all or any part of Lessee's interest in this Agreement or in the Parking Spaces without the Lessor's prior written consent. This Agreement and the rights of Lessor hereunder may be assigned, sold, transferred or hypothecated by Lessor at anytime.

- c. Arbitration: Where a dispute exists between Lessor and Lessee concerning either the interpretation or implementation of this Agreement such dispute shall be resolved by arbitration, utilizing the commercial arbitration procedures of the American Arbitration Association, or some other alternative dispute resolution procedure mutually agreed upon by the Parties involved in the dispute. The award or decision of the arbitrator shall be final and judgment may be entered on it in accordance with applicable law in any court having jurisdiction over the matter.
- d. Attorney's Fees: In the event any arbitration is brought by Lessor or Lessee against the other under this Agreement, the prevailing party shall be entitled to recover from the other party all costs and expenses, including the fees of its attorneys in such proceeding in such amount as the arbitrator(s) may adjudge reasonable.
- e. Limitation on Liability: Neither party (nor their respective partners, members, directors, officers, affiliates, agents, lenders, employees, successors and assigns) shall be personally liable for any deficiency nor judgment relating to this Agreement.
- f. Choice of Law; Venue: This Agreement shall be governed by and construed in accordance with the laws of the State of California.
- g. Prior Agreements: This Agreement contains all of the agreements of the Parties hereto with respect to any matter covered or mentioned in this Agreement, and no prior or contemporaneous agreements or understandings pertaining to any such matters shall be effective for any purpose. Lessor and Lessee acknowledge that in executing and delivering this Agreement, it is not relying on any verbal or written understanding, promise or representation not contained in this Agreement or described or referred to herein.
- h. Estoppel Certificates: Lessor and Lessee each agree to execute and deliver to the other party within ten (10) days after written request a statement in writing certifying (a) that this Agreement is in full force and effect and unmodified (or if there are modifications, setting forth such modifications), (b) whether or not, to the knowledge of such party, there is any default under this Agreement and whether any defense or offset exists, and, if so, specifying each such default, defense or offset, and (c) such other matters as the requesting party shall reasonably request.
- i. Further Assurances: Lessor and Lessee agree to take, or cause to be taken, all actions and to do, or cause to be done, all things necessary or desirable under applicable law as requested by the other party in furtherance of this Agreement.
- j. Authority: The undersigned represent that they have full authority to bind the Lessor and Lessee respectively.

k. Counterparts: This Agreement may be executed in any number of counterparts, provided each of the Parties hereto executes at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts, together, shall constitute but one Agreement.

**IN WITNESS THEREOF**, the parties have executed this Agreement as of the day and year first above written.

Sacramento Turn Verein (Lessor)

  
Signature

PAUL G. FRANKENSTEIN  
Print

TRUSTEE  
Title

  
Signature

ROBERT KRIZGER  
Print

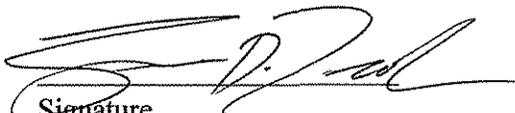
TRUSTEE  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Title

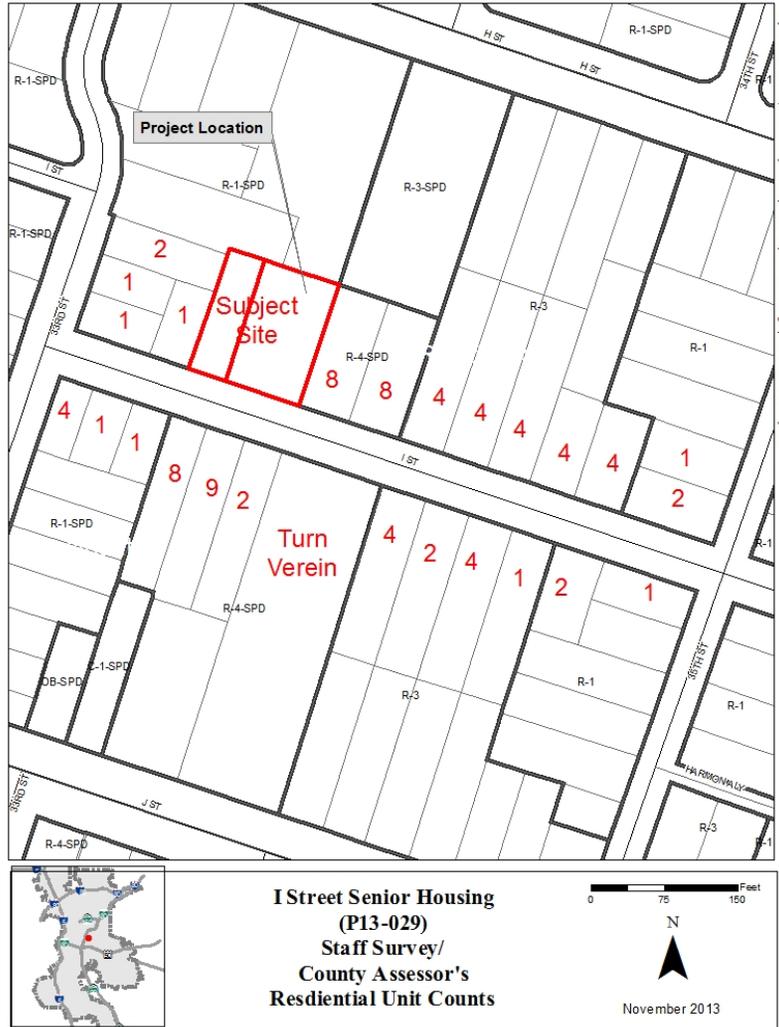
Dyer Trolio Real Estate Investments (Lessee)

  
Signature

Steven D. Trolio  
Print

Managing Member  
Title

### Attachment 11: Unit Count Comparison





300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Help Line: 916-264-5011  
CityofSacramento.org/dsd

**Appeal Decision**  
**City of Sacramento Planning and Design Commission**

Date: October 18, 2013

To the Planning Director:

I do hereby make application to appeal the decision of the City Planning and Design Commission on October 10, 2013, for project number P 013-029.  
(hearing date)

         Granted by the City Planning Commission  
          Denied by the City Planning Commission

Property Location: 3325 and 3333 I Street, Sacramento, CA

**Grounds For Appeal: (explain in detail, you may attach additional pages)**

As detailed in full in the attached letter, the project is inconsistent with the City's General Plan, the Planning and Design Commission ("Commission") failed to undertake proper CEQA review or analyze any of the Project's impacts (including those presented by experts), instead improperly relying on an inapplicable exemption, and in approving the project, the Commission failed to follow the required variance procedure and make the appropriate findings.

Appellant: Dessins, LLC Daytime Phone: (949) 495-6009  
(please print)

Address: 3344 H Street, Sacramento, CA 95816

Appellant's Signature: [Handwritten Signature]

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

**THIS BOX FOR OFFICE USE ONLY**

Filing Fee Received: Applicant (\$4,000)          Or Third Party (\$298)           
Received By: [Handwritten Signature] Date: 10.18.13  
Distribute Copies to: Planning Director [Handwritten Signature]  
Zoning Administrator [Handwritten Signature] Project Planner (original) [Handwritten Signature]

Submit the Appeal Form to 300 Richards Blvd, 3<sup>rd</sup> Floor, Community Development Department Public Counter, between 9AM to 4 PM on weekdays.

**DOWNTOWN PERMIT CENTER**

OCT 18 2013

**RECEIVED**

October 17, 2013

**VIA MESSENGER**

Community Development Department  
Public Counter  
Attn: Elise Gumm  
300 Richards Blvd, 3rd Floor  
Sacramento, CA 95811

Re: Appeal of October 10, 2013 Planning and Design Commission Decision  
Regarding Agenda Item #5, P13-029

To Whom it May Concern:

On behalf of Dessins LLC (“Dessins”), I write to you to appeal the October 10, 2013 decision of the Planning and Design Commission (“Commission”) regarding Agenda Item #5, the I Street Senior Housing Project (Application No. P13-029) (the “Project”). I have attached to this letter (i) the appropriate form appealing the Commissions’ decision, and; (ii) a copy of the letter sent to the Commission in advance of the hearing (including its original attachments), which details all the reasons that the City Council should overrule the Commission and reject Application No. P13-029.

To summarize, the Commission should not have approved the Project because: (i) it is not compatible with the surrounding neighborhood and is inconsistent with the City’s General Plan; (ii) the Commission failed to conduct any environmental review under the California Environmental Quality Act (“CEQA”), based upon its improper reliance on the “infill exemption” found in section 15332 of the CEQA Guidelines, which cannot apply because the Project is not consistent with applicable zoning regulations (as recognized by City staff); (iii) compounding the City’s failure to conduct any environmental analysis, the Commission ignored evidence presented by experts that the project indeed has significant impacts on the environment; and (iv) the Commission failed to make the findings required for a variance pursuant to City of Sacramento Planning & Development Code section 17.808.210, instead using an alternative “deviation” procedure to circumvent this requirement.

Community Development Department  
October 17, 2013  
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For all these reasons, the Project was not legally approved, and therefore, the City Council should overturn the Commission's decision and reject the Project. Please do not hesitate to contact me with any questions at (650) 320-1515.

RUTAN & TUCKER, LLP



Ash Pirayou

AP:abf

Attachments:

Appeal Form

October 9, 2013 Correspondence to Planning and Design Commission

October 9, 2013

**VIA OVERNIGHT [Delivered to the City Clerk]  
AND EMAIL**

City of Sacramento Planning and Design  
Commission

Todd Kaufman  
John Parrinello  
Kim Mack  
Kiyomi Burchill  
David Nybo  
Alan LoFaso  
Douglas Covill  
Philip Harvey  
Timothy Ray  
Rommel Declines  
Carl Lubawy  
Meeta V. Lele  
Edmonds Chandler

City of Sacramento, City Hall  
915 I Street  
Sacramento, CA 95814

Re: Planning and Design Commission October 10, 2013 Agenda Item #5

I Street Senior Housing Project –  
Objections and Grounds for Rejection of the Proposed Project

Dear Honorable Members of the City of Sacramento Planning and Design Commission:

On behalf of Dessins LLC (“Dessins”), I write to urge the Planning and Design Commission (“Commission”) to reject the proposed I Street Senior Housing Project (Application No. P13-029) (the “Project”). Dessins owns a residence located at 3344 H Street, directly behind the proposed Project, and would be adversely affected by the Project, if it is allowed to go forward.

The proposed Project should be rejected—and indeed, cannot be legally approved in its current form—for several reasons. First, the proposed construction of a massive 20,000 sq. foot, three-story commercial building (on only 1/3 of an acre) to house a new 28-unit “residential care

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facility,” is not compatible with the surrounding single family residential neighborhood and is therefore inconsistent with the City’s General Plan. Second, City staff has improperly recommended that the City may exempt this proposed project from any environmental review under the California Environmental Quality Act (“CEQA”) in misplaced reliance upon a limited “exemption” that requires “consistency” with all applicable zoning regulations, despite the fact that staff apparently recognizes that the Project is *not* consistent with the applicable regulations and in fact will require “deviations” from applicable zoning code requirements relating to lot coverage and setbacks. Third, in suggesting that the City rely on an “exemption” from CEQA review, City staff has failed to provide substantial evidence justifying its recommendation that the Project be exempted from any CEQA review, and has failed to address, much less analyze, a number of the Project’s environmental impacts, in violation of CEQA. Finally, City staff acknowledges that the Project does not meet the existing zoning regulations, and erroneously suggests that the Commission approve the aforementioned “deviations” from the City’s established and otherwise uniform zoning standards, despite the fact that the Project does not meet the criteria for a variance under the City’s Zoning Code.

For all of the reasons set forth herein, as well as in the attached expert environmental analysis prepared by Terra Nova Planning & Research, Inc. (“Terra Nova Analysis,” attached hereto as Exhibit A), the Commission cannot and should not approve the Project.

**I. The Project is Incompatible with the Neighborhood and Inconsistent with the General Plan**

The Project site (3325 and 3333 I Street) is located within a historic neighborhood is *overwhelmingly made up of single family homes*, as demonstrated on the attached exhibit showing all uses within a 1,000 foot radius of the site. (See Exhibit B.) In fact, within that 1,000 foot radius of the site, there is *only 1 three-story multi-family residential building*. (Exhibit B.) Consistent with its neighborhood, the Site is zoned R-1 (Single Family Residential) and designated as Traditional Neighborhood Low Density in the City’s General Plan. The Traditional Neighborhood Low Density designation is described as follows:

This designation provides for moderate-intensity housing and neighborhood-support uses including the following: Single-family detached dwellings, Single-family attached dwellings (e.g., duplexes, triplexes, townhomes), Accessory second units, Limited neighborhood-serving commercial on lots two acres or less, [and] *[c]ompatible* public, quasi-public, and special uses.

(General Plan, p. 2-48, *emph. added*) Similarly, “[t]he purpose of the R-1 zone is to accommodate *low-density* residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and

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educational facilities as the basic elements of a *balanced neighborhood*. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function.” (City of Sacramento Planning & Development Code § 17.204.200, *emph. added.*) Thus, under both the General Plan and Zoning Code, the Project site is limited to low density, low intensity uses.

Staff has asserted that the Project might nonetheless be permissible as a “neighborhood support use.” (Staff Report, p. 6.) But while the General Plan encourages the development of “community supportive uses” throughout the City, it expressly requires that any such uses be “compatible in scale, mass, character, and architecture with the area where they are located. (General Plan, p. 2-111.) Thus, a *small* residential care facility (e.g., one serving 6 residents) is certainly an appropriate use in a single family residential neighborhood. On the other hand, the 32 resident, 17 employee, 20,000 square foot institutional facility proposed here quite clearly is not.<sup>1</sup> Allowing such a facility to be constructed would be extremely detrimental to the character of the neighborhood and is thus inconsistent with the General Plan policy of encouraging retention of single family dwellings in Traditional neighborhoods. (See, LU 4.3.7, General Plan, p. 2-60.)

The Commission may not lawfully approve a proposed development that would be inconsistent with the General Plan. California courts have been clear in emphasizing this fundamental concept; the proposed project must be “compatible with the objectives, policies, general land uses and programs specified in the General Plan.” (*Families Unafraid to Uphold Rural etc of Placer County v. Board of Supervisors* (1998) 62 Cal.App.4<sup>th</sup> 1332, 1336.) Moreover, even in the absence of an outright or explicit conflict, a local agency may not approve a project that is not compatible with, or would frustrate, the General Plan’s goals and policies. (*Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal.App.4<sup>th</sup> 342, 378-79.)

To make matters worse, the proposed Project would not even comply with the minimum development standards set forth in the Zoning Code. Instead, the proposal relies on the City granting purported “deviations” from the minimum required rear setback and maximum lot coverage. Such “deviations” (or, more accurately, violations) of existing standards, if approved, would have the effect of making the Project even more imposing and intrusive on its residential

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<sup>1</sup> In fact, State Law expressly distinguishes between residential care facilities for the elderly that serve 6 or fewer persons, and those that serve more. Under the statutory scheme regulating such facilities, a facility “which serves six or fewer persons shall be considered a residential use of property,” and may not be prohibited in a residential zone. (Heal. & Saf. Code § 1569.85.) In contrast, larger facilities such as the proposed Project are not required to be permitted as a residential use. (*Id.*)

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neighbors than otherwise would be if held to compliance with the existing code standards. (*See* Staff Report, p. 9.) Moreover, Staff has recommended the Commission approve these so-called “deviations” without making any of the findings required for approval of a variance under the Zoning Code, or even providing an explanation of why the Project applicant cannot comply with the minimum standards. (*See* City of Sacramento Planning & Development Code § 17.808.210; *see also* Gov. Code § 65906.) Nor does the Staff Report indicate that there are any facts or evidence that would support such findings justifying deviations from standards. Such findings are necessary to protect other property owners, and to demonstrate that the proposed “deviations” do not confer special privileges on the Project applicant that are not given to its neighbors or other City residents. (*See* City of Sacramento Planning & Development Code § 17.808.210.C.1.c [requiring a finding that a variance “will not result in development advantages for the subject parcel inconsistent with the limitations imposed . . . on comparable parcels”].) The Commission should not, and cannot lawfully, approve the proposed “deviations” without making the appropriate findings, based on substantial evidence in the public record, to support a variance.

Simply put, this Project does not fit in this neighborhood. The Project should either be substantially reduced in size, or the applicant should find a more suitable site to locate its facility.

## **II. The City May Not Approve the Project Without Complying With CEQA**

### **A. The “Infill Exemption” Does Not Apply Here Because the Project Requires Deviations from Applicable Zoning Standards**

CEQA requires that public agencies analyze whether any project might have any significant environmental impacts before granting any approval of such a project, unless the Project is clearly shown to be “exempt” from CEQA. (CEQA Guidelines, § 15004(a).) While the CEQA Guidelines set forth exemptions for several categories of projects that have been determined not to have a significant impacts on the environment, such “categorical exemptions” “are construed narrowly,” in keeping with the requirement that CEQA “be interpreted in such manner as to afford the fullest possible protection to the environment.” (*County of Amador v. El Dorado County Water Agency* (1999) 76 Cal. App. 4th 931, 943-944, 966.) Further, a categorical exemption may not be relied upon where there is a reasonable possibility that an otherwise exempt project will have a significant effect on the environment. (CEQA Guidelines, § 15300.2(c).)

Here, the City’s Staff Report claims the Project is categorically exempt from CEQA under Section 15332 of the CEQA Guidelines, which provides an exemption from CEQA for certain infill development projects, under certain limited conditions. Under the express terms of that exemption, however, a public agency may rely on Section 15332 only where, among other

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things, a project is shown to be “*consistent with* the applicable general plan designation and all applicable general plan policies as well as with *applicable zoning designations and regulations.*” (CEQA Guidelines, § 15332, *emph. added.*) It is undisputed that this Project as currently proposed will *not* comply with all applicable zoning regulations. To the contrary, the Staff Report clearly concedes that “*the project does not meet the rear yard setback and lot coverage requirements for the R-1 zone*” and also indicates that the Project applicant is requesting a deviation from standards requiring a masonry wall. (Staff Report, p. 9, *emph. added.*) Further, as discussed above, the Project is inconsistent with several General Plan policies.

Thus, under the plain language of the CEQA Guidelines, the infill exemption does *not* apply to the proposed Project, and Staff’s suggestion that the Commission rely on that exemption to avoid conducting any environmental review of the Project was in error. Accordingly, the City cannot avoid compliance with CEQA. If the Project is to be considered, the applicant and City Staff must go back and fully evaluate the Project’s environmental impacts, feasible alternatives, and mitigation measures, before recommending approval of any entitlements for the Project.

B. The City is Required to Analyze and Mitigate the Project’s Significant Impacts

Proper compliance with CEQA is particularly important, here, because, as more thoroughly discussed in the Terra Nova Analysis, the Project will have significant adverse environmental impacts, including likely impacts to traffic and parking, public utilities and services, fire safety, and aesthetics. (*See Exhibit A.*)

For example, CEQA requires an analysis of whether a project will have significant parking impacts—particularly where, as here, it will not provide sufficient onsite parking. (*See Taxpayers For Accountable School Bond Spending v. San Diego Unified School District* (2013) 215 Cal.App.4<sup>th</sup> 1013, 1051 [finding agency violated CEQA in failing to properly evaluate parking impacts where project generated need for more parking spaces than it provided onsite].) Here, the Project includes only 7 parking spaces for a facility that will have 32 residents and 17 employees. While the Staff Report downplays the amount of parking that will be generated by the Project, its statement that the proposed facility will have few visitors is unsupported by any evidence in the record. Moreover, the Project includes far less parking than similar projects that have come before the City in the past. For example, as recently as May 9, 2013, the Commission approved a residential care facility for the elderly that included **72 on-site parking spaces** for a 68 bed residential care facility. (*See Exhibit B.*)<sup>2</sup> By comparison, the Project is woefully under-parked, and will create significant parking and traffic problems in the neighborhood.

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<sup>2</sup> Notably, that facility was *not* located on a small parcel in a single family residential neighborhood, but rather on a nearly 5 acre parcel in a the Multifamily (R-4) zone. (*See Exhibit*

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Squeezing a large-scale institutional facility like the proposed Project into a single family residential neighborhood would likewise put a burden on utilities and public services, yet the Staff Report contains absolutely no evidence on or analysis of these issues. Among other things, the 28+ new bathrooms on a 0.3 acre lot are likely to overburden the neighborhood's aging sewer system. Additional impacts are discussed in the Terra Nova Analysis.

In sum, the City is required—at a minimum—to conduct an initial study to determine whether the Project may have a significant effect on the environment and thereafter prepare either a mitigated negative declaration (if all of the Project's impacts can be reduced to insignificance with mitigation) or an Environmental Impact Report. (CEQA Guidelines, § 15063.) In addition, the City must address the Project's manifest inconsistencies with the City's applicable General Plan and zoning regulations. Until it does so, the Commission cannot consider or approve the Project.

RUTAN & TUCKER, LLP



Ash Pirayou

AP:abf

cc: Shirley Concolino, City Clerk (original and copies)  
James C. Sanchez, City Attorney  
Stacia Cosgrove, Senior Planner  
David Hung, Associate Planner

Attachments:

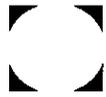
Exhibit A: Terra Nova Analysis  
Exhibit B: VER Consultants Report regarding surrounding uses  
Exhibit C: May 9, 2013 Planning and Design Commission Staff Report, Item #6

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B.) That is the precisely the type of neighborhood for which this type of high density development is appropriate.

# **EXHIBIT A**

# EXHIBIT A



October 9, 2013

Mr. Ash Pirayou □  
Rutan & Tucker, LLP □  
Five Palo Alto Square □  
3000 El Camino Real, Ste. 200 □  
Palo Alto, CA 94306

RE: City of Sacramento Case No. P13-029), I Street Senior Housing

Dear Mr. Pirayou:

This letter has been prepared in response to your request that we review the land use and California Environmental Quality Act (CEQA) issues associated with the above referenced development application in the City of Sacramento.

#### **Understanding of the Project**

The applicant proposes the development of a 32 bed Residential Care Facility on a 0.3 acre site in the Alhambra Corridor Special Planning District. The facility will house persons over 60 years of age who require assistance in daily living, but who do not require nursing care. No information is provided in the City's staff report regarding length of stay. The assumption is that the residents can live there permanently, unless their circumstances change and they require more intense services.

The facility will be three stories in height, and will include patient rooms, offices and common areas. A porte cochere will cover the entry drive, which is proposed along the western property line. Deviations from zoning standards are being sought regarding rear setbacks and lot coverage. A total of 8 parking spaces are proposed, one of which will be dedicated to the facility's van, thereby leaving 7 parking spaces available for staff, residents and visitors.

#### **Analysis and Findings**

We have reviewed the materials associated with the proposed facility from a land use planning and CEQA perspective, and find the following.

#### California Environmental Quality Act (CEQA)

The City has inappropriately determined that this project is exempt under CEQA. This determination is not warranted for a number of reasons:

1. The Infill exemption (Guidelines Section 15332) allows exemption under specific circumstances. Particularly germane in this case is the requirement that the project be "consistent with the...applicable zoning designation and regulations." The project does not meet two zoning standards: rear setbacks and building coverage. The project is therefore not consistent with the zoning regulations, and cannot be exempt.

2. The project has the potential to impact traffic. Although the project itself is not a high trip generator, the site-specific issues associated with the site create traffic issues. According to the site plan, the porte cochere will completely cover the single access drive. The structure is proposed to have a vertical clearance of 10'6". This height is insufficient to accommodate any commercial truck (for example, a United Parcel Service home delivery truck is 11 to 12 feet in height). Therefore, all deliveries to the property will be forced to remain in I Street. This is particularly significant given that the proposed facility will have far more deliveries than a typical residential use (which might expect a UPS delivery perhaps once a week), including not only UPS deliveries, but laundry and food service deliveries as well. Further, because the facility will include a commercial kitchen to feed 32 residents and 12 staff – equivalent to a small restaurant – deliveries are likely to include semi-trailer trucks, such as Sysco's Food Service trucks. Given the narrowness of I Street, the extremely limited parking on the street and the additional impact the project will have on street parking, the City must consider the traffic impacts of the proposed project as it relates to traffic flow and traffic safety from the high number of commercial vehicles that will be servicing the facility.
3. The Infill exemption also requires that the site be "adequately served by all required utilities and public services." The City staff report provides no analysis of the sanitary sewer or storm drain capacity in this neighborhood. Given that the City's sanitary sewer and storm drain system are combined, and that this neighborhood has been built out for many years, the intensity of the project is likely to stress the conveyance system. Based on the site plan provided in the staff report, there will be at least 28 bathrooms in the facility. If the site were developed as intended, for single family homes or apartments, the highest number of bathrooms that would be expected would be six (3 units on a 0.3 acre lot, each with two bathrooms). The proposed use is thus increasing discharge by a factor of five. When this is combined with storm flows during peak storms, the impact on the City's storm/sewer capacity could be significant.
4. Regardless of whether the City felt that the Infill exemption qualified in this case, the City has an obligation to consider the environmental impacts of the project as a whole, including environmental impacts not listed in Section 15332. Although this project occurs in an urban setting, CEQA specifically addresses not only the natural environment, but also the man-made environment. Specific to this site, the following should have been analyzed:
  - a. **Fire Safety:** The California Fire Code, adopted by the City, requires two points of access for a building of this size. The project will have only one point of access, and that point of access will be blocked by a porte cochere that does not meet the Fire Department's minimum vertical clearance of 13'6" (see condition of approval B/C49). The Fire Code further allows for one access road if the building is sprinklered. In this case, the building will have no access road, and the fire truck will be required to stay in I Street should a catastrophic event occur. All fire activities, including evacuations of senior, infirm residents, will be undertaken

from a distance. Should the fire be in the rear of the building, all equipment will need to be carried onto the site manually.

Finally, because of the size of the structure and the lack of access, the potential for the spread of a fire to nearby neighbors increases. The lack of setbacks makes the potential for fire spread more intense than would otherwise be expected.

There is no question that the implementation of the proposed project will have an impact on the health and safety of the residents, and potentially significantly impact emergency evacuation.

- b. Parking: The proposed project meets the City's zoning standards for parking, but does not meet the project's need for parking. The City's staff report clearly states that the parking lot will be insufficient for peak shift parking, and that additional parking is required. The City is obligated to consider this impact in its analysis, especially since the conditions of approval indicate that an additional parking space will be lost to provide a turn around space for passenger drop off, and no condition of approval requires off-site parking to account for the shortfall.

Further, the shortfall is likely to be exacerbated by visitors. The applicant's comment that these facilities do not have many visitors is unsupported. If the on-site parking is taken up by 6 of the 12 peak shift employees (assuming one space occupied by the facility's van, and one space lost for turn around space), visitors will have no place to park. Their only option will be on-street parking. Since there is no condition of approval or mitigation measure that the applicant must provide staff parking off-site and show proof that these spaces have been secured, the parking issues associated with this project are potentially significant.

