

Item No. 3

Supplemental Material
For
City of Sacramento
Design Commission
Agenda Packet

For the Meeting of: July 20, 2011



Additional Material



Revised Material

Contact Information: David Hung, Associate Planner, 808-5530

Project Name: 24th & T Street Residences (P10-089)

Subject:

Correspondence enclosed that was submitted to staff on July 13, 2001. Three letters submitted by Danny Gomez: letter dated July 12, 2011; letter dated May 24, 2011; letter dated October 18, 2010. Only the July 12, 2011 letter is not found in the staff report.

July 12, 2011

David Hung
Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Subject: Proposed Courtyard Apartments Project at 2331 "T" Street (24th & T)

Dear Mr. Hung

As discussed, we have not changed our position with respect to the proposed Courtyard Apartments Project at 24th and T, and continue to remain strongly opposed. We are opposed for the following reasons:

1. General Plan Regarding Density
Please refer to our attached letters dated October 18, 2010 and May 24, 2011 addressed to you. These issues have not be addressed or resolved. We have additional information regarding density that we did not have at the time of the letter written May 24, 2011. We stated..."there are currently 46 units." However, we have a new count (48) done by neighbors and City staff and want to ask the Planning Commissioners about the City's General Plan for developments that would allow up to 50 housing units per city block on the 2.4 acre parcel (based on the City's General Plan for a "maximum density of 21 housing units per acre"). The application, if approved, seems to contradict the General Plan and set precedence by allowing 53 housing units on the 23-S-24-T block. Several visual counts of the block in May by neighbors and City staff determined there are 48 housing units on the block. Again, we request some clarification on this issue.
2. Design: Location of the Accessory Structure
Please see our letter dated May 24, 2011 – we are opposed to the location of the detached "accessory structure" on the alley. We are concerned for the health and safety of the residents at 1914 24th Street as noted in our letter. Also, the current design creates a nuisance to residents. If approved, the current design poses a high risk to residents and we support two units with attached garages, which follow the General Plan.

We do not feel that our questions have been answered or our concerns addressed. We remain deeply concerned about the scope of this project and the impact it has on the health and safety of our residents. Please refer to Attachments "A" and "B" of the letter to you dated May 24, 2011.

We look forward to hearing from you soon.

Sincerely,

Handwritten signatures of Danny Gomez and Mary Gomez in cursive script.

Danny Gomez and Mary Gomez

Cc: Councilman Robert Fong
Sacramento City Design Commission
City of Sacramento Planning Commission

May 24, 2011

Dave Hung
Community Development Department
City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Dear Mr. Hung:

Subject: 24th and T Courtyard Apartment Project

We would like to bring to your attention some unresolved issues and conflicting information as it relates to the project being proposed at 24th and T. We feel that these issues need to be addressed and/or clarified before the negotiations with the developer move forward. They are as follows:

1. In the ***City of Sacramento's Central City Community Plan***, it states "4. Based on the maximum density of 21 units per acre, a total of 50 units could be allowed on this block. The staff counted 37 units currently existing on the block containing the subject site..." The plan goes on to state that "Therefore, in considering the entire block, the development does not cause the overall density of the block to be exceeded." We have had two separate and independent counts done in the referenced area and there are currently 46 units. We believe, that medium density would allow for 1-4 units being developed on this site with attached garages.
2. In the ***City of Sacramento's Design and Procedure Manual, Section 15 – Street Design Standards***, "15.6.10. Alley Maneuvering Areas cites the following: "...A 6 foot setback from the public right-of-way is required in order to ensure adequate maneuvering room is available." The attached diagram identified as PLATE 15-14 illustrates a 6 foot setback on each side of the 20 foot alley. Please clarify this as one of the proposed setbacks is on our property.
3. Approval for a special permit, according to a ***Report to Planning Commission, Public Hearing, dated March 10, 2011***, is granted based on it not being detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. It is our opinion that this project – in its current proposed state – presents both nuisance and health and safety problems. In the attached letter (30-day notice) from our former tenants at 1914 24th Street, the property most affected by this project, they point out

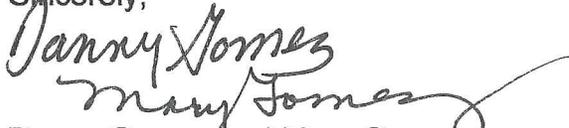
the problem with density and the fact that the project clearly would create a nuisance. (Attachment A). We believe the letter speaks for itself.

