

Item No. 3
Supplemental Material (2)
For
City of Sacramento
Planning Commission
Agenda Packet

For the Meeting of: July 28, 2011



Additional Material

Revised Material

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

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

Subject:

Additional comment letters received by staff:

1. From Danny and Mary Gomez dated 7/27/2011.
2. From Susan Woodward dated 7/27/2011.

David Hung

From: Mary Gomez [marygomez1@sbcglobal.net]
Sent: Wednesday, July 27, 2011 12:36 PM
To: David Hung
Cc: marygomez1@sbcglobal.net
Subject: Re: Development at 24th and T (P10-089)

Dear David,

Unfortunately, we are unable to attend the Planning Commission meeting July 28, 2011, as we are out of town attending our son's wedding. Please share these final thoughts on our behalf:

- 1) We acknowledge and appreciate all of the time and effort of many individuals who have worked towards a resolution. Our sincere thanks to you, Councilman Rob Fong, Lisa Nava, our fellow neighbors and the developer.
- 2) We have been and remain opposed to this project for two major reasons: (a) density; (b) nuisance, health and safety. Our opposition is well documented in letters to you dated: October 18, 2010, May 24, 2011 and July 12, 2011.
- 3) We have reviewed the Staff Report to Planning Commission and respectfully disagree with the findings and recommendations, as follows:

On Page 4. **Public/Neighborhood Outreach and Comments** number 3 it states, "The project is consistent with the General Plan goals for density goals and diversity in housing" and Page 6. Number 1. "Staff Recognizes that a survey of the block results in 48 units, however not all of these units were documented through the extensive research."

Currently, there are 48 units, counted on more than one occasion by neighbors and City staff. No where does the General Plan specify when an existing unit is **not** counted or refer to "documented" units. Therefore, the developers proposed 5 unit apartment complex exceeds the City's General Plan on density.

Should the Planning Commission agree with the development of a two-unit project, in accordance with the General Plan, we believe the issues of public health, safety and nuisance will be resolved. Specifically, the developer will not need a special permit to reduce the required street side setback from five feet to two feet for an accessory structure; and she will not need a variance to waive the required trash enclosures for a multi-family development. And finally, there will be no need for the three shared trash cans and three shared recycling cans.

In closing, we again want to thank you and acknowledge the many hours spent by you and the City staff. We are hopeful that all of our efforts will result in a project that enhances the quality and safety of our neighborhood.

From: David Hung <DHung@cityofsacramento.org>
To: "marygomez1@sbcglobal.net" <marygomez1@sbcglobal.net>
Sent: Mon, July 25, 2011 10:58:07 AM
Subject: Development at 24th and T (P10-089)

David Hung

From: 2006sew@comcast.net
Sent: Wednesday, July 27, 2011 12:53 PM
To: David Hung
Cc: Kelley Woodward
Subject: Planning Commission Agenda (July 28, 2011; 5:30 p.m.) and the proposed "24th & T Residences" project (P10-089)

Hello, David Hung -

Just in case we don't have a chance to talk before COB today, I wanted to e-mail you the neighbors' status on the proposed "24th & T Residences" project (P10-089).

I have thoroughly reviewed the staff report to the Planning Commission, particularly page 6, page 7, and page 8. I have been out talking with the neighbors to let them know what all of this means before we go to the Planning Commission hearing tomorrow evening (July 28).

The neighbors along 24th Street (between "S" and "U" Streets) and in the Mirabella apartments (on "T" Street, adjacent to the proposed project) are still concerned about having 53 housing units on the 23-S-24-T block. The neighbors had been hearing that the Zoning guidelines that would allow up to 7 more residences overrides the General Plan that would allow up to 4 more residences. I showed them page 7 of the staff report so they could see the real reason that the City is allowing 5 more residences (housing units) on the 23-S-24-T block. I specifically pointed to LU4.3.2 for the City's authority ("... where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density for the block to be exceeded ..."). At this time, I don't know if any of the neighbors plan to further address this concern at the hearing tomorrow to ask for a reasonable consideration on what this fine historic neighborhood represents for the heritage of Sacramento for future generations.

The neighbors along 24th Street and in the Mirabella apartments are not assured that "more eyes on the street" should help to reduce nuisances or that "... being within the maneuvering requirements of the zoning code ..." guarantees safety and reduces liability claims for neighbors and properties on the S/T alley at 24th Street. We all feel that a retaining wall (designed to deter graffiti) would be both a preventive measure and a visible assurance for the neighbors. We would like the Planning Commission to reconsider their decision "... to not recommend that a wall be built on the north side of the alley since the maneuvering width is being met ..."

For myself, I just wanted to talk about the process for addressing the Planning Commission tomorrow evening (Speaker Slip; 3-minute limit; etc.) if you have time to do so.

Thank you,

Susan Woodward ("Kelley")
2006 24th Street

(916) 837-8991