Although parking was removed from the CEQA checklist in recent updates, the California Court of Appeal recently confirmed that "CEQA considers a project's impact on parking of vehicles to be a physical impact that could constitute a significant effect on the environment." (*Taxpayers For Accountable School Bond Spending v. San Diego Unified School District*) Since the proposal clearly shows that it cannot provide sufficient parking on-site, and since there is no agreement in place for additional parking, the City must consider the parking impacts of the proposal, and impose mitigation. This can only be accomplished through the preparation of a Mitigated Negative Declaration.

- c. Aesthetics: The proposal has the potential to impact the visual character of the neighborhood, and to have light and glare impacts. The neighborhood consists of one and two story structures, with the exception of a three story apartment, on a large, park-like lot immediately northeast of the site. The proposed project is not consistent with the visual character of the neighborhood because of its mass and scale. The step-backs provided do nothing to alleviate this impact at the street level, where the residents will see the impact most significantly.

As regards light and glare, the City indicates that light and glare impacts on surrounding properties will not occur because the cars parking on the site will be pointing toward the facility. What the staff report fails to point out is that those headlights will be shining directly into the windows all four of the ground floor rooms located on the west side of the building. CEQA is not intended to address impacts on surrounding properties only. The City must address the impacts on permanent residents from light and glare due to the parking configuration on the site.

On this basis, the City cannot rely on an exemption for the proposed project, and must prepare an Initial Study. We believe that in preparing the Initial Study, and developing appropriate mitigation measures, the City can address these concerns and determine whether the project's impacts can be mitigated to a less than significant level.

#### Land Use and Site Planning

Many of the CEQA issues described above also relate to the land use and site planning of this site. It appears that the project has attempted to maximize unit count on the site, to the detriment of the neighborhood.

The mass and scale of the building is not appropriate for the neighborhood, as evidenced by the applicant's own exhibits. The "Street Elevation (Looking North)" on page 35 of the staff report materials, clearly shows how out of scale the building will be to its surroundings. The step-backs proposed are minor, insufficient to relieve the bulk of the building, and only occur on the street side of the project. The adjacent properties on the west, east and north will experience no relief from the mass of this three story structure. Setbacks and building coverage requirements have been developed to provide for the enjoyment of one's property, particularly in a residential setting. It is particularly significant that the applicant is requesting reductions in those standards.

The architectural style of the building is also inconsistent with the existing neighborhood. Because of its bulk, the architecture is that of an office building or an institution, not of a residence. The homes on I Street, whether single family or small-scale apartments, have all the features that one would expect in an older neighborhood: front porches, wood trimmed windows, and contrasting finishes such as brick and wrought iron. The proposed facility has none of that character. The façade is hardly articulated, and all stucco. Because of the size of the building, landscaping will not soften the building for many years. This new structure will not achieve the goals of the City's General Plan for Traditional Neighborhoods. It will not enhance the existing streetscape, and is not consistent with the urban design principles embodied in the General Plan.

The proposed project will accommodate 32 residents on a permanent basis. These 32 residents are not bed-ridden, and should be able to enjoy a living environment that maintains or improves their quality of life. The facility provides inadequate common open space: three benches on a concrete pad at the front entrance, and a 400 square foot concrete patio with no furnishings or amenities on the rear property line. This hardly qualifies as an adequate outdoor amenity.

Vehicular access on the property is of significant concern. Because of the porte cochere, only passenger vehicles will be able to access the site. Most delivery trucks, and all panel trucks, will

be unable to access the site. As described in the staff report, facility staff will be required to push trash dumpsters from the enclosure in the middle of the property to the curb, and push them back when they have been emptied. Since this is a commercial building, trash pick up will occur several times per week, and definitely more often than at a single family home. The likelihood that dumpsters will block the access drive, or take up an on-street parking space is high, given the long term need to push the dumpsters to and from the street. Given the single family "feel" of I Street, the large increase in deliveries, trash trucks and emergency vehicles will definitely change the character of the neighborhood.

### **Conclusion**

The proposed I Street Senior Housing project cannot be approved under a CEQA exemption, and includes design features that are not appropriate for the neighborhood. At a minimum, the City should process a Mitigated Negative Declaration, and mitigate the issues discussed above.

Further, the City should consider whether the intensity of use is appropriate at this location. That is the primary purpose of a Conditional Use Permit. There is no significant analysis in the staff report regarding land use compatibility. The focus of the analysis is on facility design. The issues raised above, regarding the increase in intensity created by this project have not been addressed, and should be the primary consideration of the Conditional Use Permit.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Nicole Sauviat Criste  
Principal

# **EXHIBIT B**

# EXHIBIT B

October 9, 2013

Mr. Ash Pirayou  
Rutan & Tucker  
3000 El Camino Real, Suite 200  
Palo Alto, CA 94306

Dear Mr. Pirayou:

Pursuant to your request VER Consultants canvassed the neighborhood of the proposal on 3331 I Street in Sacramento, CA. During this process, an area approximately 1,000 feet around the subject site was examined for land use and building structure type in order to determine the overall nature of the existing neighborhood. Below is a table summarizing the results of that effort:

Summary		
Single Family Residential =	233	80%
Multi Story Multi Fam 2 Story Res=	33	11%
Multi Story Multi Fam 3 Story Res=	1	0%
Retail and Commercial=	21	7%
Other=	4	1%
<b>TOTAL</b>	<b>292</b>	<b>100%</b>

Please contact me at the numbers below or via email at [vrivero@ver-consultants.com](mailto:vrivero@ver-consultants.com) if you need anything further or if you have any questions

Sincerely,

Vince Rivero- Principal



No.	Address	Street	Description-Use Designation	Code
1	3300	I Street	Single Family Residential	SFR
2	3304	I Street	Single Family Residential	SFR
3	3311	I Street	Single Family Residential	SFR
4	3316	I Street	Single Family Residential	SFR
5	3317	I Street	Single Family Residential	SFR
6	3320	I Street	Single Family Residential	SFR
7	3325	I Street	Multi-Family Residential-2 story	MFR
8	3330	I Street	Single Family Residential	SFR
9	3333	I Street	Single Family Residential	SFR
10	3357	I Street	Multi-Family Residential-2 story	MFR
11	3400	I Street	Single Family Residential	SFR
12	3408	I Street	Single Family Residential	SFR
13	3411	I Street	Single Family Residential	SFR
14	3412	I Street	Single Family Residential	SFR
15	3413	I Street	Single Family Residential	SFR
16	3414	I Street	Single Family Residential	SFR
17	3415	I Street	Single Family Residential	SFR
18	3416	I Street	Single Family Residential	SFR
19	3417	I Street	Single Family Residential	SFR
20	3421	I Street	Single Family Residential	SFR
21	3424	I Street	Single Family Residential	SFR
22	3425	I Street	Single Family Residential	SFR
23	3441	I Street	Single Family Residential	SFR
24	3449	I Street	Single Family Residential	SFR
25	3101	I Street	Single Family Residential	SFR
26	3111	I Street	Single Family Residential	SFR
27	3135	I Street	Single Family Residential	SFR
28	3151	I Street	Single Family Residential	SFR
29	3161	I Street	Single Family Residential	SFR
30	3201	I Street	Single Family Residential	SFR
31	3215	I Street	Single Family Residential	SFR
32	3225	I Street	Single Family Residential	SFR
33	3237	I Street	Single Family Residential	SFR
34	3245	I Street	Single Family Residential	SFR
35	3240	I Street	Single Family Residential	SFR
36	3150	I Street	Public Institution	MSCH
37	800	35 Street	Single Family Residential	SFR
38	825	35 Street	Single Family Residential	SFR
39	832	35 Street	Single Family Residential	SFR
40	844	35 Street	Single Family Residential	SFR
41	854	35 Street	Single Family Residential	SFR
42	855	35 Street	Single Family Residential	SFR
43	801	35 Street	Single Family Residential	SFR
44	826	35 Street	Single Family Residential	SFR
45	833	35 Street	Single Family Residential	SFR
46	845	35 Street	Single Family Residential	SFR
47	855	35 Street	Single Family Residential	SFR
48	900	35 Street	Single Family Residential	SFR
49	912	35 Street	Single Family Residential	SFR

Summary		
Single Family Residential =	233	80%
Multi Story Multi Fam 2 Story Res=	33	11%
Multi Story Multi Fam 3 Story Res=	1	0%
Retail and Commercial=	21	7%
Other=	4	1%
<b>TOTAL</b>	<b>292</b>	<b>100%</b>

50	920	35 Street	Single Family Residential	SFR
51	928	35 Street	Single Family Residential	SFR
52	940	35 Street	Single Family Residential	SFR
53	946	35 Street	Single Family Residential	SFR
54	3110	H Street	Single Family Residential	SFR
55	3122	H Street	Single Family Residential	SFR
56	3132	H Street	Single Family Residential	SFR
57	3150	H Street	Single Family Residential	SFR
58	3160	H Street	Single Family Residential	SFR
59	3200	H Street	Single Family Residential	SFR
60	3202	H Street	Single Family Residential	SFR
61	3232	H Street	Single Family Residential	SFR
62	3240	H Street	Single Family Residential	SFR
63	3248	H Street	Single Family Residential	SFR
64	3300	H Street	Single Family Residential	SFR
65	3310	H Street	Single Family Residential	SFR
66	3322	H Street	Single Family Residential	SFR
67	3344	H Street	Single Family Residential	SFR
68	3360	H Street	Multi-Family Residential-3 story	MFR-3
69	3400	H Street	Single Family Residential	SFR
70	3406	H Street	Single Family Residential	SFR
71	3412	H Street	Single Family Residential	SFR
72	3428	H Street	Single Family Residential	SFR
73	3430	H Street	Single Family Residential	SFR
74	3440	H Street	Single Family Residential	SFR
75	3522	H Street	Single Family Residential	SFR
76	3524	H Street	Single Family Residential	SFR
77	3536	H Street	Single Family Residential	SFR
78	3100	J Street	access way for 1025 Alhambra	
79	3140	J Street	Office Building	COFF
80	3160	J Street	Office Building	COFF
81	3200	J Street	Retail	CSTO
82	3246	J Street	Retail	CSTO
83	3258	J Street	Retail	CSTO
84	3300	J Street	Multi Family Residential (5+ Units)	RAPT
85	3312	J Street	Single Family Residence	RSFR
86	3322	J Street	Multi Family Residential (5+ Units)	RAPT
87	3334	J Street	Multi Family Residential (4+ Units)	RQUA
88	3400	J Street	Single Family Residence	RSFR
89	3412	J Street	Residential Duplex	RDUP
90	3416	J Street	Multi Family Residential (4+ Units)	RQUA
91	3430	J Street	Multi Family Residential (4+ Units)	RQUA
92	3440	J Street	Multi Family Residential (5+ Units)	RAPT
93	3443	J Street	Residential Duplex	RDUP
94	3458	J Street	Single Family Residence	RSFR
95	3468	J Street	Multi Family Residential (4+ Units)	RQUA
96	3504	J Street	Multi Family Residential (5+ Units)	RAPT
97	3532	J Street	Single Family Residence	RSFR
98	3540	J Street	Multi Family Residential (5+ Units)	RAPT
99	3560	J Street	Medical Office	CMED

100	3243	J Street	Single Family Residence	RSFR
101	3301	J Street	Residential Duplex	RDUP
102	3319	J Street	Medical Office	CMED
103	3325	J Street	Neighborhood Office	MGOV
104	3335	J Street	Multi Family Residential (5+ Units) - 2 Story	RAPT
105	3349	J Street	Clubs, Fraternal Organization - 2 story	MCLU
106	3401	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
107	3409	J Street	Multi Family Residential (5+ Units) - 2 Story	RAPT
108	3417	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
109	3427	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
110	3435	J Street	Multi Family Residential (5+ Units) - 2 Story	RAPT
111	3445	J Street	Residential Duplex - 2 story	RDUP
112	3453	J Street	Residential Triplex - 2 story	RTRI
113	3501	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
114	3511	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
115	3521	J Street	Miscellaneous Residentail - 2 story	RMSC
116	3531	J Street	Single Family Residence - 2 story	RSFR
117	3545	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
118	3571	J Street	Multi Family Residential (4+ Units) - 2 story	RQUA
119	741	33rd Street	Single Family Residential	SFR
120	733	33rd Street	Single Family Residential	SFR
121	725	33rd Street	Single Family Residential	SFR
122	717	33rd Street	Single Family Residential	SFR
123	711	33rd Street	Single Family Residential	SFR
124	707	33rd Street	Single Family Residential	SFR
125	640	33rd Street	Single Family Residential	SFR
126	641	33rd Street	Single Family Residential	SFR
127	633	33rd Street	Single Family Residential	SFR
128	617	33rd Street	Single Family Residential	SFR
129	609	33rd Street	Single Family Residential	SFR
130	1020	33rd Street	Parking lot	CPAR
131	1028	33rd Street	Multi Family Residential (4+ Units) - 2 story	RQUA
132	1038	33rd Street	Single Family Residence	RSFR
133	1040	33rd Street	Single Family Residence	RSFR
134	1100	33rd Street	Single Family Residence	RSFR
135	1108	33rd Street	Parking lot	CPAR
136	1114	33rd Street	Single Family Residence	RSFR
137	1120	33rd Street	Single Family Residence	RSFR
138	1124	33rd Street	Single Family Residence	RSFR
139	1130	33rd Street	Single Family Residence	RSFR
140	1140	33rd Street	Single Family Residence	RSFR
141	1023	33rd Street	Residential Duplex - 2 story	RDUP
142	1029	33rd Street	Residential Duplex - 2 story	RDUP
143	1039	33rd Street	Multi Family Residential (4+ Units) - 2 story	RQUA
144	1041	33rd Street	Residential Duplex - 2 story	RDUP
145	1049	33rd Street	Single Family Residence	RSFR
146	1103	33rd Street	Single Family Residence - 2 story	RSFR
147	1107	33rd Street	Single Family Residence - 2 story	RSFR
148	1111	33rd Street	Single Family Residence - 2 story	RSFR
149	1117	33rd Street	Single Family Residence - 2 story	RSFR

150	1125	33rd Street	Single Family Residence - 2 story	RSFR
151	1139	33rd Street	Single Family Residence - 2 story	RSFR
152	900	33rd Street	Single Family Residential	SFR
153	902	33rd Street	Single Family Residential	SFR
154	906	33rd Street	Single Family Residential	SFR
155	908	33rd Street	Single Family Residential	SFR
156	910	33rd Street	Single Family Residential	SFR
157	916	33rd Street	Single Family Residential	SFR
158	924	33rd Street	Single Family Residential	SFR
159	932	33rd Street	Single Family Residential	SFR
160	940	33rd Street	Single Family Residential	SFR
161	952	33rd Street	Single Family Residential	SFR
162	962	33rd Street	Single Family Residential	SFR
163	964	33rd Street	Single Family Residential	SFR
164	901	33rd Street	Single Family Residential	SFR
165	903	33rd Street	Single Family Residential	SFR
166	907	33rd Street	Single Family Residential	SFR
167	911	33rd Street	Single Family Residential	SFR
168	917	33rd Street	Single Family Residential	SFR
169	925	33rd Street	Single Family Residential	SFR
170	933	33rd Street	Single Family Residential	SFR
171	941	33rd Street	Single Family Residential	SFR
172	955	33rd Street	Single Family Residential	SFR
173	1024	34th Street	Single Family Residence - 2 story	RSFR
174	1032	34th Street	Multi Family Residential (4+ Units) - 2 story	RQUA
175	1040	34th Street	Single Family Residence - 2 story	RSFR
176	1048	34th Street	Single Family Residence - 2 story	RSFR
177	1100	34th Street	Single Family Residence - 2 story	RSFR
178	1114	34th Street	Single Family Residence	RSFR
179	1116	34th Street	Single Family Residence	RSFR
180	1124	34th Street	Single Family Residence	RSFR
181	1136	34th Street	Single Family Residence	RSFR
182	1144	34th Street	Single Family Residence	RSFR
183	1031	34th Street	Single Family Residence - 2 story	RSFR
184	1035	34th Street	Single Family Residence - 2 story	RSFR
185	1045	34th Street	Single Family Residence - 2 story	RSFR
186	1051	34th Street	Single Family Residence - 2 story	RSFR
187	1101	34th Street	Single Family Residence - 2 story	RSFR
188	1109	34th Street	Single Family Residence - 2 story	RSFR
189	1117	34th Street	Single Family Residence	RSFR
190	1125	34th Street	Single Family Residence	RSFR
191	1137	34th Street	Single Family Residence	RSFR
192	1141	34th Street	Single Family Residence	RSFR
193	1153	34th Street	Single Family Residence	RSFR
194	740	34th Street	Single Family Residential	SFR
195	741	34th Street	Single Family Residential	SFR
196	732	34th Street	Single Family Residential	SFR
197	733	34th Street	Single Family Residential	SFR
198	724	34th Street	Single Family Residential	SFR
199	725	34th Street	Single Family Residential	SFR

200	716	34th Street	Single Family Residential	SFR
201	717	34th Street	Single Family Residential	SFR
202	708	34th Street	Single Family Residential	SFR
203	709	34th Street	Single Family Residential	SFR
204	700	34th Street	Single Family Residential	SFR
205	701	34th Street	Single Family Residential	SFR
206	648	34th Street	Single Family Residential	SFR
207	649	34th Street	Single Family Residential	SFR
208	640	34th Street	Single Family Residential	SFR
209	641	34th Street	Single Family Residential	SFR
210	632	34th Street	Single Family Residential	SFR
211	633	34th Street	Single Family Residential	SFR
212	624	34th Street	Single Family Residential	SFR
213	625	34th Street	Single Family Residential	SFR
214	618	34th Street	Single Family Residential	SFR
215	615	34th Street	Single Family Residential	SFR
216	608	34th Street	Single Family Residential	SFR
217	609	34th Street	Single Family Residential	SFR
218	1024	Santa Barbara	Single Family Residence	RSFR
219	1034	Santa Barbara	Single Family Residence	RSFR
220	1048	Santa Barbara	Single Family Residence	RSFR
221	1100	Santa Barbara	Single Family Residence	RSFR
222	1112	Santa Barbara	Single Family Residence	RSFR
223	1116	Santa Barbara	Single Family Residence	RSFR
224	1124	Santa Barbara	Single Family Residence	RSFR
225	1136	Santa Barbara	Single Family Residence	RSFR
226	1143	Santa Barbara	Single Family Residence	RSFR
227	1152	Santa Barbara	Single Family Residence	RSFR
228	1156	Santa Barbara	Residential Duplex - 2 story	RDUP
229	1035	Santa Barbara	Residential Duplex - 2 story	RDUP
230	1041	Santa Barbara	Single Family Residence	RSFR
231	1049	Santa Barbara	Single Family Residence	RSFR
232	1101	Santa Barbara	Single Family Residence	RSFR
233	1109	Santa Barbara	Single Family Residence	RSFR
234	1119	Santa Barbara	Single Family Residence	RSFR
235	1125	Santa Barbara	Single Family Residence	RSFR
236	1131	Santa Barbara	Multi Family Residential (5+ Units) - 2 Story	RAPT
237	740	35th Street	Single Family Residential	SFR
238	732	35th Street	Single Family Residential	SFR
239	733	35th Street	Single Family Residential	SFR
240	724	35th Street	Single Family Residential	SFR
241	725	35th Street	Single Family Residential	SFR
242	716	35th Street	Single Family Residential	SFR
243	717	35th Street	Single Family Residential	SFR
244	708	35th Street	Single Family Residential	SFR
245	709	35th Street	Single Family Residential	SFR
246	700	35th Street	Single Family Residential	SFR
247	701	35th Street	Single Family Residential	SFR
248	648	35th Street	Single Family Residential	SFR
249	640	35th Street	Single Family Residential	SFR

250	1024	35th Street	Multi Family Residential (4+ Units) - 2 story	RQUA
251	1034	35th Street	Single Family Residence	RSFR
252	1040	35th Street	Single Family Residence	RSFR
253	1048	35th Street	Single Family Residence	RSFR
254	1100	35th Street	Single Family Residence	RSFR
255	1108	35th Street	Single Family Residence	RSFR
256	1116	35th Street	Single Family Residence	RSFR
257	1124	35th Street	Single Family Residence	RSFR
258	1132	35th Street	Single Family Residence	RSFR
259	1140	35th Street	Residential Duplex - 2 story	RDUP
260	1027	35th Street	Single Family Residence	RSFR
261	1037	35th Street	Single Family Residence	RSFR
262	1045	35th Street	Single Family Residence	RSFR
263	1053	35th Street	Single Family Residence	RSFR
264	1101	35th Street	Single Family Residence	RSFR
265	1115	35th Street	Single Family Residence	RSFR
266	740	Santa Ynez Way	Single Family Residential	SFR
267	732	Santa Ynez Way	Single Family Residential	SFR
268	1024	Santa Ynez	Single Family Residence	RSFR
269	1034	Santa Ynez	Single Family Residence	RSFR
270	1044	Santa Ynez	Single Family Residence	RSFR
271	1054	Santa Ynez	Single Family Residence	RSFR
272	1064	Santa Ynez	Single Family Residence	RSFR
273	1080	Santa Ynez	Single Family Residence	RSFR
274	1015	Santa Ynez	Single Family Residence	RSFR
275	1025	Santa Ynez	Single Family Residence	RSFR
276	1035	Santa Ynez	Single Family Residence	RSFR
277	1045	Santa Ynez	Single Family Residence	RSFR
278	1055	Santa Ynez	Single Family Residence	RSFR
279	1065	Santa Ynez	Single Family Residence	RSFR
280	1083	Santa Ynez	Single Family Residence	RSFR
281	800	Alhambra Blvd	Neighborhood Retail	NR
282	814	Alhambra Blvd	Neighborhood Medical Office	NMO
283	816	Alhambra Blvd	Single Family Residential	SFR
284	820	Alhambra Blvd	Neighborhood Office Space	NO
285	900	Alhambra Blvd	Neighborhood Retail	NR
286	930	Alhambra Blvd	Neighborhood Retail	NR
287	1000	Alhambra Blvd	Neighborhood Retail	NR
288	1001	Alhambra Blvd	Neighborhood Commercial Banking-2 Story	NC
289	1024	Alhambra Blvd	Neighborhood Retail	NR
290	1025	Alhambra Blvd	Commercial Shopping Center	CG
291	1105	Alhambra Blvd	Retail Center	CG
292	1116	Alhambra Blvd	Neighborhood Commercial Banking-1 Story	NC

# **EXHIBIT C**

# EXHIBIT C



# REPORT TO PLANNING AND DESIGN COMMISSION City of Sacramento

# 6

**PUBLIC HEARING**  
**May 9, 2013**

Members of the Planning and Design Commission

**Subject: Asian Community Center (ACC) Greenhaven Terrace Assisted Living.** A request to convert the second floor of an existing 3-story senior apartment building into a 68-bed residential care facility for the elderly on approximately 4.79± acres in the Multifamily (R-4 PUD) zone and located in the Greenhaven Executive Park Planned Unit Development. (P13-014)

A. **Environmental Determination:** Exempt per CEQA Guidelines Section 15332 (In-Fill).

B. **Special Permit** to operate a residential care facility within an existing building in the Multifamily (R-4 PUD) zone and located in the Greenhaven Executive Park Planned Unit Development.

**Location/Council District:**

1180 Corporate Way

Assessor's Parcel Number: 031-0054-014

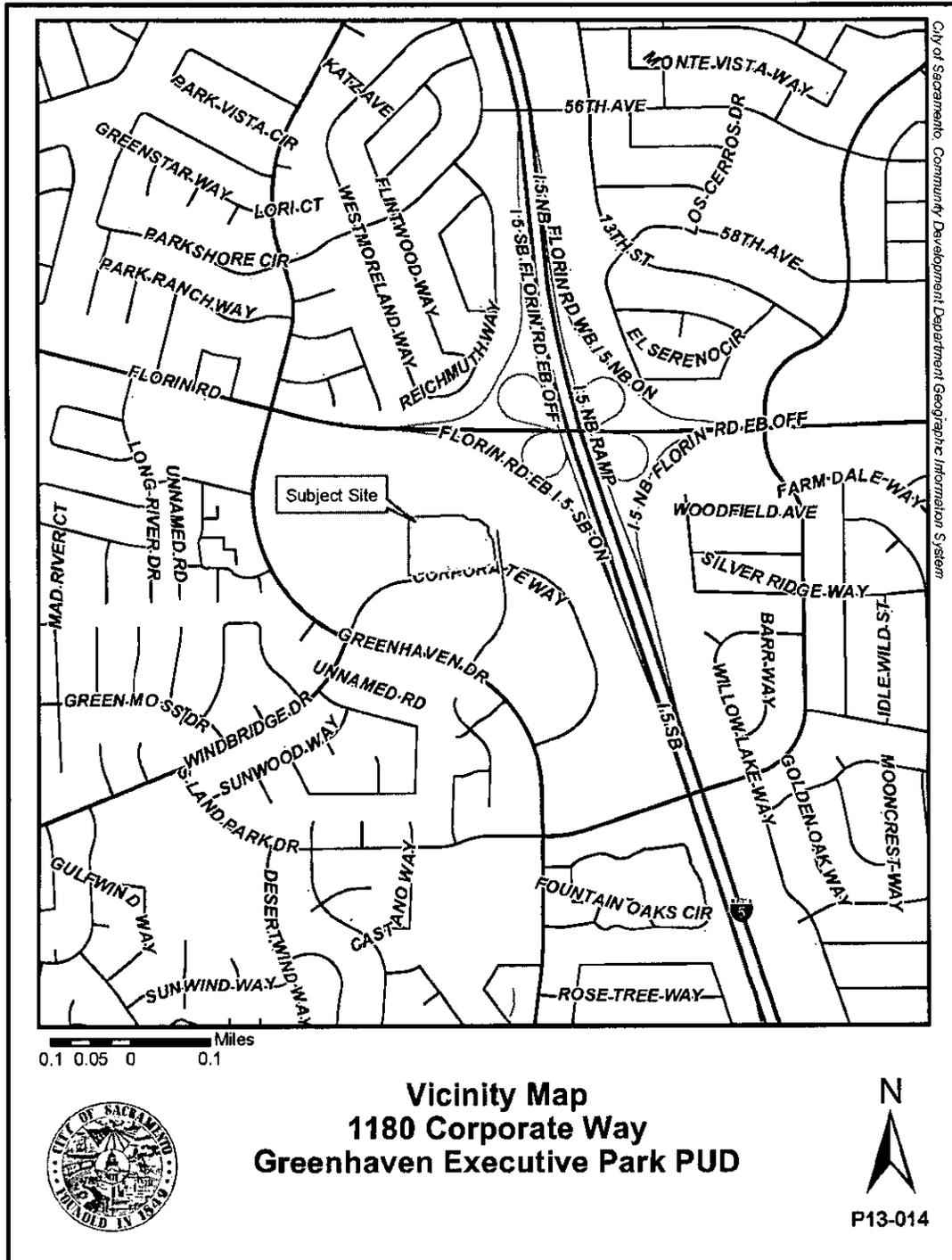
Council District 7

**Recommendation:** Staff recommends the Planning and Design Commission approve the request based on the findings and subject to the conditions of approval listed in Attachment 1. The Commission has final authority over items A and B above, and its decision may be appealed to the City Council. **The project has no outstanding issues and is noncontroversial.**

**Contact:** Evan Compton, Associate Planner, (916) 808-5260 and Lindsey Alagozian, Senior Planner (916) 808-2659

**Applicant:** Ed Kado (E.M. Kado & Associates), 1661 Garden Highway, Sacramento, CA 95833, (916) 921-1839

**Owner:** Raymond Gee (Asian Community Center of Sacramento Valley, Inc., 7311 Greenhaven Drive, Suite 187, Sacramento, CA 95831, (916) 394-6399



**Summary:** The applicant is requesting the approval of entitlements to convert the second floor of an existing three-story senior apartment complex to allow the operation of a 68 unit residential care facility for the elderly on approximately 4.79± acres in the Multifamily (R-4 PUD) zone and located in the Greenhaven Executive Park Planned Unit Development. At the time of writing the report, **there are no outstanding issues associated with the project.**

<b>Table 1: Project Information</b>
<b>General Plan Designation:</b> Suburban Neighborhood High Density, SNHD
<b>Existing Zoning of Site:</b> Multifamily (R-4 PUD)
<b>Planned Unit Development:</b> Greenhaven Executive Park PUD
<b>Existing Use of Site:</b> 3-story Senior Apartments
<b>Property Area:</b> 4.79 ± acres

### **Background Information:**

On January 25, 1983, the City Council approved the necessary entitlements (P82-039) to establish the Greenhaven Executive Park Planned Unit Development (PUD). The total square footage approved for the PUD consisted of 839,360 square feet of development. On November 9, 1999, the City Council approved the necessary entitlements (P99-053) to allow the development of a 166 unit senior apartment complex. On September 4, 2001, the Zoning Administrator approved a minor modification to allow the construction of several carports.