4. In addition, we are opposed to the location of the detached parking structure (Accessory Structure) on the alley – on the basis of health and safety and a nuisance. In a letter dated May 3, 2011, (Attachment B) our insurance company representative points out our higher risk and of course we are concerned with our personal liability should we loose coverage.

We continue to be deeply concerned with this proposed project at 24th and T streets. We welcome further discussion with you regarding our concerns before any further negotiations take place. We would like to resolve this with the Community Development Department directly without seeking advice from Legal Counsel.

Thank you for your time and consideration of these very important issues and concerns.

Sincerely,


Danny Gomez and Mary Gomez

Cc: City Councilmen Rob Fong
City of Sacramento
916 I Street
Sacramento, CA 95814

A

Hi Danny,

April 15th, 2011

This is a note to let you know that we will be moving out as of May 15th, 2011. It's been great living here and we thank you for all you've done as a landlord.

Due to the proposed new construction next door, we feel that now is a good time for us to make our exit. Having both lived next to construction before, we know how messy it is and just don't want to deal with it again. Also, the driving factor for us living on this street was the minimal amount of apartments and the more of a neighborhood feel. Now that it sounds like apartments or condos are going in next door, along with the many garages that will be directly across from us, we feel this street is no longer a fit.

Thanks again for everything!

Nikki & Kris

"B

W. H. SWISTON & CO., INC.
2400 22nd Street, Suite 100;
Sacramento, CA 95818
Phone: (916) 457-0444
Fax: (916) 457-4538

May 3, 2011

DANNY AND MARY GOMEZ
1331 35TH STREET
SACRAMENTO, CA 95816

RE: 1914 24TH STREET
SACRAMENTO, CA

DEAR MR. GOMEZ:

I HAD A CHANCE TO LOOK AT THE NEW PROPOSED CONSTRUCTION PROJECT WE DISCUSSED BY YOUR PROPERTY LOCATED ON 24TH STREET. ONE OF YOUR MAIN CONCERNS IS DAMAGE TO YOUR PROPERTY BY VEHICLES THAT WILL ENTER AND EXIT THE ALLEY WAY TO ENTER THE GARAGES.

THE INSURANCE COMPANY LOOKS AT LOSSES FOR UNDERWRITING PURPOSES FOR PRICE AND RISK. IF THE RISK (YOUR PROPERTY) HAS A FREQUENCY OR A SEVERITY CLAIM PROBLEM, THE COMPANY WILL EITHER INCREASE THE PRICE FOR THE COVERAGE OR TERMINATE THE COVERAGE. IN EITHER CASE, YOUR PREMIUMS WOULD BE HIGHER, OR YOU MAY HAVE A PROBLEM OF SECURING COVERAGE ALTOGETHER FOR THE PROPERTY.

BEST REGARDS,


BILL SWISTON



Design and Procedures Manual

Section 15 - Street Design Standards

*12.40 * City Code*

July 2009

The landscape planter area cross slopes are to be designed to 5% minimum to ensure sidewalk drainage and 10% maximum for maintenance purposes. The preferred cross slope design in planter areas is 5%.

The median area cross slopes are to be designed to 2% minimum and the maximum 10% maximum. Median areas exceeding 10% are to be hardscaped. The preferred cross slope design in median areas is 2%.

15.6.7 Lane Widths, Bike Lanes, and Sidewalk Widths

Lane widths are to be no less than 11 feet unless otherwise approved by the City Traffic Engineer.

Bike lanes are required on all street segments as shown on Plates 15-5 thru 15-8 and are to be 6 feet in width. The minimum width of asphalt concrete shall be 3 feet adjacent to the curb and gutter.. Bike lane placement is to be coordinated with the City's Bike/Pedestrian Coordinator, as designated in the City/County Bikeway Master Plan and approved by the City Traffic Engineer.

Sidewalk widths are to be a minimum 5 feet wide for all street classifications except arterials, where sidewalks are to be a minimum 6 feet wide. The width of the sidewalk contiguous to curb and gutter is measured from the back of curb to the back of sidewalk.