### **Public/Neighborhood Outreach and Comments:**

The project was routed to the Park Place South Homeowner's Association, the Riverlake Community Association, the South Pocket Homeowner's Association, the Z'Berg Park Neighborhood Association, and all property owners within a 500-foot radius of the project site. At the time of writing this report, no comments had been received by staff.

### **Project Scope and Phasing**

The site currently has a three-story senior apartment complex at the site with 166 residential units. The applicant is seeking approval to modify the second floor to accommodate residents who require assistance with activities of daily living. As a separate process, the applicant is required to also coordinate with the California State Department of Social Services to obtain a "Community Care License."

The applicant is requesting to phase the project. The attached floor plan (Exhibit B) identifies the first phase with a dashed line. Table 2 shows the number of units in both the first phase and ultimate buildout of the entire second floor. The timing of the conversion for the remainder of the second floor (shown with a hatched mark overlay on

the floor plan in Exhibit B) will depend on the market demand for the units in the care facility.

<b>Table 2: Designated Areas on Second Floor</b>	<b>Total for Phase 1 Only</b>	<b>Total for Entire Second Floor (Including Phase 1)</b>
<b>Unit A</b>	10 units	32 units
<b>Unit B</b>	6 units	12 units
<b>Unit C</b>	8 units	24 units
<i>Subtotal: Units</i>	<i>24 units</i>	<i>68 units</i>
<b>Dining Room</b>	1 room	2 rooms
<b>Multipurpose Room</b>	1 room	2 rooms

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, In-Fill Development. The project consists of interior improvements to an existing building on a project site of less than five acres and adequately served by all required utilities and public services.

**Policy Considerations:**

General Plan:

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America.

The 2030 General Plan Update designation of the subject site is Suburban Neighborhood High Density which provides for single-use multifamily housing and predominantly residential mixed use development in areas served by major transportation routes and facilities, and near major shopping areas.

General Plan Policies:

**LU 8.2.3 Care Facilities.** *The City shall encourage the development of senior daycare facilities, assisted living facilities, hospice, child care, and other care facilities in appropriate areas throughout the city.* Staff finds that the proposal provides assisted living facilities within an existing senior apartment complex to allow a greater range of housing options for existing residents in the complex and future residents.

**LU 4.1.11 Senior Housing Development.** *The City shall encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.* Staff finds that the senior apartment complex and proposed residential care facility are adjacent to an existing shopping center, medical offices, and approximately two blocks from a bus stop.

The proposed project meets the 2030 General Plan goals and policies related to the Suburban Neighborhood High Density land use designation. The project is also consistent with the Pocket Community Plan and the Greenhaven Executive Park Planned Unit Development Guidelines.

**Land Use:**

The proposed residential care facility will be approximately 46,769 square feet in size and will be located on the second floor of an existing senior apartment building. The facility will provide one bedroom units ranging in size from 177 to 797 square feet. The facility will also provide dining rooms, multipurpose rooms, staff offices, laundry areas, and storage rooms.

A Planning and Design Commission Special Permit is required to establish a residential care facility. A "residential care facility" is defined in the Zoning Code as a facility which provides primarily nonmedical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a twenty-four (24) hour a day basis.

In evaluating special permit proposals of this type, the Commission is required to make the following findings:

- A. **Sound Principles of Land Use.** A special permit shall be granted upon sound principles of land use. Staff finds that approval of the Special Permit is appropriate due to compatibility of the proposed residential care facility with the surrounding senior and multi-family residential uses. Furthermore, the site is well served by adjacent commercial and medical offices.
- B. **Not Injurious.** A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The approval of the Special Permit for a residential care facility will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use is a low traffic generator and the facility will be established within an existing senior apartment building. Additionally, the residential care facility plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.
- C. **Must Relate to a Plan.** A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The proposed project is consistent with the General Plan policy for providing special uses and care facilities.

**Onsite Parking:**

The Zoning Code requires a residential care facility to provide one parking space for every three patient beds. The proposal includes up to 68 beds which would require a

minimum of 23 parking spaces. The site was originally constructed for 166 apartments and has 187 parking spaces onsite. After the full conversion of the second floor, there will be 110 senior apartments and a 68 bed residential care facility. The site currently exceeds the minimum parking requirements in the city code. As shown in Table 3, staff finds there is adequate parking on the site to serve the senior apartments, residential care facility, staff for the apartment complex and facility, and visitors.

<b>Table 3: Parking</b>			
<b>Use</b>	<b>Required Parking</b>	<b>Proposed Parking</b>	<b>Difference</b>
Proposed Residential Care Facility 1 Space/3 Beds	23	72	No
110 Senior Apartments (Loss of 56 Units After 2 <sup>nd</sup> Floor Conversion)	55	115	No
<b>Total</b>	<b>78*</b>	<b>187</b>	<b>No</b>

\*Although it is not computed in the calculation, currently there are five staff members needed to operate the existing senior apartment complex. After the residential care facility is fully operational on the second floor, there will be an estimated 24 additional staff members necessary. Approximately nine of the 24 staff members will work swing and overnight shifts.

**Bicycle Parking:** There are existing bike facilities located on the site. With the change of use on the second floor to a residential care facility, there are no requirements to add any additional short-term or long-term bicycle parking.

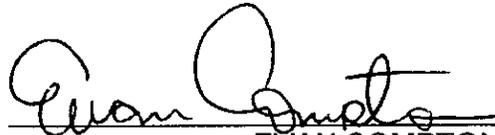
**Setbacks, height, and bulk:**

There are no changes proposed to the exterior of the building. Any future exterior changes or modifications on the site would require additional review and approval.

**Conclusion:**

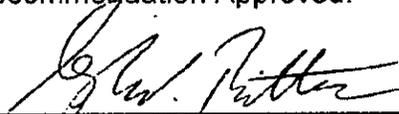
Staff recommends approval of the project since the entitlements: a) provide assisted living facilities within an existing senior apartment complex to allow a greater range of housing options for existing residents in the complex and future residents; b) locate a residential care facility adjacent to an existing shopping center, medical offices, and

approximately two blocks from a bus stop; and c) are consistent with the policies of the General Plan designation of Suburban Neighborhood High Density, the Pocket Community Plan, the Greenhaven Executive Park Planned Unit Development (PUD), and the Multifamily (R-4 PUD) zone.

Respectfully submitted by:   
EVAN COMPTON  
Associate Planner

Approved by:   
LINDSEY ALAGOZIAN  
Senior Planner

Recommendation Approved:

  
GREGORY W. BITTER, AICP  
Principal Planner

Attachments:

Attachment 1	Proposed Findings of Fact and Conditions of Approval
Exhibit A	Site Plan
Exhibit B	Second Floor Plan
Attachment 2	Land Use & Aerial Map

**Attachment 1 – City Planning and Design Commission Record of Decision  
Proposed Findings of Fact and Conditions of Approval  
ACC Greenhaven Terrace Assisted Living (P13-014)  
1180 Corporate Way**

**1. Findings of Fact**

**A. Environmental Determination:** Exempt per CEQA Guidelines Section 15332.

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under Section 15332 (In-Fill Development) of the California Environmental Quality Act Guidelines because the project consists of interior improvements to an existing building on a project site of less than five acres and adequately served by all required utilities and public services.

**B. Special Permit:** The Special Permit to operate a 68-bed residential care facility for the elderly within an existing building in the Multifamily (R-4 PUD) zone and located in the Greenhaven Executive Park Planned Unit Development is **approved** based on the following findings of fact:

1. Sound Principles of Land Use. A special permit shall be granted upon sound principles of land use. Staff finds that approval of the Special Permit is appropriate due to compatibility of the proposed residential care facility with the surrounding senior and multi-family residential uses. Furthermore, the site is well served by adjacent commercial and medical offices.
2. Not Injurious. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The approval of the Special Permit for a residential care facility will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use is a low traffic generator and the facility will be established within an existing senior apartment building. Additionally, the residential care facility plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.
3. Must Relate to a Plan. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The proposed project is consistent with the General Plan policy for providing special uses and care facilities.

**2. Conditions of Approval**

**B. Special Permit:** The Special Permit to operate a 68-bed residential care facility for the elderly within an existing building in the Multifamily (R-4 PUD) zone and located

in the Greenhaven Executive Park Planned Unit Development is **approved** subject to the following conditions of approval:

**PLANNING:**

- B1. All necessary building permits shall be obtained prior to construction.
- B2. The residential care facility shall not exceed 68 beds without further planning review and approval. This Special Permit approval allows for the conversion of the entire second floor from senior apartments to a residential care facility. As indicated on the attached floor plan, the project may be completed in phases.
- B3. Modifications to the attached approved plans shall require additional planning review and approval.

**PUBLIC WORKS:**

- B4. Construct standard improvements as noted in these conditions pursuant to Chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk fronting the property along Corporate Way and Park City Drive per City Standards and to the satisfaction of the Department of Public Works.
- B5. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the southwest corner of Park City Drive and Corporate Way.

**FIRE:**

- B6. Licensed Group R2.1 occupancies housing more than six non-ambulatory, elderly clients shall provide an approved manual and automatic fire alarm system. CFC 907.2.9.3.
- B7. The project shall comply with 2010 CFC/CBC for R2.1 requirements.

**BUILDING:**

- B8. All new work shall comply with the applicable requirements of the 2010 California Code of Regulations Title 24, Part 2 (California Building Code), Part 2.5 (California Residential Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6

(California Energy Code), Part 9 (California Fire Code), and Part 11 (California Green Code).

- B9. Residential care facilities for the elderly shall comply with the provisions of Section 425 of the California Building Code.

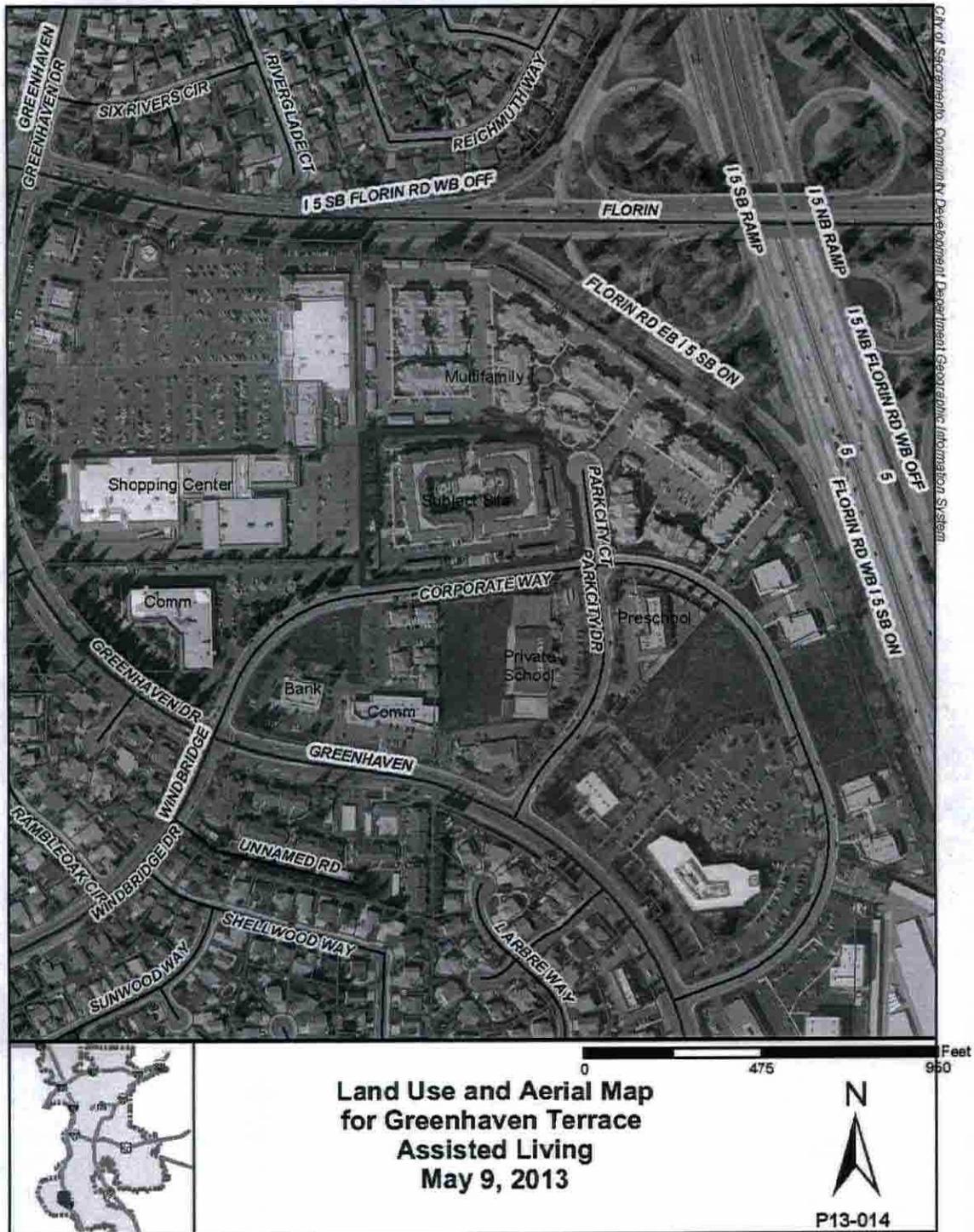
**SACRAMENTO AREA SEWER DISTRICT (SASD):**

- B10. Developing this property may require payment of Sacramento Regional County Sanitation District (SRCSD) sewer impact fees. Impact fees shall be paid prior to issuance of building permits. Applicants should contact the Fee Quote Desk at 916-876-6100 for sewer impact fee information.





Attachment 2 – Land Use & Zoning Map



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**David Hung**

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**From:** Harmon, Jennifer@DSS <Jennifer.Harmon@DSS.ca.gov>  
**Sent:** Thursday, July 11, 2013 11:03 AM  
**To:** David Hung  
**Subject:** I Street Senior Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David Hung,

I am extremely alarmed by the proposal to build a three-story assisted living facility a half block away from my home. I, my husband and daughter live in a owner-occupied house at 908 33<sup>rd</sup> Street at the end of I street. The lot in question is about four homes away from our door. My father has dementia and is in an assisted living facility in Folsom, Empire Ranch, a one-level, ranch-style home. I am certainly not opposed to assisted living facilities, however, I am opposed to this proposed facility for the following reasons:

1. Increase in traffic. We already have traffic from McKinley Park visitors and Sutter Middle School parents. We also have drivers coming in fast off of J street and down I street. We have at least five children under 10 years and at least two children under three years living on 33<sup>rd</sup> street between H and J streets. More traffic means more chances of these children becoming injured in a car accident and being exposed to strangers.
2. Parking problems. I know the proposal will allow for a parking lot. Parking lots often become full in Sacramento, and parking is always at a premium, especially in lots near a very popular McKinley Park. I do not trust that a parking lot will not make it more difficult to find parking on my street.
3. Eyesore. I live right across the street from a two-story rental unit that houses 4-6 apartments, (I think.) It is a large building. I cannot image a three-story, 30 unit building will be anything but a huge eyesore. It will block light and permanently damage the esthetics of a residential neighborhood.
4. Lowered Property Value. The diminished esthetic value will in turn diminish our property value. If I want to re-sell my house in the future, it will be harder to find buyers who are willing to live near a large, busy, ugly, medical facility.
5. Noise. The attendant noise of a 30-unit facility will affect the residential quality of the neighborhood. I live right behind Sutter Middle School. When I am at home during a school day, I deal with parking issues, increased traffic, school bells, school-yard yelling, and PA system announcements. Most of the issues occur intermittently throughout the day, so it is not a big problem. Also, I bought the house knowing full well there was a school in my backyard. I assumed that risk. The school day ends at around 3 p.m. There are no school issues on weekends.

Unlike the school, the proposed facility will be a 24-hour concern. There are no other business like it in our neighborhood. Safeway, down on Alhambra, is open 24 hours, but we don't get any traffic or noise issues from Safeway. The school, the Park, and the businesses on J street all close at reasonable hours. The proposed facility will be getting ambulances at all hours. My father's home has ambulances coming it at random times every day. There are little buses, or vans going in and out all day and weekends as well. The comings and goings of this facility will occur 24 hours a day, 7 days a week, which will greatly impact the bucolic park-like feeling we enjoy in this sleepy neighborhood.

6. Building Noise. This project will probably take at least one, and more likely 1.5 to two years to build. That means bulldozers, cranes, dump trucks, trash bins, workers, beeping trucks, etc. for an extending time disrupting our neighborhood. This type of ongoing, persistent, noise adds undue stress on people trying to enjoy their residential, calm neighborhood. It is a burden that we should not have to suffer.

We received the letter regarding the proposal yesterday. My response is one at first flush: I image I will have more concerns in the future. My husband and I wish to attend the hearing at the Planning and Design Commission. Please include us in any notification of that meeting.

Sincerely,

Jennifer Harmon  
908 33<sup>rd</sup> Street  
916-475-7652

Jennifer Harmon  
Attorney  
Personnel Legal  
Office: (916) 654-1104 Cell: (916) 475-7652

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**David Hung**

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**From:** Virgilio Granados <vngrana2@gmail.com>  
**Sent:** Friday, July 12, 2013 8:10 AM  
**To:** David Hung  
**Subject:** I street Senior Assisted Living

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The traffic generated by a 30-unit residential care facility will add substantially to the traffic already generated by Sutter Middle School.

Currently, if an emergency care (ambulance, firetruck, police, etc.) vehicle shows up to any address on I street between Alhambra Blvd and 35th street, or between J and H streets on 33rd street, traffic is blocked or congested as these vehicles essentially close the street block because more often than not they have to double park.

This facility will also generate various business activities, chief among them, employees, visitors, and vendors, along with insurance people, lawyers, and perhaps many others that will increase traffic and need parking.

For the above mentioned reasons, will the parking lot be of sufficient size to accommodate them? and, could traffic flow design be arranged to go in and out to and from 35th street only?

If these questions are not answered positively, than the project must be reconsidered.

**David Hung**

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**From:** jim <aarndvd@pacbell.net>  
**Sent:** Sunday, July 21, 2013 3:20 PM  
**To:** David Hung  
**Subject:** I st senior housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung, I am the owner of the 4plex on 3411 I st. My tenants have complained very forcefully that because parking is already severely impacted on their street, this commercial senior care building will make things even worse. Fellow property owners have told me plans are in the works for leasing parking from the turin verine lot across the street. I feel that the owners of the new facility should build adequate parking on their site, otherwise this will have a very negative impact on all of our residents. Sincerely, jim downs

**David Hung**

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**From:** Diane Behrle <dianebehrle@att.net>  
**Sent:** Thursday, July 25, 2013 1:56 PM  
**To:** David Hung  
**Subject:** Project I street senior housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Street too narrow to accommodate. It was difficult to get through when J.W. church on that sight was active. When Turn Verien has an event it's really difficult. How many people/vehicles between visitors/staff?

Three stories! Way too much impact on an already tight neighborhood!

Sent from my iPad

**David Hung**

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Friday, July 12, 2013 3:51 PM  
**To:** David Hung  
**Subject:** Special Permit at 3325-3333 I St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

July 12, 2013  
City of Sacramento  
Community Development Department  
300 Richards Blvd - 3rd Floor

Dear Mr. Hung,

I have received the notice of an application to construct a 30 unit residential care facility directly adjacent to my apartment building at 3349 I St.

Of course, I don't like the idea of a 3 story building next to my apartment complex - and 30 units - that's a lot of cars driving along the side of my building.

**Would the driveway run along the entire side of my building as it has in the past?**

Who would want to live in an apartment with cars driving by day and night about 4 feet from your bedroom window???

I'm against it. Please give me your caring consideration and deny this request. It would have a very negative effect on my property.

Thank You for understanding.

Marilyn Messner, Owner of the apartment complex adjacent at 3349 and 3357 I St.  
701-297-9132

PS: The Jehovah Witness Church has been a good neighbor to my property through the years. Very accommodating and quiet.

**David Hung**

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Tuesday, September 03, 2013 12:20 PM  
**To:** David Hung  
**Subject:** Proposed Assisted Living Facility on 33rd and I St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi, I've been contacted by someone who attended the meeting arranged by the party who would like approval to go ahead with the project.

Of course they would say anything to get the project approved - which is very upsetting- such as "the residents get very few visitors, maybe once or twice a month."

Now I understand there are only - was it 8 parking spaces for visitors.

I don't think a facility like this belongs in a residential neighborhood. It would have an adverse affect on our quiet street and neighborhood - traffic, sirens, 3 stories, etc.

Please give this your thoughtful consideration and disapprove of this project.

It would be greatly appreciated.

Thank you,

A concerned property owner,

Marilyn Messner

Owner of 3349 and 3357 I St, Sacramento.

**David Hung**

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Saturday, September 14, 2013 4:24 PM  
**To:** David Hung  
**Subject:** Proposed I Street Facility (P13-209)

Dear Mr. Hung,

I'm sorry to take up your time with yet another concern about the care facility on 33rd & I St.

The latest information I have received is that the Turn Verein is planning to lease parking spaces to the planned facility.

THIS REALLY BOTHERS ME! As of now and in the past, the Turn Verein doesn't have enough parking spaces to accommodate its own needs. I'm sure they would welcome more revenue BUT at the detriment of the neighborhood!!!

During many of their events, their parking sprawls out for blocks around.

As it was built years ago, the code didn't require the number of spaces that would now be required.

I own a 12 unit apartment complex at 3409 J Street - one building away from the Turn Verein. And, at the time it was built in the 1920's, it didn't require ANY parking spaces - and so, all of my residents need to find parking on the streets.

If 8 more spaces were reduced at the Turn Verein to park on the street, that would be 8 fewer possible parking spaces for my residents.

If the Turn Verein were permitted to lease them spaces - what's to say that after they have their care facility built, that they might cancel the parking agreement with the Turn Verein OR perhaps the Turn Verein may cancel with them in the future.

Would the Turn Verein require a permit and approval from the city to lease out their parking spaces, since they already have so few?

Needless to say, this is all very troubling to me. Please don't permit this to happen in our neighborhood. We have enough to put up with accommodating the Turn Verein's overflow of parking.

Mr. Hung, my husband and I lived in Sacramento for 37 years. I am now a widow living in North Dakota near my family. Since I am unable to attend the meetings, I would like to authorize, Gordon Ohanesian to represent me at future proceedings. Please let me know if there are any formal forms or papers for me to complete to assure my legal representation, through him pertaining to this care facility.

Also, I've contacted my property manager, Debbi Hart. She will be assisting as necessary.

As far as I know, our entire neighborhood is opposed to this project.

Thank you so very much for hearing our concerns. We need your support to assure this proposed facility will be turned down.

Sincerely, Marilyn Messner, owner of 3349 & 3357 I St and 3409 J St.

Dear Mr. Hung,

It's me again. This time I've written a letter to the Sacramento Planning Board members who will be making the decision. Please forward this to them.

Thank You for your help in conveying my thoughts. Sincerely, Marilyn Messner

**To the City of Sacramento Planning Board Members making a decision on the proposed Care Facility to be built at 33rd and I St.**

My name is Marilyn Messner and I own 16 apartment units at 3349-57 I St. **directly adjacent** to the proposed facility. Can you imagine what effect a 3 story building looming over my apartments would have on my resident's life style and on the value of my property? And not only the building size but also the traffic next door of comings and goings, ambulances, noise factor, parking issues, care residents looking down out their windows into my residents bedrooms and bathrooms, etc. Would it seem like "coming home" to have all that activity going on next door. It's horrible to think about. These same apartments are directly across the street from the Turn Verein parking lot. It would be two huge facilities to put up with - one next to me and one across the street from me! That's too much for one neighborhood to absorb. **IT'S SEVERE!**

Also, I own a 12 unit apartment complex at 3409 J St, one building away from the Turn Verein. There my residents are impacted by noise and the wanderings of people at the Turn Verein parties. Also, my residents have NO OFF STREET PARKING. They need to **compete with the Turn Verein patrons** for a parking space **on the street** while also toting home their groceries, etc. You can imagine how much it bothered me to learn the Turn Verein was considering leasing spaces to the proposed facility when they already have need for so many additional parking spaces as is.

**Questions:** Why is the Turn Verein considering leasing to the Proposed Facility? Are they putting revenue ahead of the needs of their neighbors? Are they **temporarily** helping the developers succeed in their plans? Are they getting "paid off" to **temporarily** assist the developers? Would they require a special permit to give up seven of their, already too few, parking spaces? Have they no consideration for their neighbors who have for years been stressed out by putting up with their planned activities.

**FACT: THE TURN VEREIN PARKING CANNOT BE CONSIDERED IN MAKING A DECISION - AS IT IS ONLY TEMPORARY. THE DEVELOPERS ARE ONLY USING THAT IDEA TO GET THEIR FACILITY APPROVED.**

The DEVELOPERS would SAY and DO anything to get their facility approved at the detriment of our neighborhood - such as **temporarily** leasing Turn Verein parking spaces - and saying, "There would be only 1 or 2 visitors a YEAR!" Who can believe that?

They don't care about our neighborhood. They only care about getting a lucrative facility approved for their own benefit - and perhaps so they can develop it and sell it to someone else - WHAT DO THEY CARE ABOUT OUR NEIGHBORHOOD???

I cannot think of one reason why anyone would ever vote to approve this project in our already stressed out neighborhood. I want to make it clear – LEASED PARKING SPACES CANNOT BE COUNTED ON. THEY ARE NOT PERMANENT. THEY CAN BE TERMINATED BY EITHER PARTY. This facility would be a PERMENANT part of our RESIDENTIAL neighborhood. THE LEASE IS NOT.

I understand none of the neighbors want it. We're all FIRMLY AGAINST IT! We have enough with the Turn Verein.