15.6.8 Cross Gutters

Concrete cross gutters at street or alley intersections are not acceptable for City street improvements, unless authorized by the City.

15.6.9 Alley Entrance Design

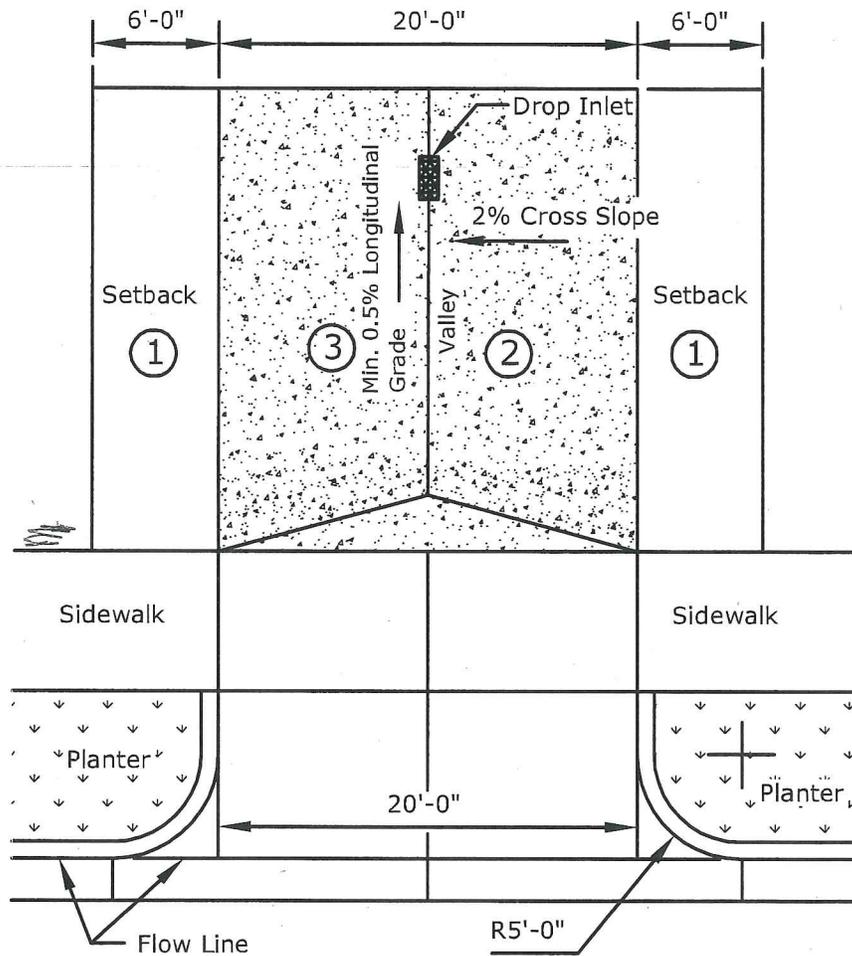
Alley entrances shall be constructed in accordance with Plate 15-14 (Typical Alley Entrance).

15.6.10 Alley Maneuvering Areas

A public alley may be used as a part of the maneuvering space requirements for adjacent parking facilities. Maneuvering width may not be in the public right-of-way except as provided in Chapter 12.40 of City Code. A 6 foot setback from the public right-of-way is required in order to ensure adequate maneuvering room is available.

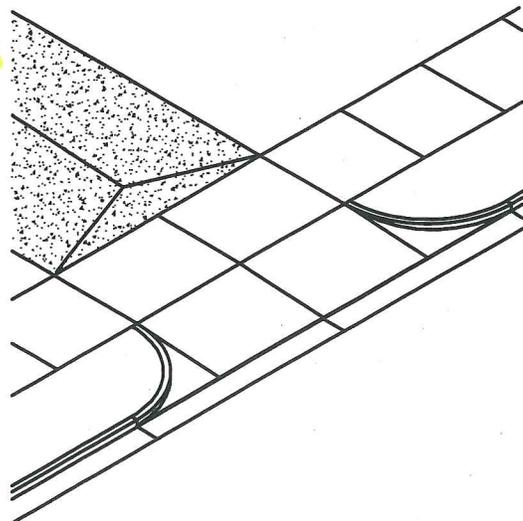
15.6.11 Street Cul-de-sacs

Cul-de-sacs shall be constructed at the termini of permanent dead-end streets. Maximum cul-de-sac length shall be as defined in City Code section 16.40.080. Cul-de-sacs shall be allowed on local streets only. Typical dimensions are shown on Plate 15-15 in the Appendix to this section.