This facility needs to be turned down. Any City Planner who might vote to approve it NEEDS TO EXPLAIN:

- How it is that the views and opinions of those living in the community DON'T COUNT?
- Have the neighborhood residents NO RIGHTS? Do their concerns MEAN NOTHING?
- What might influence you, the Planning Board Members, to vote to approve it???

I sincerely hope your decision will be rational and with consideration of the neighborhood and understand the impact it would have on us now, and in the future. We have the Turn Verein to put up with. We don't need another huge facility to contend with ON THE SAME BLOCK in our RESIDENTIAL neighborhood. IT'S TOO MUCH!

If it does get approved, people in the future will wonder, "How could the City ever have allowed such a huge facility to be built there with only seven parking spaces - AND in 2013!

Thank you for your consideration and your help by voting "NO" to assure preservation of our "already impacted" neighborhood.

Sincerely, Marilyn Messner,

A copy is being sent to Gordon Ohanesain, who is representing me as I am unable to attend the proceedings.

## David Hung

---

**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Tuesday, October 01, 2013 8:09 PM  
**To:** David Hung  
**Subject:** Proposed I Street Facility (P13-209)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung,

It was very upsetting to me the other day when I came home and had a message from Gordon Ohanesain saying he had met with you and you said the Turn Verein was going to lease the developer seven parking spaces and YOU, MR. Hung, was going to recommend to confirm the development. Did I hear him correctly that you are siding with the developer??? If so, please inform me on what basis you are making your decision! It sounds to me as though the Planning Board and Developer are making the plan together before any of the neighbors have a chance to give any input – You decide and what does it matter what the neighbors think – There is no concern for the rights of the neighborhood. **QUESTION:** Why do you want it there? It can be built somewhere else BUT please, not in our already impacted neighborhood, thank you.

What rights do the neighbors have if the decision is already made before any notices are sent out? None of the neighbors who have been contacted were for the project – all against it! Do you not understand what our neighborhood already has to contend with living near the Turn Verein? And you consider it would be alright to impact us even more with another huge facility on the same block in the same neighborhood! What does it matter to you what impact it has on our neighborhood – OR what the neighbors think. You seem to need to satisfy the developer.

Also, what does the developer care about our neighborhood – “He’s here today – Gone tomorrow.” Just so he can do what he wants to do – make some money and be out of there. WHAT INFLUENCE DOES HE HAVE ON THE PLANNING BOARD?

Why does the City of Sacramento even bother to send out notices about the project to the community if the Planning Board has already made a decision to approve it? I suppose it is required by law that you do so.

Since the Planning Board has already made a decision before any notices go out to the community, what representation does the neighborhood have? Are we living in AMERICA? I can’t believe this is the way the City operates.

My Understanding is: **1)** The developer does not have the proper zoning to go ahead with the project; **2)** They do not have enough parking spaces to accommodate the structure. **3)** It will have a horrible impact on the residential neighborhood which is already impacted by the Turn Verein. **4)** None of those in the community want all the comings and goings, ambulances, traffic congestion, noise, parking problems, etc. associated with it.

**FACT: LEASED PARKING SPACES DO NOT COUNT – LEASES CAN BE BROKEN OR DISCONTINUED.** They are not **PERMANENT**. This facility is PERMANENT. It will always be there impacting our neighborhood. It will be there with ONLY seven parking spaces in the years to come.

The Sacramento Planning Board can side with the Developer (for some interestingly, unknown reason) and can make the decision and doesn’t have to be concerned as it is not THEIR neighborhood.

We, as citizens of the City and America, deserve better. We don't need to have **Government** make decisions based on their association with the developer. We need them to represent us, the community – not some developer – who has “pull” with the Board – influence – money – and pushes to get his way.

Please REPRESENT US, the neighborhood, and VOTE this thing DOWN!

As you can tell – This really upset me. Our views and concerns don't seem to matter. The developer is the one getting to make all the decisions – THIS IS NOT RIGHT!

Marilyn Messner, Owner of 3349-57 I St & 3409 J St.

July 16, 2013

Re: Application Number P13-029  
Attention: David Hung

We own two residential rental buildings within 500 feet of the above-noted proposed project – (1) 3417 I St., four units, six residents (since 1982) and (2) 3320 I St., nine units, 10 residents (since 2010).

The stretch on I Street from 33<sup>rd</sup> Street to 35<sup>th</sup> Street is a safe oasis in East Sacramento, but parking has always been at a premium. Currently, it is common for visitors to the area to block resident driveways because of limited parking.

You have stated that the project will have only seven parking places for staff and visitors for 30 patients. Seven parking places are too few for the proposed project's impact on the neighborhood. Indeed, the developer has stated that there will be 12 workers per shift, five more than the seven parking places.

The reduction of parking from the current number –approximately 20 – will have an extremely negative impact on the ambience and quality of the neighborhood, neighbors and parking. In essence, the project, in order to maximize its economic gain, will impose costs of increased traffic and parking on its neighbors. While the previous use as a church impacted parking, the impact was limited to one or two days per week and daylight hours. The dearth of on-site parking for the proposed project will impact the neighborhood 24 hours, seven days per week. With the small number of on site parking (seven), blocking of residents' driveways can only increase.

In contrast, James Monroe Manor, a substantially similarly staffed, substantially comparable facility, located at 3225 Freeport Blvd. has 80-100 parking places and does not negatively impact its neighbors as the proposed project will.

Accordingly, we strongly urge that the city impose a more equitable, on site, parking requirement on the project.

If needed, I will get statements from tenants who will be directly impacted. However, this parking concern speaks for itself and it seems inequitable to allow only seven parking places especially when residential development is routinely limited by the City's strict parking requirement. (Please note: tenants who will be directly impacted have indicated they have no knowledge of this project. See attachments.)

Please keep me updated with respect to hearings and deadlines for the proposed project.

Andrew Ohanesian (916) 284-2345

Vera Ohanesian

Gordon Ohanesian (916) 442-6561

July 20, 2013

TO: David Hung  
FROM: Gordon Ohanesian  
RE: Application Number: P13-029

Please find enclosed a letter from a tenant at our 3417 I St. property. As we discussed on July 19, 2013, your idea of writing to all of the actual residents on I St. would be a very good idea since they would directly feel the impact of the project.

After all, we don't want 80 people (voters) mad at the City for the negative impact of this project.

Search Mail

Search [Profile Icon] [Name], GORD...

INBOX CONTACTS CALENDAR Letter for Parking Issue

Compose Delete Move Spam Actions

- Inbox
- Drafts
- Sent
- Spam (12)
- Trash
- FOLDERS
- 3rd ave property map
- Alaska Bob
- Amazon orders
- Andrew Sheep
- auto ins.
- Danish relatives
- Deleted Messages
- grandkids
- Harold info
- Jennifer
- Jones genealogy
- kindle
- Madison 2013
- Nicky Sports pics
- Nielsen genealogy
- Odd Fellows theft
- Ohanesian genealogy
- Robbie file
- Saroyan genealogy
- Sprint
- MESSANGER
- APPLICATIONS

**Letter for Parking Issue**

Dear Gordon,

Thank you for alerting me to the potential parking issues that may come about with the re-development of the Jehovah's Witnesses Church Site on I Street. Our conversation was the first time I had heard of this potential project.

As a resident of I Street, I can tell you that parking availability is already a major concern for me. I'm afraid that any further stresses on our parking availability will lead to a number of problems including increased accident rates and blocking of driveways. Ask any resident here and they will tell you that parking availability continues to be a major concern.

Our street already presents a number of safety challenges as it is with the narrowness of the roadway, traffic related to the Turn Verein site, and traffic with the nearby Sutter Middle School. The city needs a plan, with stakeholder input, on how to deal with traffic and parking on I Street with the existing conditions. Further stresses on our street are simply unacceptable.

Please let me know how I can assist in communicating the residents' concerns on traffic and parking issues for I Street to the proper city officials. As a professional working on transportation issues in the State of California, I have experience in dealing with these kinds of problems.

Thank you,

RJ Cervantes



Are you snoring yourself to death?  
Provided by My Snoring Solution



Shocking discovery for joint relief  
Provided by Instaflex



How to Consolidate or Settle Your Credit Card Debt  
Provided by Envoy Media Group, Inc.

7/17/13

Received 7/17/13

Resident at  
3417 I St #1

**REST IN PEACE With \$500,000 Life Insurance Policy For \$27/Month**

Click Your Age:

33

Calculate New Payment

September 3, 2013

The Honorable Steve Cohn  
City of Sacramento- Council District 3  
915 I Street, 5th Floor  
Sacramento, CA 95814

Dear Councilmember Cohn,

I write to you today in order to share my thoughts on the proposed assisted living facility at 3333 I Street that is currently under in the design review process with the Community Development Department.

The request of the developers is to construct a new 3-story assisted living facility for seniors on the 0.36 acre site. The project will construct 28 units which will require twenty-four hour staffing presence by a number of employees. Currently, the site is a vacant church building that should be a prime candidate for in-fill development.

First, allow me to say that I'm supportive of efforts to develop the site and of efforts to provide affordable housing options to older citizens. However, before any permitting approval is granted, I do believe the City's Community Development Department, the developers, your office, and the current residents need to work together to address parking and safety concerns that already exist and will further be exasperated by the development of the project.

Parking availability on I Street between 33<sup>rd</sup> and 35<sup>th</sup> Streets is already limited, with residents frequently having to park far distances from their homes. On days in which trash cans are to be placed out, this problem intensifies. Frequently, driveways into the back of homes are blocked by vehicles. This occurrence was common when the church congregation was present.

However, the congregation only met a few times a week. I'm concerned that having a 24-hour, 365 day a year assisted living facility on the site will become a 24-hour, 365 day a year parking problem for the nearby residents.

When I spoke with the developers at a recent meeting at the site, they made three assumptions on the use of parking by the users of the facility:

- 1) Most of the residents will not have vehicles, and the developers would be surprised if any at all would.
- 2) The developers were pessimistic that the residents would receive visitors to the site on more than a couple occasions a year.
- 3) The staff members who will be employed by the facility often don't have the means to own cars and will most likely take public transit to the site.

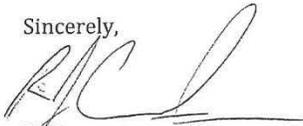
I question whether or not all three of these assumptions will come true, and so should the City. At a minimum the City should plan for further stresses on parking availability that the site will cause. Potentially, this site could create a need of over 40 new parking spots (Assuming 28 residents, staff, visitors, vendors, etc).

At the meeting with the developers, I offered one suggestion that I hope the Community Development Department will consider and that your office will champion: parking permits.

Many residential streets in the area require parking permits due to various stresses that are put on them. I Street, given its existing limited parking availability, should be a candidate for a permit designation. The city could provide the facility with a limited number of parking permits that could be allocated to staff, visitors, and the residents themselves. Although this suggestion will not decrease further stresses to the parking availability, it will ensure that the streets' parking demands do not grow beyond unsustainable levels.

In summary, it is my hope to your office will work with all parties in developing a plan for parking availability on I Street. This can be a successful project but we need to address parking and traffic concerns before it is ultimately approved. Please do not hesitate to contact me should you or your staff have any questions regarding my stance on this issue. I look forward to receiving your response.

Sincerely,



RJ Cervantes  
3417 I Street Apt #1  
Sacramento, CA 95816  
916-216-9263

CC:  
David Hung- Associate Planner, City of Sacramento Community Development Department  
Deane Dana III- President, McKinley East Sacramento Neighborhood Association

**David Hung**

---

**From:** Sylvia Blumberg <sylviablumberg@msn.com>  
**Sent:** Tuesday, July 30, 2013 12:34 PM  
**To:** David Hung; sylannblum@hotmail.com  
**Subject:** I Street Senior Housing

I do not approve of the building of a three story building on I Street. This is not an appropriate place for such a building. Also this will Project will interfere with the peaceful living of the neighbors during the tear down and reconstruction of such a big project. I will be sending more information later...meanwhile you can reach me at 510 593 0768.THANK YOU FOR MORE CONSIDERATION ON THIS MATTER. Sylvia Blumberg owner of 857 33rd St.

**David Hung**

---

**From:** Sylvia Blumberg <sylannblum@hotmail.com>  
**Sent:** Monday, September 23, 2013 5:02 PM  
**To:** David Hung; sylvialblumberg@msn.com; stevetrolio@aol.com; Diane Peterson  
**Subject:** RE: I Street Senior Housing

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**From:** [DHung@cityofsacramento.org](mailto:DHung@cityofsacramento.org)  
**To:** [sylvialblumberg@msn.com](mailto:sylvialblumberg@msn.com); [sylannblum@hotmail.com](mailto:sylannblum@hotmail.com)  
**Subject:** RE: I Street Senior Housing  
**Date:** Tue, 30 Jul 2013 19:38:14 +0000

Sylvia,

Thanks for your comments. I look forward to any additional comments you have.

\*\*\*\*\*

David Hung  
Associate Planner  
City of Sacramento  
Community Development Department  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-5530  
E-mail: [dhung@cityofsacramento.org](mailto:dhung@cityofsacramento.org)

Mr Hung, As I have expressed to you on the phone, in person, and by mail, this project is not appropriate for the site on I St. It is not fair that a quiet area be disrupted due to greed of an organization(The Builders) The parking in this area will be so horrible, people will have to go blocks to get parking. I think the planning board should rethink their decision before they ok this inappropriate project. They should go to the site and decide if they would want to live in the area where this project will be built. I don't think the McKinley Ave residents realize the disturbance this will cause them. The air quality and light taken away from neighboring houses will be horrific. Hope there is something that can be done to stop this!!!!

Sylvia Blumberg

---

**From:** Sylvia Blumberg [<mailto:sylvialblumberg@msn.com>]  
**Sent:** Tuesday, July 30, 2013 12:34 PM  
**To:** David Hung; [sylannblum@hotmail.com](mailto:sylannblum@hotmail.com)  
**Subject:** I Street Senior Housing

I do not approve of the building of a three story building on I Street. This is not an appropriate place for such a building. Also this will Project will interfere with the peaceful living of the neighbors during the tear down and reconstruction of such a big project. I will be sending more information later...meanwhile you can reach me at 510 593 0768.THANK YOU FOR MORE CONSIDERATION ON THIS MATTER. Sylvia Blumberg owner of 857 33rd St.

**David Hung**

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**From:** Linda Boudier <boudier@dslextreme.com>  
**Sent:** Friday, July 12, 2013 3:53 AM  
**To:** David Hung  
**Subject:** Re: I Street Senior Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I will try to be honest and fair in my opinion. Please understand that my first reaction is very negative.

Why were neighbors not invited to his "open house?" The application statement is not believable, on its face, for that error. Why has the East Sacramento Improvement Association not been contacted? This is our neighborhood association. The application states no evidence of contact with them.

If one parking space is allowed for every four units (code section, PLEASE?), the City needs to take a closer look at the neighborhood and parking allowances. The City will need to establish a new parking restricted zone, just like the "F" or "T" permit, for example. Will the builder pay those costs?

Is there a negative declaration, exemption claimed, or EIR planned?

Last, but not least, please make sure no further documents are distributed to the public that wrongly characterize the project. I truly wish to be courteous, but your e-mail explaining the change to a 28-room assisted care facility and not a 30 room facility screams of malfeasance. The Notice is void. Your e-mail was courteous. Thank you. Please take a step back to the Notice procedure and do it properly.

Please feel free to forward my questions to the builder, City staff, and the East Sac. Improvement Association. I comment openly.  
Linda Boudier, Contractors's License #0446416, Attorney at Law #099221. Business line: 916-448-3416/ please do not distribute my e-mail address.

----- Original Message -----

**From:** David Hung  
**To:** 'boudier@dslextreme.com'  
**Sent:** Thursday, July 11, 2013 3:48 PM  
**Subject:** I Street Senior Housing Project

Attn: Linda Boudier

Here is the application material that you requested; I will also be sending a hardcopy to you.

As mentioned, please note that this is for a 28-room assisted care facility, not a 30-room facility as shown on the notice.

Please send any written comments directly to me. Thank you.

\*\*\*\*\*

David Hung  
Associate Planner  
City of Sacramento  
Community Development Department  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-5530

**David Hung**

---

**From:** Linda Boudier <boudier@dslextreme.com>  
**Sent:** Wednesday, August 28, 2013 1:59 AM  
**To:** David Hung  
**Subject:** Re: keeping you informed. I Street care facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

A 50 year written Lease for parking with the Turn Verein would handle my parking concerns, but I do not speak for my husband, John.

The Lease should become part of the application and permit.

----- Original Message -----

**From:** [David Hung](#)  
**To:** 'Linda Boudier'  
**Sent:** Tuesday, August 27, 2013 4:10 PM  
**Subject:** RE: keeping you informed. I Street care facility

Hello,

Here are initial comments I received from the McKinley East Sacramento Neighborhood Association (MENA):

"The MENA Board has met with the developer and had very few concerns. We liked the conversion of the site to senior housing, if demolition and construction are done sensitively in relation to the immediate neighbors.

The design should complement the architecture of the adjacent properties, proper notice to the neighbors will be important (developer should personally meet with each of the immediate neighbors) and it was suggested that the interior walls of the memory floor be curved to help those residents navigate the structure and prevent wandering and risk."

According to the feedback from the applicant, employees and visitors will be allowed to park either on-site or at Turn Verein across the street; the applicant is in the process of going into an agreement with Turn Verein. The applicant also claims that the residents there will not have the ability to drive. If you are able to attend the meeting on Thursday, you are welcome to ask the applicant to provide more details on the above.

Thank you.

\*\*\*\*\*

*Carol*  
**SACRAMENTO**  
Community Development

David Hung  
Associate Planner  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
Phone: (916) 808-5530  
E-mail: [dhung@cityofsacramento.org](mailto:dhung@cityofsacramento.org)

**From:** Linda Boudier [mailto:boudier@dslextreme.com]  
**Sent:** Monday, August 26, 2013 1:43 PM  
**To:** David Hung  
**Subject:** Re: keeping you informed. I Street care facility

Here is a copy of our e-mails:

Thank you for your courteous response. My husband, John, is most interested and concerned about the project. Have you contacted the McKinley Park Neighborhood Association for participation?

We just learned that the East Sacramento Improvement Association has had a change of leadership and may not effectively represent the community.

We'll check it out and promise honesty.

Where will your employees park? Where will visitors park for your residents? Will residents be allowed more than one car? To be honest, these will be our first questions. If you have answers before the meeting, that would be appreciated. Kind regards. Linda Boudier

----- Original Mes

sage -----

**From:** [stevetrolio@aol.com](mailto:stevetrolio@aol.com)  
**To:** [boudier@dslextreme.com](mailto:boudier@dslextreme.com) ; [dhung@cityofsacramento.org](mailto:dhung@cityofsacramento.org) ; [dchinnarch@att.net](mailto:dchinnarch@att.net)  
**Sent:** Monday, August 26, 2013 8:05 AM  
**Subject:** 3333 I Street Meeting

Dear Ms.Boudier- I appologize if the meeting does not meet your schedule. We tried to pick a time that would not conflict with people's jobs or family obligations. We will have consultants there and City staff. This is not an easy meeting to coordinate and we hope you will be able to make it.

Sincerely,

----- Original Message -----

**From:** David Hung  
**To:** 'boudier@dslextreme.com'  
**Sent:** Thursday, July 11, 2013 3:48 PM  
**Subject:** I Street Senior Housing Project

Attn: Linda Boudier

Here is the application material that you requested; I will also be sending a hardcopy to you.

As mentioned, please note that this is for a 28-room assisted care facility, not a 30-room facility as shown on the notice.

Please send any written comments directly to me. Thank you.

\*\*\*\*\*

David Hung

**LINDA D. BOUDIER**  
**General Building Contractor #0446416**  
**Attorney at Law #099221**  
**2660 16<sup>th</sup> Street**  
**Sacramento, CA 95818**  
**(916) 448-3416**

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July 30, 2013

Mr. David Hung  
CITY OF SACRAMENTO  
Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

Re: I Street Senior Housing Project  
3325 & 3333 I Street

Dear Mr. Hung:

Thank you for the EARLY NOTICE OF PLANNING & DESIGN COMMISSION APPLICATION for the referenced property.

You have not responded to my initial concerns of July 11<sup>th</sup> and July 12<sup>th</sup>. Please keep me and East Sacramento Improvement Association informed of any meeting possibility or staff opinion.

Please, also, correct my understanding of the facts, as appropriate:

- 1) This is a 28-room assisted care facility with 7 staff members and 7 on-site parking places.
- 2) No EIR and no mitigation is currently planned.
- 3) Demolition of the current structure includes the loss of 26 parking spaces.
- 4) The property is zoned R3A with a non-conforming commercial use currently existing. Is this correct?

Your time in responding is greatly appreciated.

Sincerely,



Linda D. Boudier, Esq.

CC: Council member Steve Cohn  
East Sacramento Improvement Association

RECEIVED

SEP 27 2013

Linda D. Boudier  
Attorney at Law #099221  
General Building Contractor #0446416  
2660 16<sup>th</sup> Street  
Sacramento, CA 95818  
(916) 448-3416

BY: David Hung

September 27, 2013

Mr. David Hung, Associate Planner  
City of Sacramento  
300 Richards Blvd. 3<sup>rd</sup> Floor  
Sacramento, CA 95811

Re: Senior Care Facility  
3333 I Street, Sacramento, CA

Dear Mr. Hung:

It is with concern that I have just learned that the referenced project is moving forward with *inappropriate staff approval*. *The negative impact of the project, as proposed, will impact the marketability and value of most of the buildings on I Street, including their rental value.* In my opinion, each and every impacted neighbor will have a cause of action against both the developer and the City of Sacramento. I am referring my concern to the City Attorney.

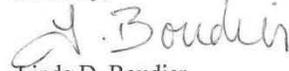
After some research, I have learned that the East Sacramento Neighborhood Association has had a change in leadership and likely no longer represents the neighborhood. The new McKinley Park Association appears to be guided by very few, without connection to this neighborhood. Please do not rely on statements of approval from either group. Testimony anticipated from older association members will confirm my statements of opinion as truth. Please listen to the neighbors carefully.

My mother is 86 years old and a potential client of 3333 I Street. She has (and drives) 2 cars. She has three grandchildren that visit her 5 out of 7 days a week. She has many elderly friends that also drive. The senior living world has changed and the City of Sacramento and applicant must address this change, including zoning restrictions, permits, and variances.

*My reasonable estimation is that my mother would need 4-5 parking spaces per day for herself, friends, and family.* Even if she is excessively active, half her needs would overwhelm the neighborhood, given the number of units. This is the truth. The City of Sacramento and you are supporting units without any parking, except for staff.

To illustrate, my mother needs 4-5 spaces. Most residents, given the profile of your residents, will need 1-2 spaces for themselves and visitors = 28 to 56. You propose 7 for staff only. My mother can pay for the care and qualifies for the service. Would you turn her down as a resident based on parking? I do not think so. With courtesy, I do not believe any court will support a decision by the City of Sacramento in support of the proposed project. Please reconsider.

Sincerely,



Linda D. Boudier  
Attorney at Law

JB:ms

cc.

Sacramento City Attorney

Council member Steve Cohn, with a neighborhood constituent meeting request

Council members, City of Sacramento

Mayor Kevin Johnson

East Sacramento Improvement Association, Past and Present Presidents

McKinley Park Association

Gordon OHanesian

An open letter to any interested party or media

John E. Boudier  
2660 16<sup>th</sup> Street  
Sacramento, CA 95818  
(916) 448-3416

---

September 26, 2013

Mr. David Hung, Associate Planner  
City of Sacramento  
300 Richards Blvd. 3<sup>rd</sup> Floor  
Sacramento, CA 95811

Re: Senior Care Facility  
3333 I Street, Sacramento, CA

Dear Mr. Hung:

You have made a mistake of fact. I am NOT in favor of the project and you may not represent that I am. At the meeting, I questioned the number of parking spaces (7). The current church has 27 spaces and conducts several activities per week without significant neighborhood impact.

The ratio of parking spaces to rooms and employees is clearly inadequate and will severely impact the neighborhood with parking problems. As a comparison, McKinley Park Care Center at 3700 H Street (accessed at the east end of I Street) is a nursing home with 87 beds and 37 parking spaces, enhanced by street parking at the end of their dead end street. The practical consequence for that facility is about 50% spaces per bed. There is also a cumulative impact from two care facilities on the same street. Please advise if staff has considered that cumulative impact.

The size of the building is too large for the parcel. Even if the number of rooms were reduced, the number of parking spaces might not increase.

At the meeting, staff admitted the parking spaces would be occupied by employees. That leaves none for visitors nor occupants. There is substantial opposition from neighborhood landlords, tenants, and owner-occupants. Please accept this letter as a strong NO vote.

Sincerely,



John E. Boudier  
Landlord/Owner  
3416 I Street, Sacramento, CA

JB:ms

## David Hung

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**From:** Nancy Cornelius <ncornel@surewest.net>  
**Sent:** Monday, September 30, 2013 3:01 PM  
**To:** David Hung  
**Cc:** Steve Cohn  
**Subject:** I Street Senior Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: David Hung

From: Nancy Cornelius

I am a neighbor of the proposed development at 3333 I Street and 3325 I Street of a 3 story assisted living facility.

The developer does not live in the neighborhood and is unaware of East Sacramento's history. I have lived here since 1975 so I know the neighborhood. I also know how many cars would travel to a 28 room residential care facility i.e. family visitors, staff, cleaning, food etc. This little street does not have adequate parking now for residents who live here.

When the Turn Verein has a large party, all the parking is taken up right now. Some visiting cars even block our driveways! **And, the Turn Verein located just across I Street from the proposed development** has escalated the number of parties, weddings and large events and these events negatively impact the neighborhood as well. (The managers of the Turn Verein do not live in East Sacramento either.) Although I have appealed to Steve Cohn's office and the Turn Verein, I have had little assistance regarding the negative impact of the Turn Verein. Not only are we impacted by cars blocking driveways, taking our parking places in the rear of our buildings, noise pollution, smoke, drunk drivers, drunk people vomiting in our back yards, drunk people screaming at 2:00 a.m. right outside our bedroom windows, violent street fights etc. etc. -- this new development in addition to the Turn Verein is just too much. The Turn Verein should use the Community Center not our small residential neighborhood for their large events attracting hundreds and hundreds of people. Last year a drunk driver hit a parked police car after the Oktoberfest. The Turn Verein management has proven through the years that they could care less about this kind of impact on our streets.

If this developer of this senior housing can provide parking for his visitors, service workers, staff members etc. then it would probably work. However, I doubt he plans for that and since he does not live on our streets, I doubt he cares about the negative impact.

I am opposed for this reason. **The city should first consider the problems of the Turn Verein BEFORE they consider this development.**

**David Hung**

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**From:** leland gilmore <lelandgilmore@yahoo.com>  
**Sent:** Monday, September 30, 2013 8:47 AM  
**To:** David Hung  
**Cc:** Steve Cohn  
**Subject:** I Street Senior Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung,  
I have been a property owner of two properties on Eye Street for over thirty years. This project will have a negative impact on this historic neighborhood.  
I have not been notified of any public meeting regarding this project. Both of my properties are within 500 feet of this project. It is my understanding that the Zoning is R-1 and this project appears to be a commercial development.  
Please inform of any future public hearings.  
Sincerely

Leland Gilmore

## David Hung

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**From:** leland gilmore <lelandgilmore@yahoo.com>  
**Sent:** Tuesday, October 01, 2013 3:19 PM  
**To:** David Hung  
**Cc:** Steve Cohn; Planning  
**Subject:** Fw: I Street Senior Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung,  
Thank you for returning my phone call yesterday. As you requested, I am sending you my concerns in writing.

I am totally against the proposed development #P13-029 (I street Senior Housing)

I have been a property owner of two properties on I Street for over thirty years. This project will have a negative impact on this historic neighborhood which was built in the 1920's when the demand for parking was less than it is today. Now many of the tenants need to use street parking.

I have concerns about the parking which is already over impacted especially in the evenings and before people leave for work in the morning. The additional impact on parking and additional congestion on this narrow street (27 feet) will lower property values as the rentals will be less desirable to the tenants. There will be additional congestion from linen delivery, food delivery the occasional emergency vehicles. It appears that the parking for this project is less than what would be required for residential in accordance with the zoning. The city requires garbage cans be put on the street before 6:00 am on Thursdays so they are put out on the street the day before taking most of the off street parking when people come home from work.

The large size of this three story building is out of character for this historical neighborhood. The ambience and desirability of the neighborhood will be affected. Some residences, including some on H Street, could lose privacy and attractiveness of their backyard spaces due to the looming overview of the 3 story structure.

I have heard that the developer said the employees will take public transit which I think is very unlikely. The claim I heard is that the residents will receive very few visitors and they will be during the day. When I had to be at work during the day, my visits to my elderly parents only happened in the evenings at the same time the parking is most impacted. The most recent use as a church had only sporadic impact on the parking, where this development will have a constant impact.

I would like a copy of the following:

1. a copy of the parking requirements for the R-1 zoning
2. a copy of conditional use permit requirements
3. a copy of design requirements

Sincerely

Leland Gilmore

Call Log

Received call at 10:55 a.m. on Monday, October 7, 2013, from Mario, in objection to the proposed development at 3333 I Street. The project will adversely impact the on-street parking.

October 4, 2013

City of Sacramento Planning & Design Commission  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811

Dear Commission Members,

My name is RJ Cervantes and I'm a resident of 3417 I Street in East Sacramento/McKinley Park. I'm writing to you today to register my concerns with the development proposed at 3333 I Street. This project is currently scheduled to be reviewed by the Commission at your October 10, 2013 meeting.

Unfortunately, I cannot attend the meeting in person due to a previously scheduled trip out of town that I have to take, but it's my hope that you'll take this letter under consideration in advance of the meeting.

The request of the developers is to construct a new 3-story assisted living facility for seniors on the 0.36 acre site. The project will construct 28 units which will require twenty-four hour staffing presence by a number of employees. Currently, the site is a vacant church building that absolutely should be a prime candidate for in-fill development. The site is also located on a very narrow residential street that is located near Sutter Middle School.

First, I want to make it clear that I'm supportive of efforts to develop this site and other in-fill properties around Sacramento as opposed to sprawl or projects that run counter to SACOG's MTP/SCS 2035 Plan. I'm also very much in support of efforts to provide affordable housing options for senior citizens, our city's workforce, and low-income individuals in all neighborhoods including my own.

However, I feel very strongly that before any permitting is granted on a development project such as this, both the developer and the regulator must put their plans through a 3-criteria test:

- 1) What environmental challenges does this project present? How can the project adequately address environmental concerns?
- 2) Does it harm existing residents or exasperate existing neighborhood problems and concerns?
- 3) What transportation challenges does the project present? Are transit or pedestrian opportunities readily available? How does the project address parking availability?

At this time, and as I will outline below, it's my view that this project does not adequately address elements of the second and third criteria I have listed above.

Parking availability on I Street between 33<sup>rd</sup> and 35<sup>th</sup> Streets is already limited, with some residents frequently having to park far distances from their homes. On days in which trash cans are to be placed out, this problem intensifies. Frequently, driveways that lead to parking areas in the back of homes are blocked by vehicles. This occurrence was very common when the church congregation was present.

However, the congregation only met a few times a week. I'm concerned that having a 24-hour, 365 day a year assisted living facility on the site will become a 24 hour, 365 day a year parking problem for the nearby residents unless we collectively address parking availability on the street.

When I spoke with the developers at the lone "open-house" meeting that I was invited to, they made three assumptions on the use of parking by the users of this proposed facility:

- 1) Most of the residents will not have vehicles, and the developers would be surprised if any at all would.
- 2) The developers were pessimistic that the residents would receive visitors to the site on more than a couple of occasions a year.
- 3) The staff members who will be employed by the facility often don't have the means to own cars and will most likely take public transit to get to work.

I question whether or not all three of these assumptions will come true and so should city planning officials. At a minimum the City should plan for further stresses on parking availability that the site will cause. Potentially, this site could create a need of over 40 new parking spots (Assuming 28 residents, staff visitors, vendors, etc).

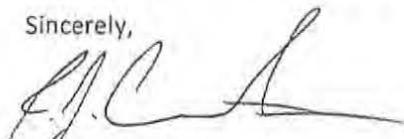
At the meeting with the developers, I offered one suggestion that I hope the Community Development Department and other city officials will consider: parking permits.

Many residential streets in the area require parking permits due to the various stresses that are put on them. I Street, given its existing parking availability problem, should be a candidate for permit designation. The city could provide the facility with a limited number of parking permits that could be allocated to staff, visitors, and the residents themselves. Although this suggestion will not decrease further stresses to parking availability, it will ensure that the streets' parking demands do not grow beyond unsustainable levels.

In summary, it is my hope that you all will hear the concerns of the existing residents that live near this project. Parking is already a big concern for our street. Nothing has been explained to us on how this project doesn't exasperate our existing concerns. It's my belief that we shouldn't force anything if it doesn't enhance the current livability of the street.

The city and the commission can play a leading role in addressing the parking problem as it stands now. This can be a successful project but we collectively need to address parking and traffic concerns before any permits for construction are approved. Please do not hesitate to contact me should you have any questions regarding my stance on this project. I look forward to receiving your responses.

Sincerely,



R. Cervantes  
3417 I Street Apt #1  
Sacramento, CA 95816  
916-216-9263

Cc:

The Honorable Steve Cohn- Councilmember, City of Sacramento- District 3  
David Hung- Associate Planner, City of Sacramento Community Development Department

## David Hung

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**From:** Maggie Starr <maggie.starr@yahoo.com>  
**Sent:** Saturday, October 05, 2013 11:50 AM  
**To:** David Hung  
**Subject:** Project Number P13-029

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Margaret Starr and I live at 927 35th St #4 in East Sacramento. I would like to voice my objections to Project Number P13-029. When I first heard that the old Jehovah's Witness Church was going to be the site of a new senior center I was not concerned, placing a small senior center in our neighborhood is something I would support. However, a three story commercial building with 15 + employees on I street which is already lined with cars and it is so narrow that two cars can't negotiate it at the same time is not sustainable. There is not adequate parking and the Middle School is right around the corner which causes a great deal of congestion in our neighborhood. Also, a large three story commercial building does not belong in our residential neighborhood, this is East Sacramento, a historic quaint neighborhood that does not have the wide streets and large lots that other areas have. I don't understand how this part of East Sacramento could even be zones for such a commercial building. Please do not approve this project.

Margaret Starr  
916-342-6068

## David Hung

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**From:** carol schneider <schneidercarol@att.net>  
**Sent:** Sunday, October 06, 2013 2:47 PM  
**To:** David Hung  
**Subject:** Project P13-029

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to express my objection to the variances requested by the owners of Project P13-029. They are seeking to build a building too large for the site and at odds with the residential neighborhood in which it's sited. I request their request be denied.

Carol Schneider  
Homeowner 906 33rd St.

## David Hung

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**From:** Sue Brown  
**Sent:** Tuesday, October 08, 2013 11:30 AM  
**To:** David Hung  
**Subject:** FW: 3331 I St Senior Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Andrew Ohanesian [<mailto:andyohanesian@gmail.com>]  
**Sent:** Tuesday, October 08, 2013 10:57 AM  
**To:** Steve Cohn; Sue Brown  
**Subject:** 3331 I St Senior Housing Project

Dear Councilmen Cohn,

I am a property owner on the 33rd block of I St and I am writing you to express my concerns and opposition to a proposed Senior Housing Project for 3331 I St by Dyer Construction.

Neighborhood opposition to this project is very strong. There are presently flyers and posters on over 50 buildings on H, I, J, 33rd, 34th, 35th streets indicating opposition.

Please drive the neighborhood to see these flyers.

We, the owners and residents, have several concerns:

- i. The 3 story 30 room Senior Housing Facility is an incompatible use for this charming, residential and historic East Sacramento street. The commerce associated with this use would have an adverse impact on the neighborhood - the 15+ employees, food, linens, visitors, and weekly emergency ambulance and fire truck site visits would significantly negatively impact neighboring residents and property owners.
- ii. The street is basically one lane and it already has insufficient parking. This street is a quiet and charming street that is not a through fare. It is intended for quiet enjoyment of its residents and not commercial uses.
- iii. It has been falsely represented that the builder/developer Dyer Construction has a lease with the Turn Verein for approximately 10 parking spaces. Dyer has no such agreement. Further, the Turn Verein already fully utilizes its limited parking with a variety of social functions it holds throughout the year.
- iv. Board Member of the Turn Verein Gary Frankenstein at (916) 628-0270 has indicated that the Turn Verein will support its neighbors on this project and will remain neutral on the parking issue until a final determination is made on the project.

v. The neighborhood already has significant daily commercial impact from Sutter Middle School, the Turn Verein, hospitals, bars & restaurants. We are at our capacity and cannot handle a 3 story, 30-room Senior Care Facility with 60 residents and 15 employees on this historic East Sacramento street.

vi. Dyer Construction has never built, nor has he ever managed, a Senior Housing Care Facility. Dyer's pursuit of profit on this project, the projects density, visual impact, parking impact is egregious and in direct opposition with neighbors.

vii. Over 30 owners and 150 residents oppose this project - We have signatures indicating opposition.

Councilmen Cohn - I, and many other owners and residents, would like to schedule a meeting with you to voice our concerns and urge your opposition to this project.

Can you make time to meet with your neighbors and constituents to hear their concerns on this project?

Thank you -

Andrew Ohanesian

(916) 284-2345

[andyohanesian@gmail.com](mailto:andyohanesian@gmail.com)

3320 I St

Sacramento, CA 95816

## David Hung

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**From:** Georgia Jenkins <georgiajenkins@comcast.net>  
**Sent:** Wednesday, October 09, 2013 4:32 PM  
**To:** David Hung  
**Cc:** 'Brad Wenger'; vohanesian@sbcglobal.net  
**Subject:** FW: Project #: P13-029

**Importance:** High

Dear Mr. Hung,

I wanted to thank you for informing me of the meeting yesterday. It was very helpful and I'm glad I attended. I came away not opposing a senior facility being at this location, but as I mentioned yesterday, I have a problem with the number of residents it will accommodate because it must have a building three stories high to accommodate the +30 people, up to 12 employees, etc. etc.

I heard over and over a comparison of what is on "J" Street, as I stated, I do not feel "I" Street is a fair comparison. "I" Street IS NOT as busy or as wide, or does it have businesses as "J" or "H" Street has, "I" Street is strictly residential. I know they kept saying "so is their facility" a residence, but the drawing does not look like a residence, it looks like a commercial building in a residential area. Also, it is not just a residence, it is a business that makes a profit and has employees!

I realize when they purchased "two" lots, it was zoned accordingly to plan this project. But I'm sure when this location was originally zoned and a project was approved back in the 50's, the location was originally for a church. I was born and raised in Sacramento, and it was very common to have a church in a residential area, and still is. I don't know this for a fact, but it would make sense that that's what it was and I'm sure it was approved because it was not being used 7-days a week so to not disturb the residents.

Also, it's interesting that all those parking spaces were probably necessary to getting the original project approved so not to infringe on the neighbors parking. It is now 60+ years later and I feel that just because this lot is zoned a certain way, doesn't mean the next developer should be able to develop it to the maximum and be allowed to have it be so invasive in size in comparison to the rest of the neighborhood. I would think that's why we do have some input to how this project is developed. Anyway, I would hope so. Also, maybe when it was originally zoned there wasn't the same impact that exists today. Shouldn't this be a valid consideration, what was then vs. now? I can't imagine taking away 20+ spaces and having 7 remain. Also, let's not forget they took 2 parcels and want to make them into 1 big one.

I ask that the commission consider these concerns and not be pressured into putting the maximum allowable residents into this project. I'm willing to compromise and work with them. I would agree to them being a part of the "I" Street neighborhood, within reason. I didn't feel they were willing to consider a compromise on the size of their project and doing what would fit appropriately into our neighborhood.

I feel they are being driven by money and profit for this development. That shouldn't be the driving force at the expense of the rest of the neighborhood and residents that must carry the burden of living day-in and day-out with this massive building. This building does not look like it fits in architecturally and I know of no other residence on this block that is 3 stories high, has to have 2 commercial kitchens, elevators, full time employees, along with drop off areas for vendors to deliver, etc., etc.

They may want to say they are a residence, but bottom line, they are running a business in a residential neighborhood!

Again, thank you for your time and consideration.

Georgia Jenkins-Wenger  
3215 I Street  
Sacramento, CA 95816

-----Original Message-----

From: Georgia Jenkins [mailto:georgiajenkins@comcast.net]  
Sent: Tuesday, October 08, 2013 1:04 PM  
To: 'dhung@cityofsacramento.org'  
Cc: 'Brad Wenger'; 'georgiajenkins@comcast.net'; 'GAFFNEY@aol.com'  
Subject: Project #: P13-029  
Importance: High

Date: October 8, 2013

To: David Hung

From: Georgia Jenkins & Brad Wenger - residents at 3215 I Street,  
Sacramento, CA 95816

Subject: Project Number: P13-029 -- Position "OPPOSED"

This is in regards to your letter dated September 26, 2013 and my concerns over the proposal of Project #: P13-029, the I Street Senior Housing. I would like to go on record as "opposing" this project. There are many issues of concern and I will try to list the impact to my home and neighborhood as follows:

1. From a Design Concept -- When we purchased and remodeled our home in 2002, we were in constant critique and control by the Alhambra belt-way and review committee to make sure our remodel fit into the architecture and strict design criteria of this area. In no way does this building fit any such criteria! We have a beautiful Spanish/Mission home that we spent a lot of time and money to accomplish what was expected to represent a home in East Sacramento. It's unimaginable that this design would even be considered, or that a commercial facility this size be proposed in the middle of a residential area.
2. Location -- We live across the street from Sutter Middle School and know first-hand what it is like to have a 3-story building directly across from our residence. As a resident we have absolutely no privacy! The 3rd floor of the school has direct line into our upstairs bedroom, not to mention constant traffic from the school and from McKinley Park - 7-days a week! There are times that if an emergency vehicle needed to come down our street they would have difficulty due to the school buses and parents parking illegally. The overflow of parents parking even reaches the location where you are considering, which is just around the corner from the school and our house. This street currently poses a problem for traffic going both ways because it's so narrow. We can't imagine having senior housing and not needing emergency vehicles accessing an all ready narrow and problematic street. In fact, we avoid getting home at times using that street. It's so narrow that you have to wait for a car to pass because of parked cars being in the way, and two cars not being able to pass at the same time.
3. Traffic Impact -- The traffic has improved since the church moved. The proposed facility would create a bigger problem than the church, because the church was used sporadically, this facility would be used 24/7! If anything, you should reconsider rezoning this property to have less impact on our residential area, not more!

4. Current Venues and the Usage of them 7-days/week -- We endure the middle school and the traffic that comes with that, but in addition to the regular school hours, there is constant usage of the school for other activities 7-days a week; in addition to the usage of McKinley Park that impacts us 7-days a week; and several times during the year Turn Vereen has functions that people use the streets and the school parking lot as overflow. We are all ready bursting at the seams because of our location to McKinley Park, Sutter Middle School and Turn Vereen. This project would compound the problem even more as the facility would not only add 28+ residents, but also the addition of employees and visitors needing parking 24/7!

In closing, even if you considered redesign, cutting this project to a 1-story complex, along with underground parking, the traffic from their residents, visitors and employees would still pose a problem 24/7!

I ask that you "OPPOSE" this project.

Thank you for your time and consideration. If you have any questions please do not hesitate to contact us.

Georgia Jenkins and Brad Wenger, Owners/Residents  
3215 I Street  
Sacramento, CA 95816  
(916) 447-7459

## David Hung

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**From:** Yahoo! Customer Care <teambob@att.net>  
**Sent:** Tuesday, October 08, 2013 7:17 AM  
**To:** David Hung  
**Subject:** CHURCHON'I'STREET

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

david hung - i am writing you due to the concern i am facing with the building of a 3 story retail building on I & 33rd street in east sacramento...  
why would you and the city even consider a retail store - much less 3 stories in a residential area that is not a street with ANY shops on it...  
have you even been on I street at all?  
where are the businesses on I street? there are none - it is residential that once had a church on the street and now because someone is feeding you something extra you and the city are once more selling your souls and what integrity you might have once had to put up a business that has no place there...

check your ethics...check I street...meet the people who live on I street...and then ask yourself about your ethics and ask yourself 'if i lived on this street would i want a 3 story business?'  
why doesnt the city first advocate that all new businees fill up all the empty retail shops and businesses before we build more...but then i guess that is where you get your 'gift' to get them in...  
check your ethics...find your integrity...live on I street and figure out why you would want this...

tracy tschanz  
3132 D street  
owner for 11 years...

You need to stay at a Skilled Nursing home and see the daily death.

The drop off and on of ~~Human~~ ~~Death~~

Project: P13-0291

From: Christine Cross  
910 Santa Gray Way  
Sac. CA 95816

Dear David Naung,

I live at 910 Santa Gray Way, Sac. CA 95816.  
I am Native Sac. CA. I live in a Home that has  
been in our family at least 55 years. So, I can  
talk at the experience level not here say.

Major Parking Issue on my Street from people who  
don't live here and use my Street as an all day  
parking lot - not - just for a couple of hours to  
visit a neighbor or shop down the street.

Its an Employed Parking lot for  
Mercy Hospital and for the all Skilled  
Nursing there on H St.

We already have a Skilled Nursing on  
H St. that sometime in the last few  
year had a major Bacteria outbreak  
~~many~~ residents died. One reason for the  
Name change in the last few years many deaths. J

Check it out.

My father died at a skilled nursing on  
Elvis Blvd. They had the traffic coming and going  
all times the day Morning to Mid night.  
There wasnt a parking issue there they had all  
Elvis Blvd. To Park on.

PLEASE Stop - the death march down I Street.

## David Hung

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**From:** Joy Amulya <joyamulya@gmail.com>  
**Sent:** Wednesday, October 09, 2013 11:43 AM  
**To:** David Hung  
**Subject:** Concerns about 3333 I St. Development (#P13-029)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung,

I am a resident on I St. and have concerns about the 3333 I St. proposed assisted living development. I am not able to come to the meeting this evening so am writing to put my concerns on record.

I understand that the parking concerns are being addressed, and that we would have an impact on parking even if the property were developed as a residential apartment building. My concerns are with the traffic and noise that will come as a consequence of the service needed for assisted living.

I'm very sympathetic to the need for assisted living, though I am not aware of whether that is something East Sacramento needs more of. However, we already have service deliveries and traffic associated with the Turn Verein, which has been here for a long time and adds a reciprocal cultural asset to the neighborhood.

I have a young child so additional vans/trucks on our very narrow street pose both a traffic and safety problem. We are told they will load/unload in an off-street area, but it is still additional traffic and larger vehicles than cars.

My daughter says it best "Mom, I want to be able to scooter down the street like I do now and feel safe." With a lot of additional vehicles going in and out of the driveways associated with the proposed development, it is not just the street traffic but the in and out of driveway traffic that will make a significant negative impact.

I am not a homeowner, but as you are likely aware, there are not a lot of homeowners on the street. Instead we have many long-term renters who have committed to living here because of the residential character of the street. I believe residents like us are critical in maintaining the housing stock on this street, which has many original, historic fourplexes. This is a unique asset in the downtown Sacramento area and should be protected by careful development decisions.

I believe very strongly that the development should not be approved for moving forward. At minimum, it should be downsized significantly to ensure the safety of children and other pedestrians, as well as the residential quietness of the street.

Sincerely,  
Joy Amulya, Ed.D.  
3405 I St.

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Thursday, October 03, 2013 7:28 PM  
**To:** David Hung  
**Subject:** I St Care Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Stachia Crossgrove, (Please excuse if I spelled your name incorrectly) And anyone else who has any say in decision making of the I St Care Facility

My name is Marilyn Messner and I own three properties (28 1 BR apartment) next to the proposed I St Care Facility and the Turn Verein.

I'm phoning because I understand you are David Hung's supervisor and you are the person who let the possibility of this project move forward.

Today, I received a notice of "Public Hearing" and on it is stated all the conditions that would need to be changed in the Cities Regulations and/or Codes in order for the developers to obtain approval to build. Question: WHAT ARE REGULATIONS AND CODES SET UP FOR IF THEY DON'T MEAN ANYTHING? The developers "want this" and "they don't want to do that.? How do they get away with all those PRIVELEGES???. It shows that someone with money and influence can come in and get their way – AND, with no regard for the neighborhood they will be impacting. I think it is often WHO THEY KNOW that makes them so powerful.

Interestingly, parking was not on the list of waivers they would need approval for. WHY NOT? Do you consider TEMPORARY leased parking spaces from the Turn Verein to be enough for them to go ahead with their ENORMOUS PROJECT?

You must acknowledge – a lease is not forever. It is TEMPORARY. It can be broken. It does not need to be renewed. Do you actually believe or think it will always be? No Way. Once they get their building built, they will no longer want/need it.

It isn't only the parking. It is the enormity of running such a huge business – 28 rooms – double occupancy – that adds up to 56 elderly residents. It requires staff, service vendors, cleaning, maintenance plus visitors – all coming and going on our tight 2-way residential street. This equals to TRAFFIC CONGESTION AND CROWDED STREETS taking up parking of area residents and their guests.

Why does this proposed care facility need to be SQUEEZED into our residential neighborhood. It will ruin the neighborhood. It can be built any where.

Why would the developers be given all those special exceptions. Is it favoritism, money, influence, friends or acquaintances?

From what I hear, it seems as though you are in favor of it and aren't considering the impact it will cause to the McKinley Park neighborhood. Why is it so important to you that they can get away with all of these exceptions? WHY???

IS THERE FAVORITISM OR FAIRNESS in the City Planners Office?

Please, please, give us long term I St. residents some consideration! It would be greatly appreciated.

Thank you!

Marilyn Messner, Owner of 3349-57 I St and 3409 J St.

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Thursday, October 03, 2013 7:37 PM  
**To:** David Hung  
**Subject:** I St Care Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung and anyone involved with making a decision on the I St development.

This email is in response to the letter I received today labeled "Public Hearing."

In reading it, I see the developers are asking for special PRIVELEGES/EXCEPTIONS to the standard set regulations.

1. They are asking for a Conditional Use Permit.
2. They are requesting a deviation to reduce the rear building setback.
3. They want to exceed the maximum lot coverage.
4. They are asking for a waiver so they wouldn't need to build a required masonry wall along their property lines.

This seems to be a lot they are asking for - BUT - it doesn't mention anything about asking to construct a 28 room care facility WITH ONLY 8 PARKING SPACES.

A 28 room care facility - double occupancy - would add up to 56 people - 8 parking spaces for staff to care for 56 elderly, plus service venders plus cleaning plus maintenance plus visitors, etc.

That, to me, sounds like a lot of TRAFFIC CONGESTION and a lot of CROWDED STREETS, due to their inadequate parking needs - AND TO THE DETRIMENT of AREA RESIDENT AND THEIR GUESTS.

Yes, they would have ONLY 8 PARKING SPACES to provide for all of their comings and goings needs. The possible TEMPORARY LEASED PARKING from the Turn Verein, cannot be considered as they are ONLY TEMPORARY.

A lease can get broken or be discontinued. I feel sure that in the future, they WILL NOT renew the lease. They'll choose to stress out the neighborhood EVEN MORE TO SAVE ON EXPENSES.

The only way the leases could be made permanent would be if the Turn Verein would sell them the parking spaces.

The developer is not asking for much, is he? He's asking for all these obtrusive changes - so that HE can benefit from a lucrative development. He cares nothing about our residential neighborhood and the impact his facility would have on us.

**IT JUST DOESN'T FIT!  
IT DOESN'T FIT ON THE LOT!  
IT DOESN'T FIT IN THE NEIGHBORHOOD!  
IF IT DOESN'T FIT - YOU MUST REJECT!**

Thank you, Marilyn Messner owner 3349-57 I St & 3409 J St.

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Thursday, October 03, 2013 7:50 PM  
**To:** David Hung  
**Subject:** I St Proposed Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Hung, And all other involved in making this decision.

PS: I wanted to add: This project is affecting 28 of my apartment units - 12 on J St, fighting for street parking and 16 on I St, putting up with the high building looming over us and all the activity going on day and night - and what will they see through their bedroom and bathroom windows???

Please inform me whether or not the Turn Verein requires a special permit to lease away their parking spaces, since they have so few to accommodate their activities as it is?

Also, as I understand, the proposed facility does not have the proper zoning to build such a facility in our residential neighborhood - nor do they have the parking required for such a huge facility. REMEMBER - A LEASE IS NOT PERMANENT. The only way it could be is if the Turn Verein SOLD them the parking spaces.

Marilyn Messner  
Copy to Gordon Ohanesain

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Thursday, October 03, 2013 7:57 PM  
**To:** David Hung  
**Subject:** I St Proposed Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung, Ms. Crossgrove and all those involved in making a decision on the Proposed Care Facility on I ST

It's me again. This time I've written a letter to the Sacramento Planning Board members who will be making the decision. Please forward this to them and Ms Crossgrove.

Thank You for your help in conveying my thoughts. Sincerely, Marilyn Messner

**To the City of Sacramento Planning Board Members making a decision on the proposed Care Facility to be built at 33rd and I St.**

My name is Marilyn Messner and I own 16 apartment units at 3349-57 I St. **directly adjacent** to the proposed facility. Can you imagine what effect a 3 story building looming over my apartments would have on my resident's life style and on the value of my property? And not only the building size but also the traffic next door of comings and goings, ambulances, noise factor, parking issues, care residents looking down out their windows into my residents bedrooms and bathrooms, etc. Would it seem like "coming home" to have all that activity going on next door. It's horrible to think about.

These same apartments are directly across the street from the Turn Verein parking lot. It would be two huge facilities to put up with - one next to me and one across the street from me! That's too much for one neighborhood to absorb. **IT'S SEVERE!**

Also, I own a 12 unit apartment complex at 3409 J St, one building away from the Turn Verein. There my residents are impacted by noise and the wanderings of people at the Turn Verein parties. Also, my residents have NO OFF STREET PARKING. They need to compete with the Turn Verein patrons for a parking space on the street while also toting home their groceries, etc. You can imagine how much it bothered me to learn the Turn Verein was considering leasing spaces to the proposed facility when they already have need for so many additional parking spaces as is.