Notes:

- ① A public alley may be used as a part of the maneuvering space requirements for adjacent parking facilities. Maneuvering width may not be in the public right-of-way except as provided in Chapter 12.40 of City Code. A 6 ft. setback from the public right-of-way is required in order to ensure adequate maneuvering room is available.
- ② If an alley is to be used for site access it must be improved to City standards. The extent of the improvements shall be the entire alley frontage of the subject site to the nearest alley entrance. Alleys shall have 6 in. of PCC with an appropriate subgrade as determined by TI and R-values for the area in which the alley is located.
- ③ Minimum longitudinal grades on alleys shall be 0.50 percent. In general, the cross slope shall be 2 percent from the property line to the center of the alley.



REV.	DATE	DESCRIPTION
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△		
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October 18, 2010

Dave Hung
Community Development Department
City of Sacramento
300 Richards Boulevard
3rd Floor
Sacramento, CA 95811-0218

Subject: 24th and T Streets Courtyard Apartments Project

Dear Mr. Hung:

We are strongly opposed to the proposed Courtyard Apartments Project for the following reasons:

1. Currently, there are multiple apartment complexes located in the neighborhood where this project is being proposed, please see the attachment.
2. Parking in the neighborhood is already a problem. Currently, there are two four-unit apartment complexes directly across the street from the proposed site which do not provide parking and require on-street parking only.
3. We strongly oppose the design of the project. It doesn't fit in with the architectural design of the current neighborhood. Most of the current homes were built in the 1920's and 1930's. The flat top roofing, aluminum windows, and vertical wood siding and stained cedar siding, we believe would not only look out of character for our neighborhood but be an eye-sore.
4. We value the quiet neighborhood, single family homes from a specific era and feel there is no need to add additional multi-unit housing in these areas. We strongly oppose this multi-unit project.

We and most of our other neighbors are appalled that the home at this location was destroyed without any advance notice – at least within a block of the site. We are angry that we were not given an opportunity to express our concerns to preserve this home and maintain the character of our neighborhood.

Respectfully submitted,

Neighbors

24th and T Streets Courtyard Apartment Project – OPPOSITION

Name	Address	Phone or Email
Danny Gomez	1914 24 th St.	margomez1@sbcglobal.net
Mary Gomez	1914 24 th St.	margomez1@sbcglobal.net
Linda McNamara	1911 24 th St.	amaroo2@sbcglobal.net
Maria Miller	2400 S St.	EumitroscL@comcast.net
Kristine Celorio	2320 T Street.	Kristine.Celorio@yahoo.com
Joan H. Hasko	2305 T St	JHASKO@ATT.NET
Mabel Lee Robbins	2010 24 th Street	mrobbin@pacbell.net
Reed Richerson	1915 24 th St.	reed.richerson@gmail.com
Tim Gussner	1911 24 th St	
Terry Guilford	1921 24 th St.	tguil75@hotmail.com
Ann Marie	2112 24 th St	451-41691
	2006 24 th St. SA	2006SEW@comcast.net
	2325 T. Street Apt E	suzmaasto@yahoo.com
	1914 24 th St	nikkicorbette@gmail.com
	2009 24 th St	916-416-1786
	2009 24 th St	000-000-0000
	2009-24 St.	
	2020 24 th St	(916) 320-4084
	2623 S St	(916) 617 6661
	1915 24 th St	chole531@gmail.com
	1908 24 th St	(916) 739-0576