**Questions:** Why is the Turn Verein considering leasing to the Proposed Facility? Are they putting revenue ahead of the needs of their neighbors? Are they temporarily helping the developers succeed in their plans? Are they getting "paid off" to temporarily assist the developers? Would they require a special permit to give up seven of their, already too few, parking spaces? Have they no consideration for their neighbors who have for years been stressed out by putting up with their planned activities.

**FACT: THE TURN VEREIN PARKING CANNOT BE CONSIDERED IN MAKING A DECISION - AS IT IS ONLY TEMPORARY. THE DEVELOPERS ARE ONLY USING THAT IDEA TO GET THEIR FACILITY APPROVED.**

The DEVELOPERS would SAY and DO anything to get their facility approved at the detriment of our neighborhood - such as **temporarily** leasing Turn Verein parking spaces - and saying, "There would be only 1 or 2 visitors a YEAR!" Who can believe that?

They don't care about our neighborhood. They only care about getting a lucrative facility approved for their own benefit - and perhaps so they can develop it and sell it to someone else - WHAT DO THEY CARE ABOUT OUR NEIGHBORHOOD???

I cannot think of one reason why anyone would ever vote to approve this project in our already stressed out neighborhood. I want to make it clear – LEASED PARKING SPACES CANNOT BE COUNTED ON. THEY ARE NOT PERMANENT. THEY CAN BE TERMINATED BY EITHER PARTY. This facility would be a PERMENANT part of our RESIDENTIAL neighborhood. THE LEASE IS NOT.

I understand none of the neighbors want it. We're all FIRMLY AGAINST IT! We have enough with the Turn Verein.

This facility needs to be turned down. Any City Planner who might vote to approve it NEEDS TO EXPLAIN:

- How it is that the views and opinions of those living in the community DON'T COUNT?
- Have the neighborhood residents NO RIGHTS? Do their concerns MEAN NOTHING?
- What might influence you, the Planning Board Members, to vote to approve it???

I sincerely hope your decision will be rational and with consideration of the neighborhood and understand the PERMANENT impact it would have on us now, and in the future. We have the Turn Verein to put up with. We don't need another huge facility to contend with ON THE SAME BLOCK in our RESIDENTIAL neighborhood. IT'S TOO MUCH!

If it does get approved, people in the future will wonder, "How could the City ever have allowed such a huge facility to be built there with only seven parking spaces - AND in 2013!

Thank you for your consideration and your help by voting "NO" to assure preservation of our "already impacted" neighborhood.

Sincerely, Marilyn Messner,

A copy is being sent to Gordon Ohanesain, who is representing me as I am unable to attend the proceedings.

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Thursday, October 03, 2013 7:47 PM  
**To:** David Hung  
**Subject:** I St Care Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung, Stachia Crossgrove and all others who have any decision in this I St proposed facility

It was very upsetting to me the other day when I came home and had a message from Gordon Ohanesain saying he had met with you and you said the Turn Verein was going to lease the developer seven parking spaces and YOU, MR. Hung, was going to recommend to confirm the development. Did I hear him correctly that you are siding with the developer??? If so, please inform me on what basis you are making your decision! It sounds to me as though the Planning Board and Developer are making the plan together before any of the neighbors have a chance to give any input – You decide and what does it matter what the neighbors think – There is no concern for the rights of the neighborhood. **QUESTION:** Why do you want it there? It can be built somewhere else BUT please, not in our already impacted neighborhood, thank you.

What rights do the neighbors have if the decision is already made before any notices are sent out? None of the neighbors who have been contacted were for the project – all against it! Do you not understand what our neighborhood already has to contend with living near the Turn Verein? And you consider it would be alright to impact us even more with another huge facility on the same block in the same neighborhood! What does it matter to you what impact it has on our neighborhood – OR what the neighbors think. You seem to need to satisfy the developer.

Also, what does the developer care about our neighborhood – “He’s here today – Gone tomorrow.” Just so he can do what he wants to do – make some money and be out of there. WHAT INFLUENCE DOES HE HAVE ON THE PLANNING BOARD?

Why does the City of Sacramento even bother to send out notices about the project to the community if the Planning Board has already made a decision to approve it? I suppose it is required by law that you do so.

Since the Planning Board has already made a decision before any notices go out to the community, what representation does the neighborhood have? Are we living in AMERICA? I can’t believe this is the way the City operates.

My Understanding is: **1)** The developer does not have the proper zoning to go ahead with the project; **2)** They do not have enough parking spaces to accommodate the structure. **3)** It will have a horrible impact on the residential neighborhood which is already impacted by the Turn Verein. **4)** None of those in the community want all the comings and goings, ambulances, traffic congestion, noise, parking problems, etc. associated with it.

**FACT: LEASED PARKING SPACES DO NOT COUNT – LEASES CAN BE BROKEN OR DISCONTINUED.** They are not **PERMANENT.** This facility is PERMANENT. It will always be there impacting our neighborhood. It will be there with ONLY eight parking spaces in the years to come.

The Sacramento Planning Board can side with the Developer (for some interestingly, unknown reason) and can make the decision and doesn’t have to be concerned as it is not THEIR neighborhood.

We, as citizens of the City and America, deserve better. We don't need to have Government make decisions based on their association with the developer. We need them to represent us, the community – not some developer – who has “pull” with the Board – influence – money – and pushes to get his way.

Please REPRESENT US, the neighborhood, and VOTE this thing DOWN!

As you can tell – This really upset me. Our views and concerns don't seem to matter. The developer is the one getting to make all the decisions – THIS IS NOT RIGHT!

Marilyn Messner, Owner of 3349-57 I St & 3409 J St.

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Thursday, October 03, 2013 8:05 PM  
**To:** David Hung  
**Subject:** Proposed I Street Facility (P13-209)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Hung, S. Crossgrove and other who will be making the decision about the I St Care Facility. I've had a number of questions that haven't been replied to. Here is another one:  
What is the City Code or regulation about how many parking space a facility requires to build in 2013? I seem to think apartments need 2 spaces for each residence - or is it 2 1/2?  
How can they ever approve 8 spaces for a huge facility such as planned at I St.  
And don't tell me the Turn Verein is planning to lease them parking spaces!  
Even Gary Frankenstein understand that it will not be permanent.  
Marilyn Messner, Owner 3349-57 I St and 3409 J St.  
Copy to Gordon Ohanesain

## David Hung

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**From:** MARILYN MESSNER Owner <mfmessner@centurylink.net>  
**Sent:** Monday, October 07, 2013 9:17 PM  
**To:** David Hung  
**Subject:** Revised Letter

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Hung, S. Cosgrove and all the Planning Board Members:

(While laying awake thinking about this, I decided to get up at 4 a.m. and write a revised reply to my letter from Steven Trolio. His letter caused me to become so upset that I misread the first part and wrote the letter in haste. Please ignore that letter and consider this, more thoughtful reply, to be my response. Thank you, Marilyn Messner)

Today I received a letter from Steven Trolio asking if I would agree to a redwood fence (which they would construct at their expense - isn't that considerate of them?) vs a block wall. **Never - Never - Never!** This is one waiver I would never allow.

Although I am elderly, I am not senile. I am fully aware when someone is trying to "pull the wool over my eyes" saying how much more beautiful a wood fence would be and "at their expense!" **THE TRUTH:** They want to get out of building a block wall. It is their responsibility to build that wall and **AT THEIR EXPENSE.**

More Propaganda to follow:

1. He talks like it will be a quiet neighbor (inside) -**TRUTH:** maybe inside but **QUITE THE OPPOSITE** outside - all the **TRAFFIC** it will generate down our tight residential street - comings and goings **seven days a week!** Would you like that going on in front of your residence?
2. He warns that if a block wall goes up, they will have to remove some trees and it would be a loss to my back yard **PRIVACY.** **TRUTH:** What is really going to cause a loss of privacy to my residents is having their development next door peering down on us and into our bedroom and bathroom windows and down on our entire complex. **EYES WILL ALWAYS BE FOCUSED ON US.**
3. He also mentions the unattractiveness of a block wall. **TRUTH:** That would be nothing compared to how his building is going to stand out like a "sore thumb" in our neighborhood.

Mr. Trolio, quit trying to **SQUEEZE** this care facility into our residential neighborhood. It has **NO BUSINESS** HERE. **IT DOESN'T FIT - DOESN'T FIT THE LOT - DOESN'T FIT THE NEIGHBORHOOD.** We understand you very much want this lucrative development for your own **BENEFIT - BUT** to the detriment of our neighborhood."

**PARKING:** Did I understand right reading the "Staff Report" that they would have eight parking spaces for all of their staff and one of them would be for bicycles and another for their van? That would leave 6 parking spaces - **AND WHERE WILL EVERYONE PARK?** Don't say the Turn Verein - even the Turn Verein admits it would not be permanent - everyone knows and admits that. The Turn Verein is **WRONG** in letting **MONEY TALK** if they put those **TEMPORARY LEASES** ahead of their neighbors.

**I KNOW WHERE THEY'LL PARK - ON THE STREET.** I know, for sure, that I'll always have their vehicles parked in front of my buildings, causing my residents and their visitors to have to try and find a parking space down the street or around the block.

**PLEASE UNDERSTAND** what an negative impact this would place on our **RESIDENTS AND OUR NEIGHBORHOOD!**

**WE CANNOT HANDLE ANY MORE CONGESTION!**

Mr. Trolio asked me to let you, David Hung, know my thoughts. I hope this will convey to him how I feel.  
Thank you, Marilyn Messner, owner 3349-57 "I" Street  
Copy to Gordon Ohanesain

We, the undersigned residents and owners of properties in east Sacramento categorically oppose the proposed care project at 3333 I Street.

The 3-story, 28-room project with 7 off-street parking spaces and 12 to 15 full time employees, will have a negative impact as compared to the existing use (a single story church with 30 parking spaces, used primarily on weekends and limited use during the day for more than 50 years).

The neighborhood suffers traffic congestion and a high demand for parking given the close proximity of Turn Verein Rental Hall, Lincoln Law School, Sutter Middle School, McKinley Park, Cluney Clubhouse, The Rose Garden, and local businesses. There is a significant number of existing apartments without off-street parking or inadequate parking. All of the above entities are located within 2 blocks of the proposed project. The traffic barricade located at 33<sup>rd</sup> and H Street forces school drop-off and pickup traffic from H Street onto 35<sup>th</sup> Street and west on I Street, past the proposed project. Permit parking east of 35<sup>th</sup> Street, compels commuters to park their cars on I, 33<sup>rd</sup> and 35th Streets for extended periods while they commute downtown by bus, further exacerbating an already intolerable situation.

At this critical juncture vehicle traffic heading east or west will conflict with vehicles entering and exiting Turn Verein Hall parking area, and the proposed project which is directly across the street, which will have enumerable truck deliveries, i.e., water, linen, food service, maintenance and contractors, not to mention residents, caregivers, family and friends, etc.

The surrounding neighbors will be negatively impacted through loss of privacy from this 3 story structure, a decline in property value, loss of privacy in their homes and yards from this looming structure, and a decrease in solar exposure. This parcel is Zoned R1 and should not have a use other than the existing or single family residence.

This project would present an imminent threat to the quiet enjoyment of our homes and our physical safety and peace of mind. For the aforementioned reasons, this project is inappropriate for the parcel and the neighborhood and we request that it be turned down.

No.	Address	Print Name	Signature	Owner	Resident
1	3235 J St #4	Scott Van Horn			✓
2	3335 J St #12	Julia Velonjara			✓
3	1024 SANTIAGO WAY	JAMES KUHN		✓	✓
4	3511 J Street	Robert RAY			✓
5	3800-H	Gordon Hughes		✓	✓
6	907 34th St #4	Margaret Star			✓
7	3501 J Street	Chris Rowland			✓
8	930 35th St.	Wendy Nosenzo			✓
9	3301 J St.	Christine <sup>Blucher</sup>			✓
10	3429 J St.	Khanh Tran			✓
11	3401 J St.	NANCY Cornelius		✓	
12	3409 1/2 St #2	Tina Farias			✓
	3400 H St. #	Jennifer Jicks			✓

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No.	Address	Print Name	Signature	Owner	Resident
1	3440 H ST	Dawn Topping	<i>[Signature]</i>		—
2	936 Santa Ynez	Megan Robison	Megan C. Robison		✓
3	3310 H St.	Jen Gamble	<i>[Signature]</i>	✓	✓
4	3310 H St.	Jared Ficker	<i>[Signature]</i>	✓	✓
5	3441 I Street	Jed Kircher	<i>[Signature]</i>	✓	✓
6	1133-37 St.	Jos. Koewler	Jim Koewler	✓	✓
7	906 33rd St	Carol Schneider	Carol Schneider	✓	✓
8	900 33rd Street, B	Susan Talestere	<i>[Signature]</i>		✓
9	3304 I St	Joaquin Moreno	<i>[Signature]</i>	✓	
10	3312 "J" STREET	MICHAEL T. GEISEL	<i>[Signature]</i>	X	
11	1135 St. Barbara	PAUL GEISENT	Paul Geisent	X	X
12	901 33rd St	MARK VILLMER	<i>[Signature]</i>		✓

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No.	Address	Print Name	Signature	Owner	Resident
1	3122 H St.	Alden Bolanos	<i>[Signature]</i>	X	X
2	844 35th St	Alina Cervantes	<i>[Signature]</i>	X	X
3	3240 H St.	Jean Winchell	<i>[Signature]</i>	X	X
4	926 35 <sup>th</sup> St	Kurt Jackson	<i>[Signature]</i>		X
5	3406 I St. #1W	RUEANNA BRYCHTA	<i>[Signature]</i>		X
6	3417 J St #3	Mark A. Borein	<i>[Signature]</i>		X
7	3117 J St #3	MATT DUNN	<i>[Signature]</i>		X
8	3150 H St	DIANE ADAMO	<i>[Signature]</i>	X	X
9	3132 H St	BRAO CARPER	<i>[Signature]</i>	X	X
10	733 33rd St.	Kay Overman	<i>[Signature]</i>	X	X
11	608 34 <sup>th</sup> St	Phil Smith	<i>[Signature]</i>	X	X
12	577 34 <sup>th</sup> St.	Linda Jahn	<i>[Signature]</i>	X	X

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No.	Address	Print Name	Signature	Owner	Resident
1	3300 J St Sacramento CA 95816	Paul Donba Heinrich Property Mgmt		X	
2	1039 33 <sup>rd</sup> St Sacramento CA 95816	" "	" "	X	
3	3645 J St Sacramento CA 95816	" "	" "	X	
4	3571 J St Sacramento CA 95816	" "	" "	X	
5	3570 I St Sacramento CA 95816	" "	" "	X	
6	1117 34 <sup>th</sup> St. SAC CA 95814	Melisa & Victor Robinson		✓	✓
7	3417 J St #2 Sacramento CA 95816	Jawle Pette			✓
8	3215 I St, SAC TO, CA 95816	BRAD WENGER GEORGIA JENKINS		✓	✓
9	3214 J St SAC CA 95816	BRAD WENGER		✓	✓
10	3225 J St SAC CA 95816	ARICER GARNET		✓	✓
11	3225 I St SAC CA 95816	Robert Stauchen		-	✓
12	3440 H St SAC 95816	Cyndi Spencer		✓	✓

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No.	Address	Print Name	Signature	Owner	Resident
1	3441 I St #2 SAC, CA	Amanda Caraway			X
2	3441 I St #3	FRANK FURNE			X
3	3430 I St	Cheryl McCullough			X
4	3424 I St	Colleen Wong			X
5	3417 I St APT 3	Heather Grunert			X
6	3411 I St Apt #2	Patricia Hart			X
7	3405 I St #1	Courtney Hardy			X
8	3408 I St #1	Asha Setty			X
9	3408 I St #1	Dan Bessert			X
10	3357 I St #3	Chummie Chico			X
11	3349 I St #2	Jeanene Robinson			X
12	3349 I St #8	Sara Miele			X

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No.	Address	Print Name	Signature	Owner	Resident
1	3421 I St #1 Sacto, CA 95816	Amanda Dugan	Amanda Dugan		✓
2	3421 I St #2 Sacramento, CA 95816	Holly Gellerman	Holly Gellerman		✓
3	3408 I St	Leland Gilmore	Leland Gilmore	✓	
4	3408 I St	Maureen Stegand Maureen Stegand	Maureen Stegand	✓	
5	3421 I St	Leland Gilmore	Leland Gilmore	✓	
6	718 35th St Sacramento	James Milavlan	James Milavlan		✓
7	928 35th St	Sara Harbarger	Sara Harbarger		✓
8	910 Santa Ynez Way Sac. CA 95816	CHRISTINE CROSS	Christine Cross	✓	✓
9	921 Santa Ynez Way Sac, CA 95816	Sonya Hunter	Sonya Hunter	✓	✓
10	3135 Sacramento I Street CA 95816	Eivetchen Burmaster	Eivetchen Burmaster		✓
11	3135 III St Sacto 95816	Sarah Phillips	Sarah Phillips		✓
12	3137 I St sacto 95816	Caroline Goddard	Caroline Goddard	✓	

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No.	Address	Print Name	Signature	Owner	Resident
1	811 35 <sup>th</sup> Street	Lesley Scheblein		X	X
2	825 35 Street	Jenny Geraty		X	X
3	835 35 Street	Joe Tillman		X	X
4	3411 'I' St. #1	Mary E. Sinclair			X <sup>30 yrs!</sup>
5	927 35 <sup>th</sup> St #3	L. MacIntyre			X
6	909 35 <sup>th</sup> St #A	Alison Weir			X
7	900 35 <sup>th</sup> St.	Barry Jardine		X	X
8	910 35 <sup>th</sup> St	Christina Grinnell			X
9	632 34 <sup>th</sup> St	Nancy C. Schlag		X	X
10	732 34 <sup>th</sup> St.	Karye Wells		X	X
11	708 34 <sup>th</sup> St	Mary T. Lusk		X	X
12	388 36 <sup>th</sup> Way	JAMES A. Knapp		X	X

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No.	Address	Print Name	Signature	Owner	Resident
1	3432 I St.	LISA NORMAN	[Signature]		✓
2	3201 I ST #4	Anita Jewett	[Signature]		✓
3	3357 I St. #2	Brett Hart	[Signature]		✓
4	3357 I St #4	NICOLE ALVARO	[Signature]		✓
5	3240 I street	COURTNEY BROWN	[Signature]		✓
6	940 33 <sup>rd</sup> St	Karen	[Signature]		✓
7	949 33 <sup>rd</sup> St	Patty Kubny	[Signature]	✓	
8	3449 I St.	Camille Sansotte	[Signature]		✓
9	3451 I St	Josh Audsle	[Signature]		✓
10	3151 I ST	Clark Blanchard	[Signature]	✓	✓
11	3111 I St	Rian Troth	[Signature]	✓	✓
12					

I

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No.	Address	Print Name	Signature	Owner	Resident
1	3400 J Street	PAUL BRASE	<i>Paul Brase</i>	✓	
2	103234m #2	Nicole Bury	<i>Nicole Bury</i>		✓
3	1101/34th St	Jessica Little	<i>Jessica Little</i>	✓	✓
4	1101 34th St	Adam Little	<i>Adam Little</i>	✓	✓
5	3417 J street #1	Aaron Jacobs	<i>Aaron Jacobs</i>		✓
6	3521 J ST	MELISSA LYMAN	<i>Melissa Lyman</i>	✓	
7	3412 J ST	"	"	✓	
8	3416 J ST	"	"	✓	
9	3435 J ST	"	"	✓	
10	3445 J ST	"	"	✓	
11	3455 J ST	"	"	✓	
12					

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1	3300 I St. #2 Sac., Ca., 95816	Christine Downing	<i>Christine Downing</i>		✓
2	857 33 <sup>rd</sup> Sacramento, CA 95816	Matt Kennedy	<i>Matt Kennedy</i>		✓
3	845 33 <sup>rd</sup> St. Sacramento, CA 95816	AJ Beams	<i>AJ Beams</i>		✓
4	709 35th St	C. Wilson	<i>C. Wilson</i>	✓	✓
5	717-35th St	MOLLY FLYNN	<i>Molly Flynn</i>	✓	✓
6	725 35th St	MARCIA CZASZKOWSKI	<i>Marcia Czakowski</i>	✓	✓
7	919 35 <sup>th</sup> St	BRIAN TURNER	<i>Brian Turner</i>		✓
8	927 35th St	Chelsea Bray	<i>Chelsea Bray</i>		✓
9	" "	Meghan Bone	<i>Meghan Bone</i>		✓
10	901 35 <sup>th</sup> St	Joe Castiglione	<i>Joe Castiglione</i>		✓
11	950 35 <sup>th</sup> St	MELISSA LYMAN	<i>Melissa Lyman</i>	✓	
12	940 35 <sup>th</sup> St	MELISSA LYMAN	<i>Melissa Lyman</i>	✓	

35

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No.	Address	Print Name	Signature	Owner	Resident
1	3405 I St.	Joy Amulya			✓
2	3405 I St	Dan Dana			✓
3	3405 I St	Shobha Amulya	Shobha Amulya		✓
4	3416 I St	John Boudier		✓	
5	3428 H St	Mercedes Johnson			✓
6	3428 H St	Kevin Burnett			✓
7	800 16th St.	Danielle Hemeric			✓
8	930 35 St	Richard Lyman		✓	
9	927 35th St	MELISSA LYMAN		✓	
10	3430 I St	Richard Lyman		✓	
11	1101 SANTA BARBARA <sup>St</sup>	TIFFANY VAN DYKE			✓
12					

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1	908 33 <sup>rd</sup> ST	Steven Harmon	<i>Steven Harmon</i>	✓	✓
2	910 33 <sup>rd</sup> ST	Kate Polansky	<i>Kate Polansky</i>	✓	✓
3	916 33 <sup>rd</sup> ST	Rudy Danzhoof	<i>Rudy Danzhoof</i>		✓
4	924 33 <sup>rd</sup> ST	Nate Williams	<i>Nate Williams</i>	✓	✓
5	949 33 <sup>rd</sup> ST	Jenny Hipp	<i>Jenny Hipp</i>		✓
6	941 33 <sup>rd</sup> ST	Rich Sobrato	<i>Rich Sobrato</i>	✓	✓
7	919 - 33 <sup>rd</sup> St.	Virgilio Gonzalez	<i>Virgilio Gonzalez</i>	✓	✓
8	633-33 <sup>rd</sup> ST	MICHAEL KINSEY	<i>Michael Kinsey</i>		✓
9	857 33 <sup>rd</sup> St	CASEY McKinley	<i>Casey McKinley</i>		✓
10	Santa Barbara	G. Inge Stokes	<i>Inge Stokes</i>	✓	✓
11	1034 SANTA BARBARA Ct	TERESA BARBERE	<i>Teresa Barber</i>		✓
12	1034 Santa Barbara Ct	Aaron Astle	<i>Aaron Astle</i>		✓

1044

33<sup>rd</sup>

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1	3295 I St.	ROMAN KRUCIENOWY			X
2	3237 I St	STEPHANIE SMITH		X	X
3	3440 H St	Matthew Senca			X
4	3511 J St.	Ben Schuelke			X
5	3322 J St	Kyle Markason			X
6	1032 34th St #1	Lesley Oleinik			X
7	3458 J St	Deborah O'Casey		X	X
8	3440 J St Apt #4	Michael Randle			X
9	1048 Santa Barbara Ct	Ramesh Sawhney		X	X
10	1048 Santa Barbara Ct	Nancy Sawhney		X	X
11	1109 Santa Barbara Ct	Terry J. Lewis		X	X
12	1101 Santa Barbara Ct	Daniel Uy		X	X

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1	1034 35 <sup>th</sup> St	ELIZABETH EBRAHIMZADEH	EBSEbrahimzadeh	✓	✓
2	1034 35 <sup>th</sup> St	ESTELA SERRANO	Estela	✓	✓
3	1024 35 <sup>th</sup> St #3	Jean Alford	Jean Alford		✓
4	920 35 <sup>th</sup> #3	Megan Marie	Megan Marie		✓
5	909 35 <sup>th</sup> B	Sarah Tiglao	Sarah Tiglao		✓
6	3400 H St 4	Wesley Coomes	Wesley Coomes		✓
7	3430 H St	Andrew Halseth	Andrew Halseth	✓	
8					
9					
10					
11					
12					



'S 5 & 6, T.8N., R.5E., M.D.B.& M.

007-012

CITY Assessor's





# Community Development Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 264-5011

www.cityofsacramento.org/dsd



## Planning Division Universal Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding this application can be emailed to [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org) or you can visit the public counter from 9:00 a.m. to 12:00 p.m., or from 1:00 p.m. to 4:00 p.m. at 300 Richards Boulevard 3<sup>rd</sup> Floor, Sacramento California to speak to a City Planner.

### Subject Site Information

Site address or location of property: 3325 and 3333 I Street

Assessor's Parcel Number: 007-0061-026 and 027

Total property size in acres (Gross/Net): ± .36

Square feet if less than one (1) acre: ±15,600

Lot dimensions: 120 x 130

### Applicant Information

Contact name: Darryl Chinn

Company name: Darryl Chinn Architects

Mailing Address: 2612 J Street #2

City: Sacramento State: CA Zip: 95816

Phone: 916-261-6956 Ext: - Fax: -

Email Address: dchinnarch@att.net

### Owner Information

Contact name: Steve Trolio

Company name: DT Real Estate Inv LLC

Mailing Address: PO Box 19003 Jr

City: Sacramento State: CA Zip: 95819

Phone: 916-804-2227 Ext: - Fax: -

Email Address: stevetrolio@aol.com

### Staff Use Only

Date Filed: \_\_\_\_\_ Received By: duvacht

File number **P13-029** \_\_\_\_\_

# MAY 07, 2013

**Zoning Information**

Zoning: RI-SPD  
 Overlay Zone: -  
 Special Planning District: Alhambra Corridor  
 Planned Unit Development: -  
 Design Review District: Alhambra Corridor  
 Historic District: - Landmark Structure:  YES  NO  
 Community Plan Designation: Residential East Sacramento  
 General Plan Designation: TINLD

**Zoning & Existing Land Use Adjacent To The Project Site**

	Zone	Existing Land Use (i.e., residential, commercial, industrial)
North	<u>RI-SPD</u>	<u>residential</u>
South	<u>R4-SPD</u>	<u>"</u>
East	<u>R4-SPD</u>	<u>"</u>
West	<u>RI-SPD</u>	<u>"</u>

**Project Information**

Name of your project: TBN  
(Please enter a name you would like to give your project for future reference.)

**Previous Land Use**

List existing and previous land use(s) of site for the last 10 years. Jehovah's Witness Meeting Hall

Has the project or project site received previous planning entitlements?  YES  NO  
 If yes please identify the project number and date of approval: SPP7554, SP 7554, TR854, TR1129, TR13-022

**Planning Entitlement Type**

- |   |   |   |   |   |
|---|---|---|---|---|
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Zoning Administrator     | <input type="checkbox"/> Planning Director        | <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Preservation             |
| <input checked="" type="checkbox"/> Special Permit      | <input checked="" type="checkbox"/> Tentative Map | <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Preliminary Review       | <input type="checkbox"/> General Plan Amendment   |
| <input type="checkbox"/> Major Modification             | <input type="checkbox"/> Variance                 | <input type="checkbox"/> Time Extension           | <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification             | <input type="checkbox"/> (File Number)            | <input type="checkbox"/> Special Permit           | <input type="checkbox"/> Schematic Plan Amendment | <input type="checkbox"/> Guidelines Amendment     |
| <input type="checkbox"/> Plan Review                    | <input type="checkbox"/> Plan Review              | <input type="checkbox"/> Variance                 | <input type="checkbox"/> Preservation Staff       | <input type="checkbox"/> Preservation Director    |
| <input type="checkbox"/> Major Modification             | <input type="checkbox"/> Tentative Map            |   | <input type="checkbox"/> Preservation Commission  | <input type="checkbox"/> Reasonable Accommodation |
| <input type="checkbox"/> Minor Modification             |   |   |   | (For Residential Projects Only)                   |
| <input type="checkbox"/> Rezone                         |   |   |   |   |
| <input type="checkbox"/> Design Review Staff            |   |   |   |   |
| <input type="checkbox"/> Design Director                |   |   |   |   |
| <input type="checkbox"/> Design Commission              |   |   |   |   |

\*If you are unsure of the planning entitlement type you are applying for, please meet with a Planner-on-duty to review your project at our public counter.

223 of 275



***DT REAL ESTATE INVESTMENTS, LLC***

***3333 I Street – Narrative***

We will be constructing a 28-unit Residential Care Facility for the elderly licensed by the Dept. of Social Services for the State of California. We will care for all four levels of assisted living, including memory care.

The building will be a beautiful, 3-level structure located at 3333 I Street in Sacramento. It will consist of 28 rooms, activity areas, dining rooms, commercial-grade kitchen, administrative offices, beautician room, physical therapy room, nursing stations, laundry and storage rooms, outside patios, media room, computer room and on-site employee parking. The residents will not have vehicles.

We will provide the best of interior and exterior amenities and finishes. The building will be constructed as if it were a large home. Ken Dyer, our partner from Dyer Construction, will be handling all aspects of the construction. Mr. Dyer has been in the home building industry for over 25 years and has an exemplary reputation for quality workmanship.

## 3333 I STREET SENIOR HOUSING DESIGN NARRATIVE

The proposed project is located in a diverse suburban/urban neighborhood with many architectural styles, walking distance to the Rose Garden in McKinley Park, and many convenient retail uses along the J Street commercial corridor.

Integrating a new senior housing project within this well maintained, multi-generational neighborhood presents the best for senior living and may help reduce a feeling of isolation from nearby family members.

This project will provide a new home for 28 seniors and seniors with special memory impaired care. <sup>→ Rooms x 2 = 56 People</sup> All the units are designed to accommodate a double or two twin beds, a private and fully accessible bathroom, and a spacious wardrobe or walk-in closet. Nine foot ceilings, with large operable windows and home-like interior finishes, will create a peaceful and comfortable living space.

The project design incorporates a Prairie-Style architectural approach with its' strong horizontal lines, low pitched hipped roofs, broad three foot overhangs, and divided lite windows that are grouped to further emphasis the horizontal banding. Another feature was to design the upper windows tight to the underside of the roof overhang for maximum shading.

Particular care was taken with the step-down massing profile of the building to respect, protect air and light, and provide a pleasing appearance with the adjacent residential structures.

The exterior colors were selected with low reflectance to reduce glare. The building color palette will include muted and natural shades of tan and green in combination of natural whites to offset and lighten the heavy roof overhangs.

The landscaped grounds will include an inviting entry courtyard, with a calming water feature, for private and group visiting, a continuous lit walking path leading to an outdoor private terrace for outdoor activities, and pleasantly smelling low maintenance planting of soft greens, blues, and purples to create a peaceful and visually stimulating outdoor environment.

**Neighborhood Contact**

Please describe contact with property owners and/or neighbors adjacent to the subject site:

open house on may 25th, 2013.

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

east sac chamber meetings, ESIA representatives

**Site Characteristics**

Are there any structures on the project site?  YES  NO

If yes, how many? 1

If yes, are any 50 years old or older? no

Proposed use of existing structure(s) meeting hall

Are any structures to be demolished?  YES  NO

If yes, the age? less than 50 yrs

Are there any trees on the project site?  YES  NO

If yes, the age? \_\_\_\_\_

Are there trees to be removed?  YES  NO

Are there any easements crossing the site?  YES  NO If yes, please show on site plan.

**Residential Projects: Part 1**

Fill in the next three sections if your project has residential units.

Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: \_\_\_\_\_ Gross Density/ Acre: \_\_\_\_\_

Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Acreage gross and/ or net: \_\_\_\_\_ Square feet per Unit: \_\_\_\_\_

Number of Single Family Units: \_\_\_\_\_

Number of Two Family/ Duplex/ Halfplex Units: \_\_\_\_\_

Number of Multi-Family/ Apartments/ 3+ Units: \_\_\_\_\_

Number of Condominium Units: \_\_\_\_\_

Are any of these proposed units to be subsidized?  YES  NO

If yes, please state the number of units and describe the type and source of the subsidy. \_\_\_\_\_

Have the required number of low-income units been provided?  YES  NO Number \_\_\_\_\_









### Recycling Information

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/ quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

- A. **Information describing the flow of recyclable materials** through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)
- B. **Site plan and elevations of the trash/recycling enclosure(s)** indicating the location and size of the enclosure(s), the types and sizes of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans).
- C. **Construction Plan:** What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams)
- D. **Demolition Plan:** Are there any buildings to be demolished on the site?  YES  NO  
If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum)
- E. **Education/Public Relations Information:**

Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

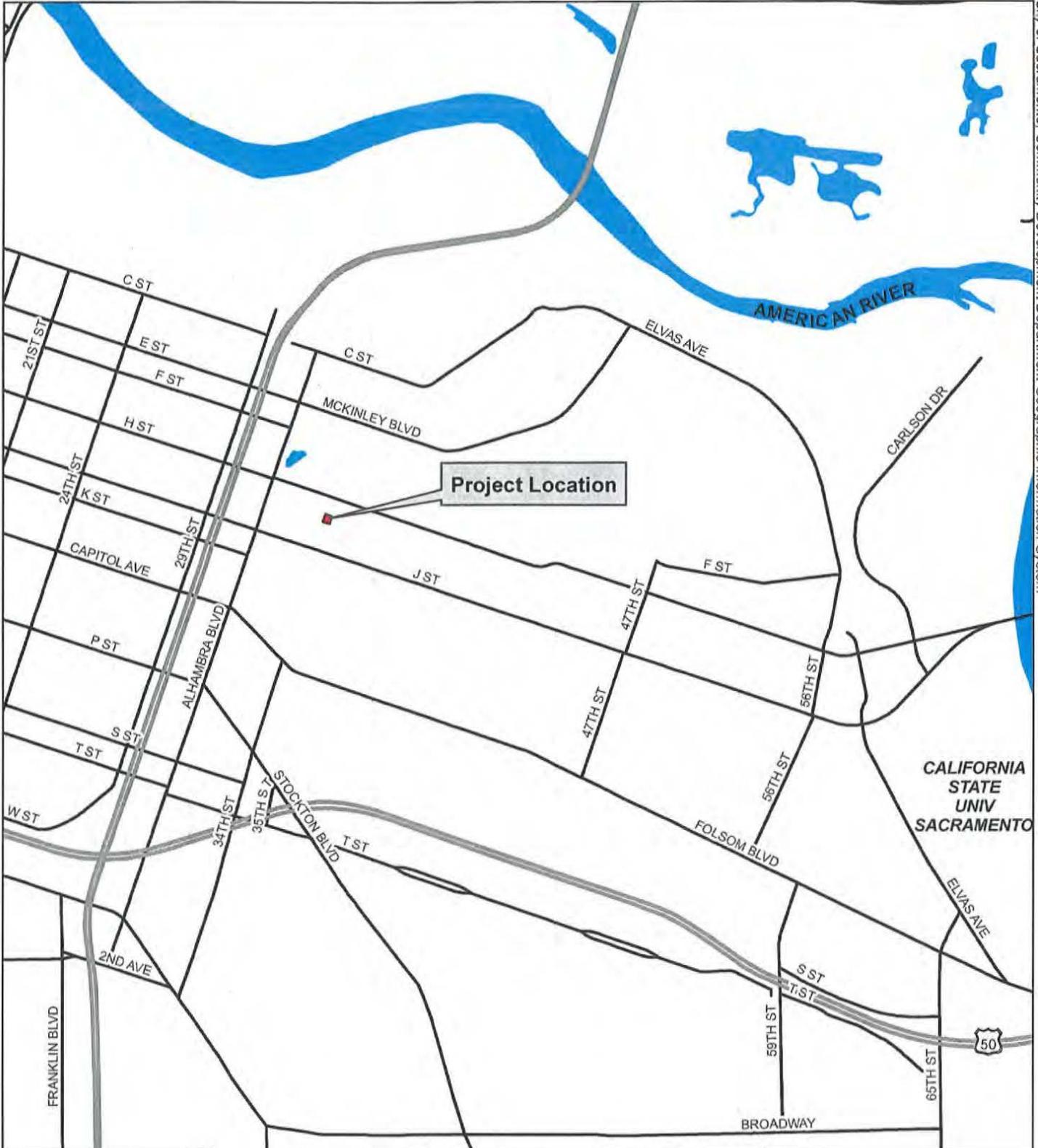
Number of Trash/ Recycling Enclosures: 1

Size of Trash/ Recycling Enclosures: 1 6x20 (3) 2 cu ft. containers (3'x6'x4')

Total Number of Cubic Yards allocated for Recycling: Required: \_\_\_\_\_ Proposed: 2

Materials to be recycled during the operations of the business/ apartment complex: Paper/plastic/glass

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.



**P13-029**  
**Vicinity Map**  
**I Street Senior Housing**  
**3325 & 3333 I St**



D. Hung | June 2013



<b>Business Name</b>	<b>Sacramento Turn Verein</b>	<b>Permit Number</b>	<b>10-022517</b>
<b>Address</b>	<b>3349 J Street</b>	<b>Issue Date</b>	<b>May 01-2013</b>
		<b>Expiration Date</b>	<b>Dec-03-2014</b>
		<b>Modification Date</b>	<b>Sep-30-2013</b>
<b>Permit Holder(s)</b>	<b>Robert Krieger</b>	<b>Occupancy</b>	<b>Assembly Room: 334 Banquet Room: 150 Lodge Hall: 70</b>
		<b>Conditions</b>	<b>19</b>

*Permit must be displayed in a conspicuous place and shall be immediately produced upon request of any Police or Code Enforcement Officer.*

*Tina Lee Vogt*  
Tina Lee-Vogt, Program Manager

### Entertainment Permit Operational Conditions

<b>Managers</b>	<b>Robert Krieger</b>	<b>Markus Grissler</b>					
	<b>Joseph Pearce</b>	<b>Al Guzauskas</b>					
	<b>Jesus Cano (9/30/13)</b>	<b>Kent Strong (9/30/13)</b>					
<b>Days of Week</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thu</b>	<input checked="" type="checkbox"/> <b>Fri</b>	<input checked="" type="checkbox"/> <b>Sat</b>	<input checked="" type="checkbox"/> <b>Sun</b>
<b>Hours of Operation</b>	<b>From</b>	<b>Friday &amp; Saturday</b>	<b>To</b>				
		<b>12:00 P.M.</b>				<b>12:00 A.M.</b>	
		<b>Sunday</b>					
		<b>12:00 P.M.</b>				<b>10:00 P.M.</b>	
<b>Minimum Security</b>	<b>Occupancy up to 200 persons –Minimum two (2) guards required; Occupancy of 201 to 300 – Minimum three (3) guards required; Occupancy of 301 to 400 – Minimum four (4) guards required; Occupancy of 401 to 500 – Minimum five (5) guards required; Occupancy of 501 to maximum of 554 – Minimum six (6) guards required.</b>						
<b>Alcohol Served</b>	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	<b>If yes, license type</b>				<b>42</b>
<b>Age Restrictions</b>	<b>No one under the age of 21 years of age will be admitted or allowed to remain in the establishment after 10:00 p.m.</b>						
<b>Noted Conditions</b>	<b>None</b>						

**Permit holder is responsible for submitting renewal application prior to permit expiration**



COMMUNITY DEVELOPMENT  
DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

*Mailing Address:*

300 RICHARDS BLVD, 3<sup>RD</sup> FL  
SACRAMENTO, CA 95811  
Entertainment Permit Program  
PH 916-808-3535  
FAX 916-808-6833  
[entertainpermit@cityofsacramento.org](mailto:entertainpermit@cityofsacramento.org)

Sacramento Turn Verein  
3349 J Street  
Sacramento, CA 95816

Permit No.: 10-022517  
Issued Date: May-01-2013  
Expiration Date: Dec-03-2014  
Modification Date: Sep-30-2013  
Total Occupancy: 554  
    Assembly Room 334  
    Banquet Room 150  
    Lodge Hall 70  
Conditions: 19

#### ENTERTAINMENT PERMIT CONDITIONS

1. A responsible person (as defined in Sacramento City Code 5.108.020) with fingerprints on file with the Police Department's licensing unit must be present in the entertainment establishment during all hours that the entertainment establishment is open and offering entertainment.
  - a. The responsible person must not consume any alcohol before and/or during entertainment activities/events while he/she is working as the responsible person at the establishment. The responsible person must not have any measurable level of alcohol in his/her blood during entertainment activities/events while he/she is working as the responsible person at the establishment.
  - b. A list naming each responsible person authorized to exercise control over the operation of the entertainment establishment shall at all times be displayed in a conspicuous place in the entertainment establishment and shall be immediately produced upon the request of any police or code enforcement officer, as well as a copy of the establishment's conditions. The list shall be on a form prescribed by the City Manager.
  - c. The undersigned applicant understands that this requirement is more onerous than the requirements as defined in Sacramento City Code 5.108.020 and agrees to this condition.
2. Business owner/s, management, and employees must present all events at this establishment. No non-employee, promoter, or presenter shall be permitted to exclusively participate in presenting any event.
3. Business owner/s, management, and employees will ensure that all publicity regarding events held at this location clearly state that this location is Sacramento Turn Verein, 3349 J Street.
4. Business owners/s, management, and employees will follow all alcohol Beverage Control (ABC) guidelines regarding the sales of alcoholic beverages.
5. Entertainment events/activities shall be allowed as follows:

Sacramento Turn Verein  
3349 J Street  
Sacramento, CA 95816

Permit No.: 10-022517  
Issued Date: May-01-2013  
Expiration Date: Dec-03-2014  
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- a. Entertainment activities shall be allowed **Friday through Sunday**.
  - b. All recorded, live, MP3/CD, and/or DJ music and all entertainment events/activities will be limited as follows:
    - i. **Friday & Saturday: 12:00pm (Noon) to 12:00am**
    - ii. **Sunday: 12:00pm (Noon) to 10:00pm**
6. **No one under the age of 21 years of age will be admitted or allowed to remain in the establishment after 10:00 p.m.**
7. Security for entertainment activities must comply as follows:
- a. A minimum number of uniformed security guards, registered with the California Bureau of Security and Investigative Services as "uniformed security guards," must be on duty from thirty (30) minutes prior to the commencement of each entertainment activity until crowds and traffic have dispersed at the close of the event. The minimum number of guards shall be as follows:
    - i. **Occupancy up to 200 persons – Minimum two (2) guards required;**
    - ii. **Occupancy of 201 to 300 – Minimum three (3) guards required;**
    - iii. **Occupancy of 301 to 400 – Minimum four (4) guards required;**
    - iv. **Occupancy of 401 to 500 – Minimum five (5) guards required;**
    - v. **Occupancy of 501 to maximum of 554 – Minimum six (6) guards required.**
  - b. All security personnel must obtain a minimum of forty (40) hours of security guard training by a certified training facility prior to providing security services. All security personnel must possess valid photo identification, and a valid "security guard card" while they are on duty. All security personnel must be unarmed. Security personnel must comply with all provisions of Chapter 5.100.020 SCC, "Private Patrol Service", and be on the City of Sacramento "Registered Security Patrol List".
  - c. The security personnel must not provide security for any individual or business entity other than this establishment while assigned at this establishment.
  - d. At a minimum, security shall be responsible for patrolling the parking lots and adjacent areas including private property, sidewalks and streets in order to prohibit loitering, vandalism, excessive noise from individuals, and other disruptive or illegal acts.
  - e. At least one (1) of the above guards shall remain at the **front door/queuing area** at all times while the business is open and queuing is needed.
  - f. After the entertainment event has ended, security shall ensure the prompt and orderly dispersal of crowds from the area, including street, on-site, and off-site parking lots.
  - g. No security personnel member shall work in non-security capacities for a total amount of time that equals or exceeds the total time that the member provided security during the same calendar week for this establishment.
  - h. Security personnel shall not work in any "dual roles" while providing security at the business, i.e. cashier, bar tender, manager etc.
8. Should the Police Department be required to respond and control the crowd exiting the entertainment establishment, these conditions can be modified to increase the number of security guards required.
9. Should the Police Department Watch Commander determine that during any hours of operation, crowd control is not being maintained, or any violation of this entertainment permit, City Codes or

Sacramento Turn Verein  
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Penal Codes has occurred or is occurring, the establishment may immediately be closed.

10. Business owner/s, management, and employees will refuse admittance to customers who appear to be under the influence of alcohol and/or drugs. Business owner/s, management, and employees will immediately remove from the premises any and all persons who appear to be under the influence of alcohol and/or drugs.
  - a. Business owner/s, management, and employees will immediately remove from the establishment's premises any and all persons who are so obviously intoxicated that they exhibit one or more of the following behaviors: incoherent or slurred speech, poor muscular coordination, a staggering or unsteady walk, loss of balance, argumentative conduct, vomiting, or unconsciousness.
  - b. If an intoxicated person becomes unconscious while he or she is on the establishment's premises, a business owner, manager, employee, or security guard will immediately contact emergency service personnel (e.g., emergency medical technicians) to render medical aid and remove the intoxicated person from premises—and at least one business owner, manager, or employee, or contracted security guard will wait with the person at the establishment until the emergency service personnel arrive.
11. The business owner/s, managers and employees will take all necessary action at all time to ensure that the maximum occupancy load is not exceeded in any area of the establishment including but not limited to the use of a mechanical counting device.
12. Business owner/s, managers and employees shall be responsible for maintaining, free of litter, debris, and trash, the area adjacent to the premises over which the entertainment applicant has control. Trash receptacles will be placed at exits to assist in litter control. Business owner/s, managers, and employees shall work with property owners and tenants to maintain area and parking lots adjacent to entertainment establishment. All litter will be removed on and adjacent to the entertainment establishment before 7:00 A.M. the following morning.
13. Any noise or sound generated by recorded, live and/or DJ music within the establishment, and music played on any outdoor speaker system will not exceed sixty-five (65) dba, measured from any exterior property line of the establishment at a distance of one hundred (100) feet.
  - a. With the exception of the aforementioned condition that applies to live music at the premises, the City's Noise Ordinance remains applicable to all other noise or sound generated from the premises as found in Title 8 of the Sacramento City Code.
  - b. Other than radio music or compact disk/MP3 player music played on outdoor patio speakers, there shall be no exterior public address or other sound amplification system on any outdoor area (included but not limited to patios, balconies, porches, etc.).
  - c. The entertainment Permittee shall not allow the music or crowd noise to interfere with the conduct of business at neighboring establishments or disturb the peace of the surrounding neighborhood and/or its occupants/residents.
  - d. Door must remain closed during all hours of entertainment.
  - e. Business owner, management, and employees will conduct periodic sound checks with a sound meter to ensure compliance with the above requirements.
14. Business owner, management, and employees will ensure patrons use the outdoor area located on

Sacramento Turn Verein  
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the (J Street) side of the building for smoking purposes and that patrons are located at least 20 feet from entrance of the building.

- 15. This entertainment permit is in effect until such time as the name of the business changes, the business is sold or partners are added or deleted, or if the Entertainment Permit is revoked or suspended for cause or not renewed.
- 16. The business owner/s, managers and employees will comply with all City Ordinances and Regulations related to the conduct of business in the City of Sacramento.
- 17. Business owner/s and management agree to meet with City officials and neighbors if necessary and/or as requested, to discuss any issues, concerns or problems associated with the entertainment activities/events held at this establishment. The Permittee, owner/s and management will do everything possible to alleviate/resolve any such issues or concerns raised by neighbors and/or the City.
- 18. Permit must be displayed in a conspicuous place. Permit and conditions shall be immediately produced upon request of any Police or Code Enforcement Officer.
- 19. Business owner/s, management, and employees have reviewed and understand Chapter 5.108 of the Sacramento City Code (aka the Entertainment Ordinance), and agree to abide by all of its provisions and requirements.

By my signature, I accept and agree to adhere to the required entertainment permit conditions.

  
Robert Krieger

10-1-2013  
Date

RE: P13-209 (I STREET SENIOR HOUSING)

Dear Gordon,

Thank you for alerting me to the potential parking issues that may come about with the re-development of the Jehovah's Witnesses Church Site on I Street. Our conversation was the first time I had heard of this potential project.

As a resident of I Street, I can tell you that parking availability is already a major concern for me. I'm afraid that any further stresses on our parking availability will lead to a number of problems including increased accident rates and blocking of driveways. Ask any resident here and they will tell you that parking availability continues to be a major concern.

Our street already presents a number of safety challenges as it is with the narrowness of the roadway, traffic related to the Turn Verein site, and traffic with the nearby Sutter Middle School. The city needs a plan, with stakeholder input, on how to deal with traffic and parking on I Street with the existing conditions. Further stresses on our street are simply unacceptable.

Please let me know how I can assist in communicating the residents' concerns on traffic and parking issues for I Street to the proper city officials. As a professional working on transportation issues in the State of California, I have experience in dealing with these kinds of problems.

Thank you, R.J. Cervantes

-----

I have read R.J. Cervantes' letter with respect to the I Street Senior Housing Proposal (PT13-209). I strongly concur with his concerns and conclusion. Also, any designated parking in the Turn Verein lot would only push those people onto our street. Single-family houses would be more in line with the ambience of our neighborhood.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Mike Well	3417 I St. #2	9-22-13
2.	RJ Cervantes	3417 I St #1	9-22-13
3.	Julie Cervantes	3417 I St. Apt 1	9-22-13
4.	Heather Grunent <sup>Heather Grunent</sup>	3417 I St #3	9/22/13
5.	Evann Saunders	3417 I St #3	9/22/13
6.	Irah Steenwyk	3416 I St. #4	9/22/13
7.	Stephen Unberkis	3416 I St #4	9/22/13
8.	owner	3417 I St	10/2/13
9.		3320 I St	
10.			
11.			
12.			

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	DIANE BEHRE	200 35th St SACRO 95816	9/24/13
2.	ANGELA GIBSON	3451 I Street SAC, CA 95816	9/20/13
3.	Vanessa Declawette	3451 I Street SAC, CA 95816	9/20/13
4.	Vera Ohanesian-owner	3417 I St., Sac. CA 95816	10-1-13
5.			
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12.			

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Rebecca Eaton	3320 I St #10	9/24/13
2.	Brockton Sheehy	3320 I St #7	9/24/13
3.	Hazel Sheehy	3320 I St #9	9/24/13
4.	Bob Fung, Jr	3320 I St #4	9/24
5.	CAROL BRIDGEMAN	916 341-0153	9/24
6.	Yunlong Dong	3320 I Street Apt #4	9/24
7.	JEFF FARR	3320 I Street	9/24
8.	Lillian Arroyo	3320 I St.	9/24/13
9.	Tyler Devine	3320 I St	9-24-13
10.	Shake Khachatryan	3320 I, Street Unit 5	9/24/13
11.	Ravi Thakker	3320 I St # 3	9/24/13
12.	Shivangi Thakker	3320 I St # 3	9/24/13
13.	Mary Kawano	3320 I St # 8	9/25/13

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	M. E. Amelan	3411 I St. #1	9/26/13
2.	M. Garbauer	" "	9/29/13
3.			
4.			
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12.			

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I strongly concur with his concerns and conclusion.

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Single-family houses would be more in line with the ambience of our neighborhood.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Neil Murphy	3349 I St #1	9-24-13
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P13-209 (I STREET SENIOR HOUSING)

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.	Jeanene Robinson	3349 I St #2 Sacto; CA 95816	Sept. 24, 2013
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
3.			
4.	M. Rebecca Saucedo	3344 I ST #4, SACTO.	9/29/13
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
3.			
4.			
5.	<i>Willie Hernandez</i>	<i>3349 <sup>Appt 5</sup> S. 1st</i>	<i>9-24-13</i>
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
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3.			
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5.			
6.	Enn Seeley	3349 I St #6	9/24/13
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RE: P13-209 (I STREET SENIOR HOUSING)

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7.	William O'Brien	3349 I St	9-25-13
8.			
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
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8.	Sara Miele	3349 Ist. #8	9/24/13
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RE: P13-209 (I STREET SENIOR HOUSING)

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Medina Carrelson	3409 J St	9/25/13
2.		Apt 1 Sacto Ca	
3.		95816	
4.			
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
3.	JEREMY CARNEY	3409 I ST #3	9/25/13
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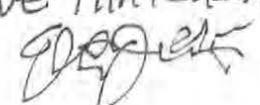
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
3.			
4.	DAVE THATCHER	3409 J ST. #4, SAC, CA	9/27/13
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
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6.	GUSTAVO ZUNIGA	3409 I, #6	9/24/13
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
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3.			
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6.			
7.	Leyse Bernstein	3409 J Street, #7 Sac 95816	9/27/13
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8.	RL	3409 J. St. #8	9-24-13
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9.	<i>Tim Fawcett</i>	<i>3409 J St #9</i>	<i>9/24/2013</i>
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	L. O. TO BRIANO ANTE	3357 I ST. #1	9-24-2013
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12.	* PLEASE NOTE THE INCREASED TRAFFIC TO AND FROM LINCOLN LAW SCHOOL, SUTTER MIDDLE SCHOOL, TURN VEREIN, MCKINLEY PARK		
	* BEING A LONG TERM RESIDENT OF I ST., I HAVE PERSONALLY WITNESSED AND EXPERIENCED A WORSENING PARKING SITUATION AND CAN ATTEST THAT ADDING A 32-000 ... ... ALREADY HAS SITUATION		

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.	Brett Hart	3357 I St. Apt #2	9/25/13
3.			
4.			
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
3.	<i>Theresa Pico</i>	<i>3351 I St #3</i>	<i>09-25-13</i>
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RE: P13-209 (I STREET SENIOR HOUSING)

Dear Gordon,

Thank you for alerting me to the potential parking issues that may come about with the re-development of the Jehovah's Witnesses Church Site on I Street. Our conversation was the first time I had heard of this potential project.

As a resident of I Street, I can tell you that parking availability is already a major concern for me. I'm afraid that any further stresses on our parking availability will lead to a number of problems including increased accident rates and blocking of driveways. Ask any resident here and they will tell you that parking availability continues to be a major concern.

Our street already presents a number of safety challenges as it is with the narrowness of the roadway, traffic related to the Turn Verein site, and traffic with the nearby Sutter Middle School. The city needs a plan, with stakeholder input, on how to deal with traffic and parking on I Street with the existing conditions. Further stresses on our street are simply unacceptable.