11/16/2010

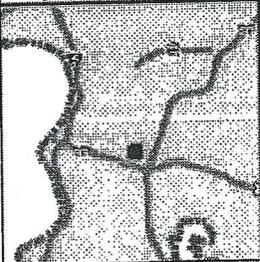
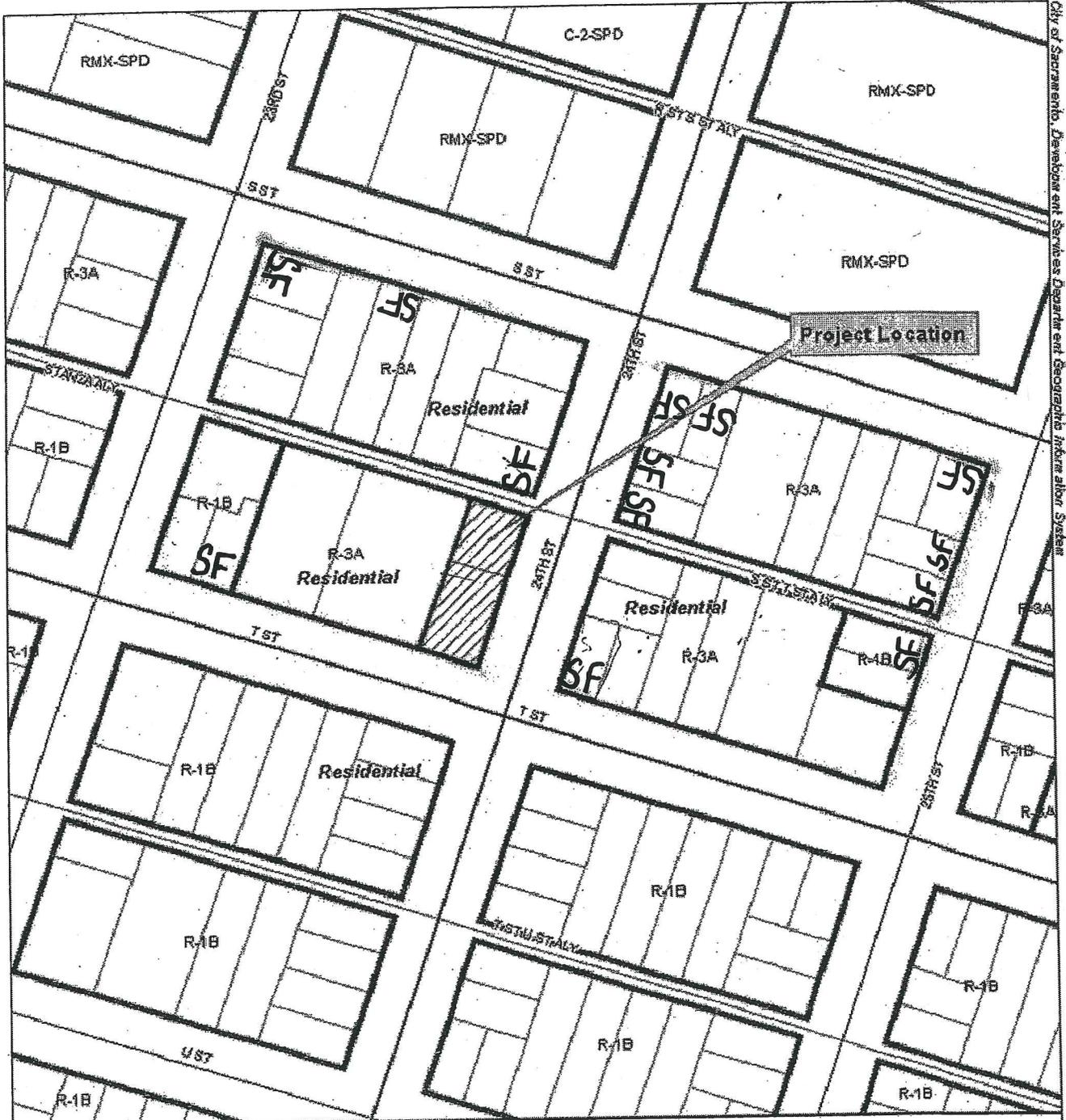
Gave
 'Jed's
 'Cynthia
 & Bill
 for 2nd
 petition

Version in only 1/2

Attachment

See attached Land Use Map of 24th & T Streets:

A survey was done of the areas between from 23rd and S to 25th and S Streets and from 23rd and T to 25th and T Streets and there were 156 multi-family units and 13 single family homes found, which has been highlighted on the attached map:



**Z10-142
Land Use Map
24th & T Streets
Courtyard Housing**



D. Hung | Sep 2010

SF - Single family