Please let me know how I can assist in communicating the residents' concerns on traffic and parking issues for I Street to the proper city officials. As a professional working on transportation issues in the State of California, I have experience in dealing with these kinds of problems.

Thank you, R.J. Cervantes

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
3.			
4.	ERIC CORNICK	3357 I STREET #4	9/24/13
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
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5.	<i>Rand Al</i>	<i>3357 ESTAS</i>	<i>9.24.13</i>
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6.	DALE WASSONEN	3357 I ST APT 6	9-25-13	
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
2.			
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7.	Milo Carouga <del>W...</del>	3357 I St., Apt #7	9/26/13
8.			
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12.			

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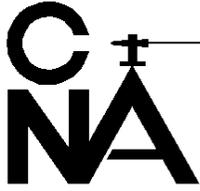
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.			
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3.			
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7.			
8.	Steve Panages	3357 I St. # 8	sept. 27, 2013
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12.			

**CNA ENGINEERING INC.**

CIVIL ENGINEERING LAND SURVEYING PLANNING

CHRIS OLIVEIRA  
RCE 33407

STEPHEN J. NORMAN

December 3, 2013

DT Real Estate Investments  
Attn. Steve Trolio  
P.O. Box 19003  
Sacramento, CA 95819

Dear Mr. Trolio,

On November 27, 2013 CNA Engineering, Inc. survey crew performed a field survey of the height of the addresses listed below. We determined the top back of walk, plate line, and highest ridge elevation of each property. We assumed an elevation of 10 at the top back of walk at each building location and measured the building height from there.

## 1. 3300 I Street

- a. Top back of walk= 0.00
- b. Plate line= 21.29
- c. Highest roof ridge= 32.44

## 2. 3349 I Street

- a. Top back of walk= 0.00
- b. Plate line= 15.36
- c. Highest roof ridge= 24.46

## 3. 3411 I Street

- a. Top back of walk= 0.00
- b. Plate line= 23.17
- c. Highest roof ridge= 34.84

## 4. 3400 I Street

- a. Top back of walk= 0.00
- b. Plate line= 20.30
- c. Highest roof ridge= 32.44

## 5. 3240 H Street

- a. Top back of walk= 0.00
- b. Plate line= 22.19
- c. Highest roof ridge= 41.24

6. 3310 H Street

- a. Top back of walk= 0.00
- b. Plate line= 21.75
- c. Highest roof ridge= 32.80

7. 3344 H Street

- a. Top back of walk= 0.00
- b. Plate line= 19.45
- c. Highest roof ridge= 30.18

8. 3360 H Street

- a. Top back of walk= 0.00
- b. Plate line= N/A
- c. Flat roof= 48.72

If you have any further questions regarding these elevations feel free to call me at (916) 485-3746.

Respectfully Submitted,



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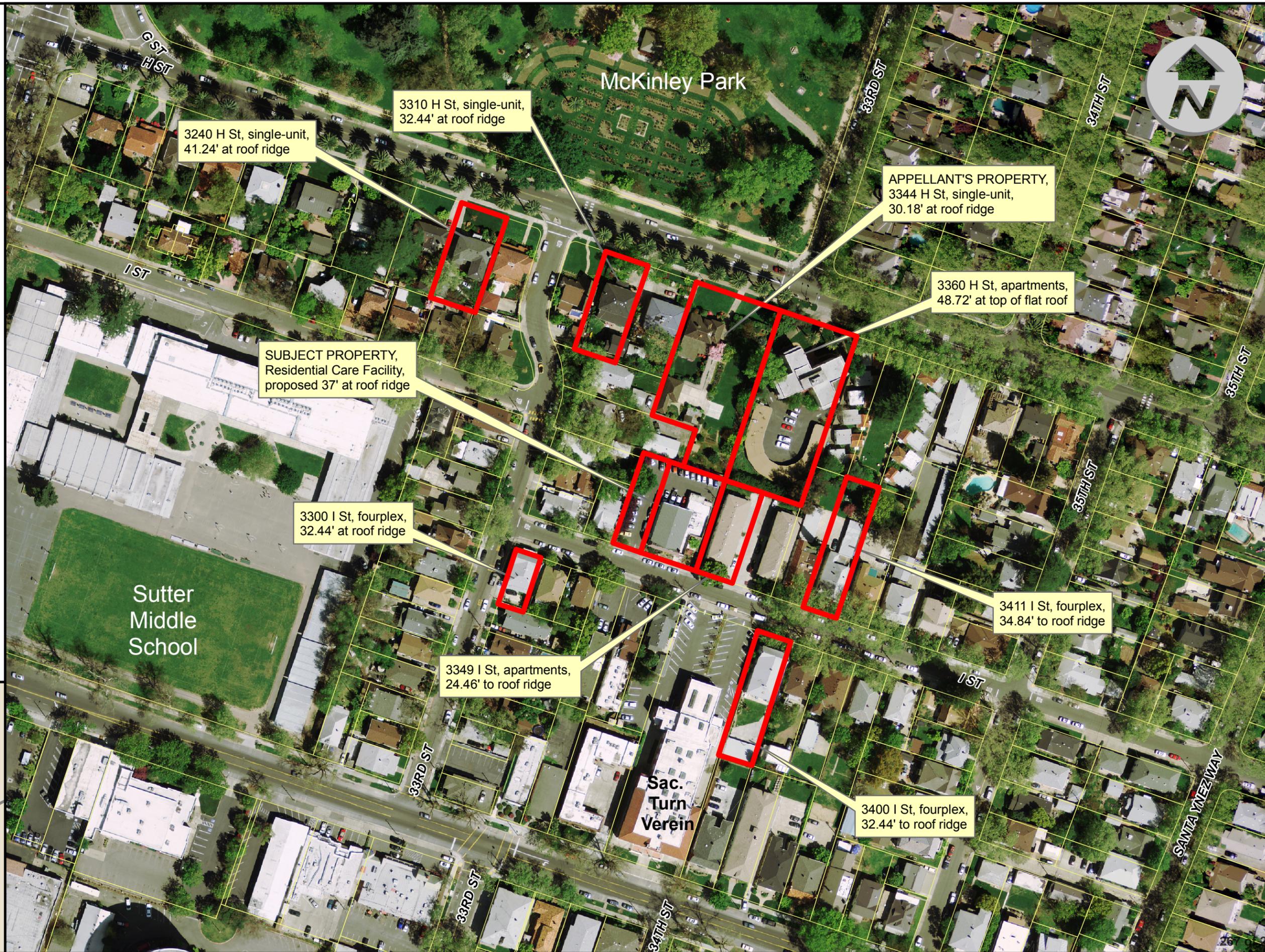
Stephen J. Norman

**City Of Sacramento**  
Community Development  
Department  
Current Planning  
Division

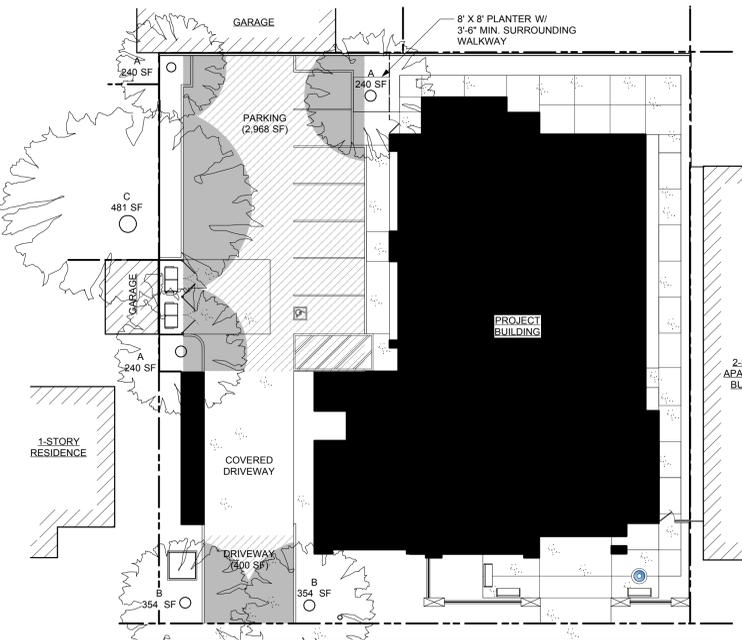
**P13-029**  
**I Street**  
**Senior**  
**Housing**  
**3325 &**  
**3333 I St**

0 100 200 Feet

Aerial Photo from March 2011



REVISION	BY



**PARKING SHADING ANALYSIS:**

PARKING AREA: 3,368 SF  
 SHADING PROPOSED:  
 TREE 'A': 720 SF  
 TREE 'B': 708 SF  
 TREE 'C': CREDIT 481 SF  
 SHADING PROVIDED: 1,909 SF (56.5%)  
 A. Q. LOBATA OR Q. PHELLIS (VALLEY OAK OR WILLOW OAK) 24" BOX  
 B. PISTACIA CHINENSIS (KEITH DAVEY CHINESE PISTACHE) 24" BOX  
 C. HERITAGE TREE (25" DBH QUERCUS)

**BUILDING ANALYSIS**

APN: 007-0061-026  
 ZONING: R-1 SPD  
 PARCEL: 15,700 SF (.36 ACRES)  
 F.A.R.: 47.5% (7,465 SF)  
 FIRST FLOOR: 6,301 SF  
 SECOND FLOOR: 7,198 SF  
 THIRD FLOOR: 5,770 SF  
 TOTAL: 19,267 SF



**I Street Senior Housing**  
 3333 I Street  
 Sacramento, Calif. 95816

**SITE PLAN**

**DARRYL CHINN ARCHITECTS**  
 2012 P STREET, STE# 203  
 SACRAMENTO, CA 95811  
 OFFICE: 916.446.1203  
 EMAIL: DCHINNARCH@ATT.NET



DRAWN	GWR
CHECKED	DCA
DATE	
SCALE	

JOB NAME  
 I STREET SENIOR HOUSING  
 SHEET



FIRST FLOOR PLAN  
6,301SF

SCALE: 1/4" = 1'-0"

REVISION	BY

1 Street Senior Housing  
3333 I Street  
Sacramento, Calif. 95816

FIRST FLOOR  
PLAN

DCA DARRYL CHINN ARCHITECTS  
2012 P STREET, STE# 203  
SACRAMENTO, CA 95811  
EMAIL: DCHINNARCH@ATT.NET

DCA  
05 / 15 / 2013



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SCALE	
JOB NAME	1 STREET SENIOR HOUSING
SHEET	

A-3



SECOND FLOOR PLAN  
7,196 GROSS SF

SCALE: 1/4" = 1'-0"



REVISION	BY

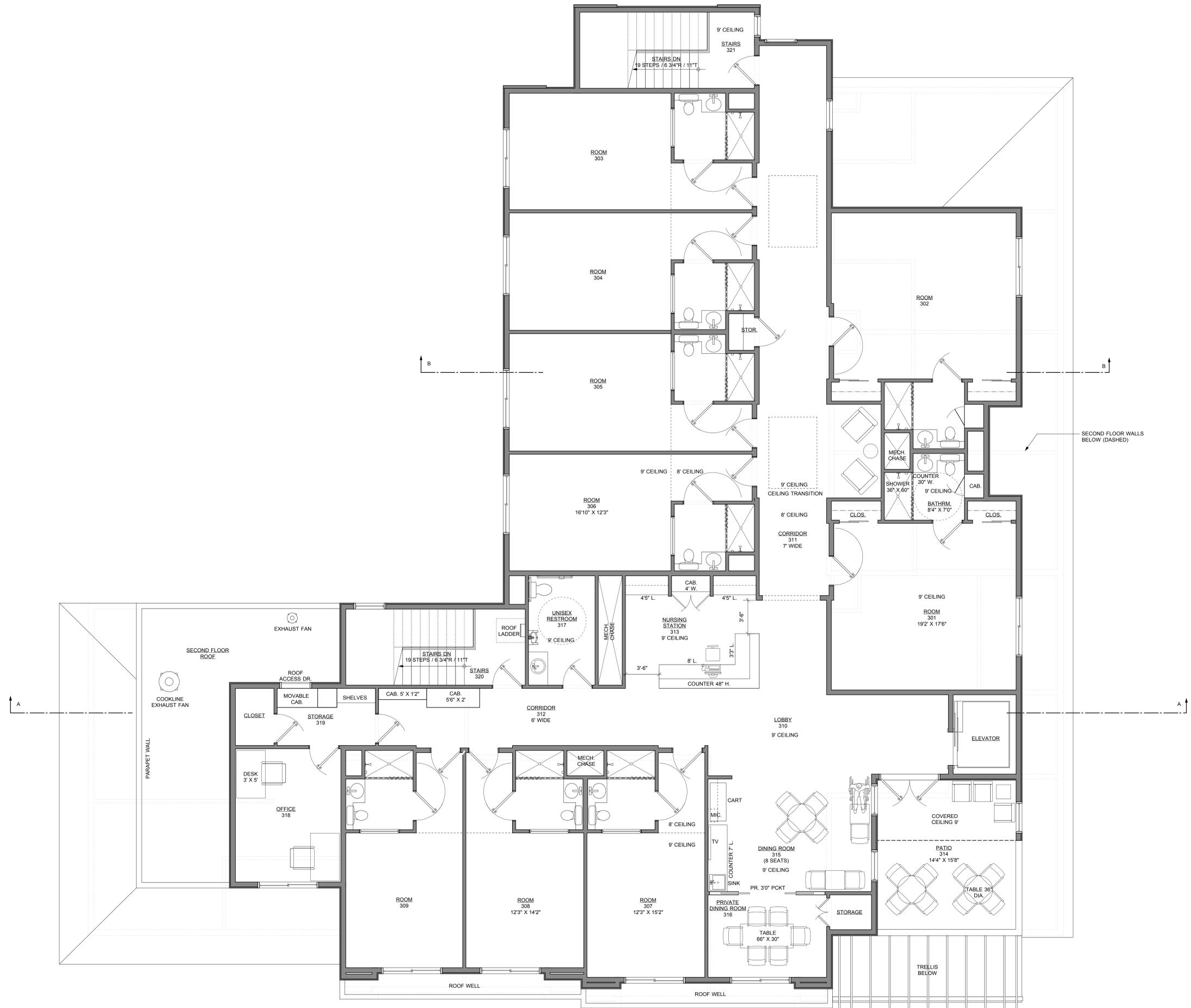
I Street Senior Housing  
3333 I Street  
Sacramento, Calif. 95816

SECOND FLOOR  
PLAN

DARRYL CHINN ARCHITECTS  
2012 P STREET STE# 203  
SACRAMENTO, CA 95811  
OFFICE: 916.446.1293  
EMAIL: DCHINNARCH@ATT.NET



DRAWN GWR
CHECKED DCA
DATE
SCALE
JOB NAME I STREET SENIOR HOUSING
SHEET



THIRD FLOOR PLAN  
5,770 GROSS SF

SCALE: 1/4" = 1'-0"

REVISION	BY

I Street Senior Housing  
3333 I Street  
Sacramento, Calif. 95816

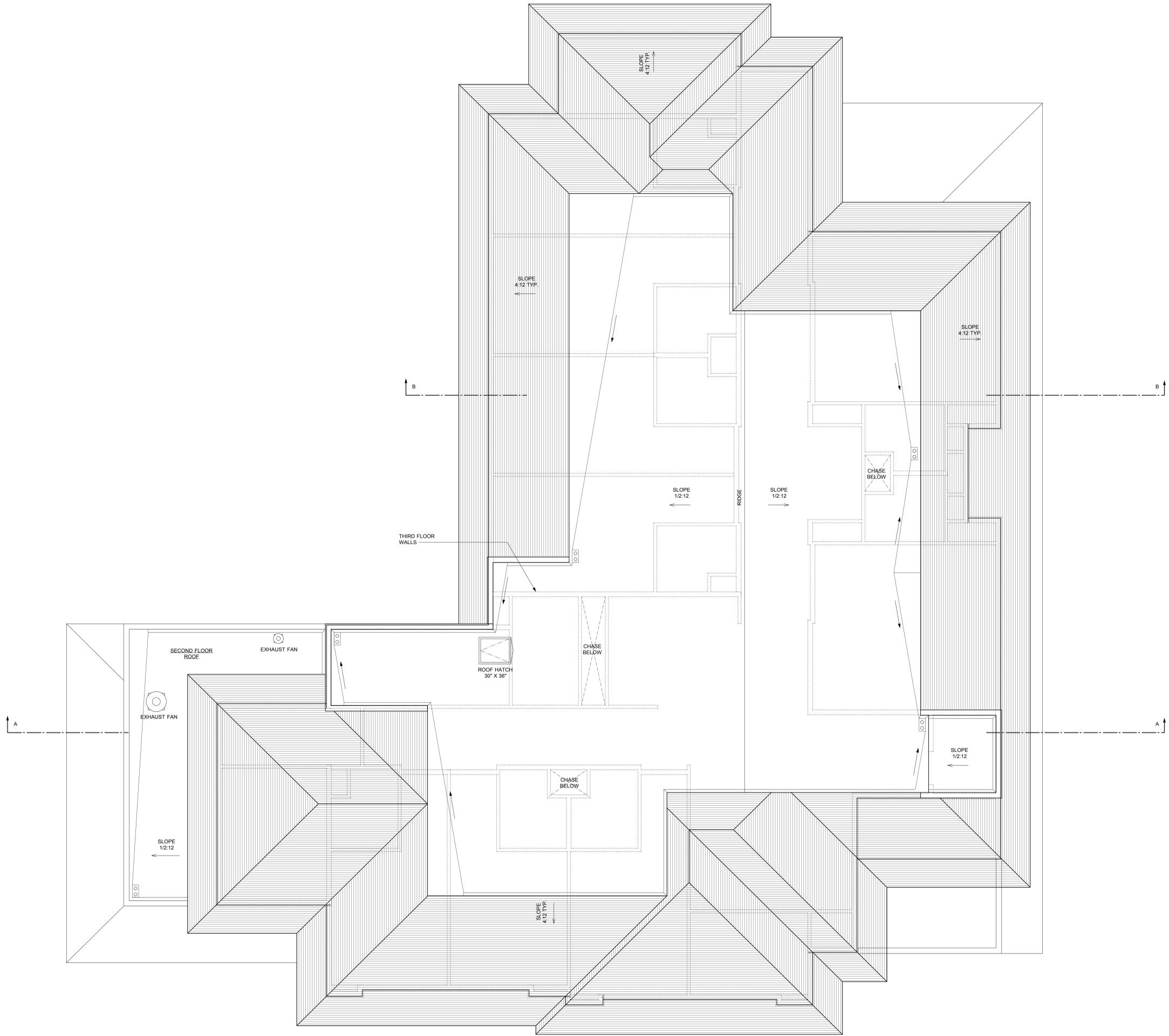
THIRD FLOOR  
PLAN

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2012 P STREET, STE# 203  
SACRAMENTO, CA 95811  
EMAIL: DCHINNARCH@ATT.NET



DRAWN GWR
CHECKED DCA
DATE
SCALE
JOB NAME I STREET SENIOR HOUSING
SHEET

A-5



ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISION	BY

**I Street Senior Housing**  
 3333 I Street  
 Sacramento, Calif. 95816

**ROOF PLAN**

**DARRYL CHINN ARCHITECTS**  
 2012 P STREET STE# 203  
 SACRAMENTO, CA 95811  
 OFFICE: 916.446.1293  
 EMAIL: DCHINN@DCA11.NET

DCA 05/7/15/7/2013



DRAWN GWR
CHECKED DCA
DATE
SCALE
JOB NAME I STREET SENIOR HOUSING
SHEET

REVISION	BY

**I Street Senior Housing**  
 3333 I Street  
 Sacramento, Calif. 95816

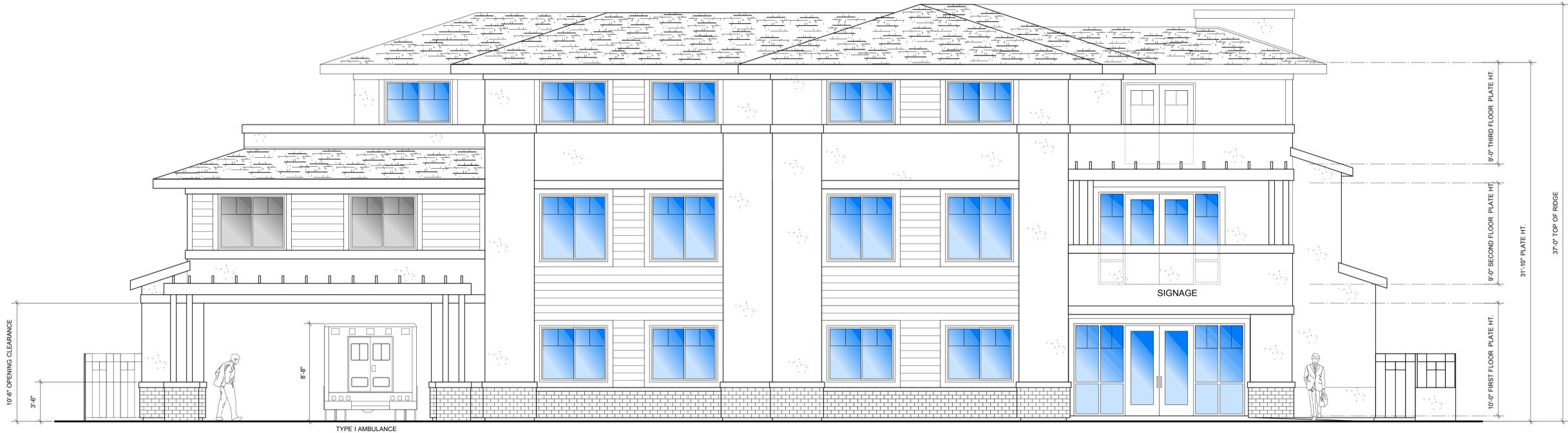
**EXTERIOR ELEVATIONS**

**DCA DARRYL CHINN ARCHITECTS**  
 2012 P STREET STE# 203  
 SACRAMENTO, CA 95811  
 OFFICE: 916.446.1293  
 EMAIL: DCHINNARCH@ATT.NET



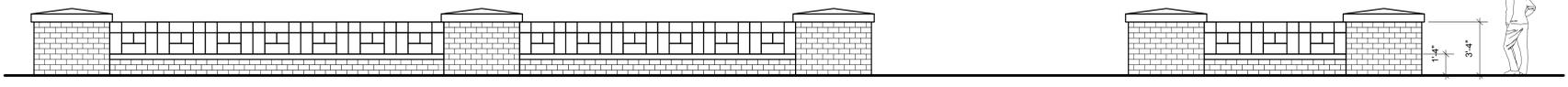
DESIGN	GWR
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SCALE	
JOB NAME	I STREET SENIOR HOUSING
SHEET	

**A-7**



**SOUTH ELEVATION (FRONT)**

SCALE: 1/4" = 1'-0"



**GARDEN WALL ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

REVISION	BY

**I Street Senior Housing**  
 3333 I Street  
 Sacramento, Calif. 95816

EXTERIOR ELEVATIONS

**DCA DARRYL CHINN ARCHITECTS**  
 2012 P STREET, STEF #203  
 SACRAMENTO, CA 95811  
 OFFICE: 916.446.1283  
 EMAIL: DCHINARCH@ATT.NET

**DCA**  
 05 / 15 / 2013



DRAWN	CWR
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DATE	
SCALE	
JOB NAME	I STREET SENIOR HOUSING
SHEET	

**A-8**



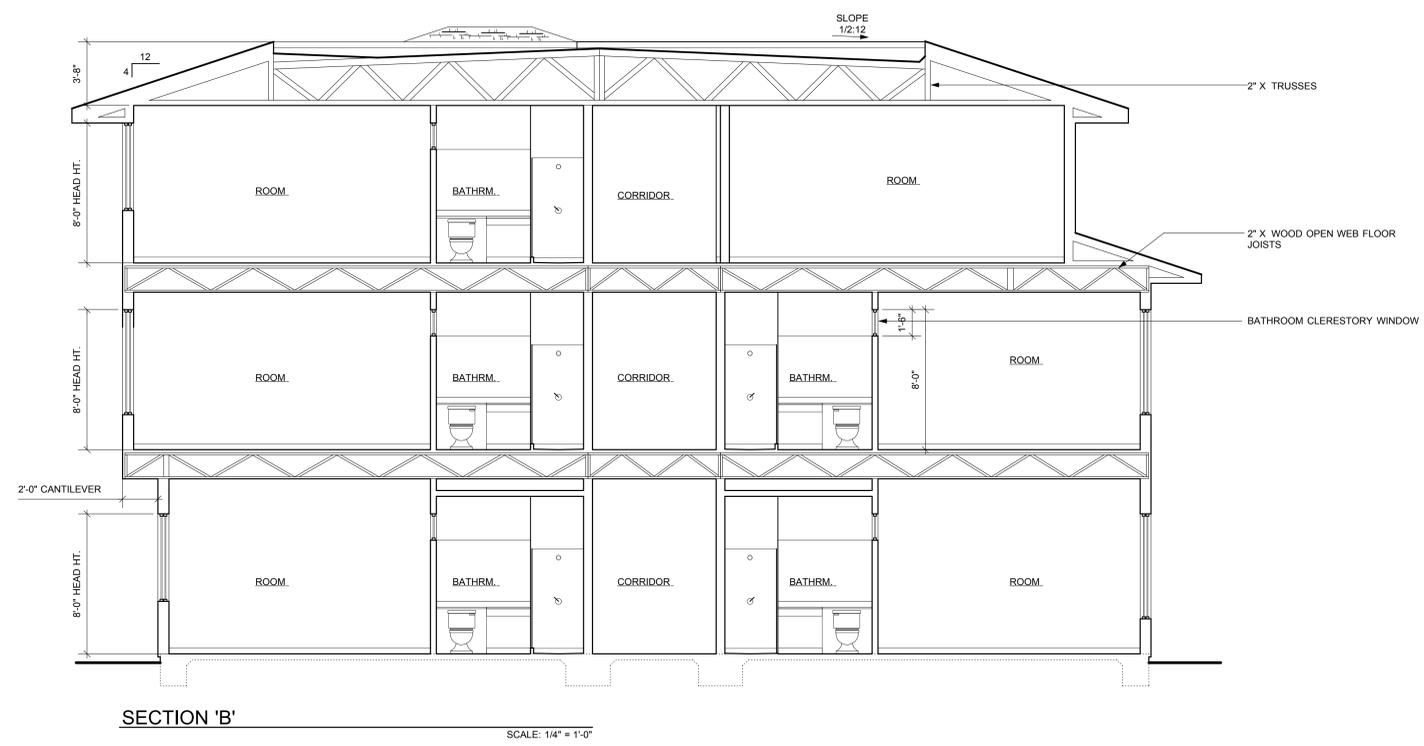
**NORTH ELEVATION (BACK)**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



REVISION	BY

1 Street Senior Housing  
 3333 I Street  
 Sacramento, Calif. 95816

ROOF PLAN

DCA DARRYL CHINN ARCHITECTS  
 9119 P STREET STE# 303  
 SACRAMENTO, CA 95811  
 OFFICE: 916.446.1283  
 EMAIL: DCHINNARC@ATT.NET



DRAWN GWR
CHECKED DCA
DATE
SCALE
JOB NAME 1 STREET SENIOR HOUSING
SHEET