

Item No. 5

Supplemental Material
For
City of Sacramento
Planning Commission
Agenda Packet

For the Meeting of: March 12, 2009



Additional Material



Revised Material

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

Project Name: La Valentina Station (P08-106)

Subject:

Attached please find:

- Amendments to La Valentina Station (P08-106) Report

Attachments:

- Letter dated March 4, 2009, from Andrea Hagan of 405 11th Street
- Letter from Mike McKeever of SACOG, dated March 4, 2009, is attached.
- Letter from Bruce Monighan from Monighan Design, dated March 2, 2009, is attached.
- Letter from Pamela Skinner of 1225 D Street, dated March 1, 2009, is attached.
- Combined Site Plan Exhibit (Station and North Sites)

TRANSMITTED ON MARCH 10, 2009



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BOULEVARD
3rd FLOOR
SACRAMENTO, CA
95811-0218

Re: Amendments to La Valentina Station (P08-106) Report

Current Planning:

- Amend G2: Gated developments shall comply with section 17.76.050 of the Zoning Ordinance unless otherwise approved per file P06-108; a pedestrian access gate shall be provided at each gated driveway entrance.

Fire Department:

- Add condition after G5: No play structures should be placed in the children's area adjacent to the D Street/E Street alley.

DOT/Traffic Engineering:

Add the following condition after D30 and L30:

- The applicant shall apply for and record a lot merger to accommodate the proposed development on this site prior to obtaining any Building Permits.
- The proposed project as presented would require the abandonment of a portion of the existing alley (between D and E Street). The applicant shall apply for and obtain City Council approval to abandon a portion of the existing alley between D and E Street prior to obtaining building permits. This would require the applicant to comply with our abandonment procedures and file the appropriate documentation for that request.

Environmental Planning:

One comment letter was received during the comment period relating to concerns about parking, and the effects of shading on neighboring properties (see attached letter, dated March 4, 2009, from Andrea Hagan of 405 11th Street). The concerns raised by the commenter are valid planning concerns and issues, but do not identify significant effects on the environment. Parking is discussed in the Mitigated Negative Declaration. The City has not adopted a threshold of significance for shading of neighboring properties.

Utilities Department:

- Remove conditions G6 to G28 and Advisory Notes following G28; staff has inadvertently duplicated these conditions which are also shown on L38 to L60.
- Conditions D38 and L38 revised to read: Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. All existing water service connections off of the 6-inch water main in D Street/E Street alley within the frontage of this project shall be abandoned to the satisfaction of the Department of Utilities (DOU).



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Add new conditions after D40 and L40:

- The applicant shall install a gate valve on the existing 6-inch water main in D Street/E Street alley east of the second light rail track, at the location acceptable to the Department of Utilities.
- A minimum of one fire hydrant will be required on D Street and on E Street. The location of these hydrants shall be to the satisfaction of the Department of Utilities and the Fire Department.
- The existing fire hydrant in D Street/E Street alley shall be abandon to the satisfaction of the Department of Utilities.
- Conditions D49 and L49 revised to read: The applicant shall remove the section of the existing combined sanitary sewer main fronting the property in D Street/E Street alley and install a new pipe section and appurtenances. No new sewer services connection is allowed in this section. The new section shall be either a ductile iron pipe or a PVC placed in steel casings and shall be approved by the DOU.
- On conditions D55 and L55, the beginning shall be changed from "Per City Code, the Subdivider..." to "The applicant....."
- Add the following to Advisory Note: "The applicant shall comply with the abandonment process."

New Comment Letters

- Letter from Mike McKeever of SACOG, dated March 4, 2009, is attached.
- Letter from Bruce Monighan from Monighan Design, dated March 2, 2009, is attached.
- Letter from Pamela Skinner of 1225 D Street, dated March 1, 2009, is attached.

Miscellaneous

- Portion of condition D56 was inadvertently omitted on the staff report, the full condition should read: "A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- Portion of condition D75 was inadvertently omitted on the staff report, the full condition should read: "Hostile vegetation, such as shrubs with thorns or leaf shapes that make them very undesirable for people to walk through is highly recommended. Shrubs around dumpster enclosures should be hostile in structure to help prevent undesirable access to the dumpster. Additionally, dumpster enclosures shall be lockable."
- A combined site plan (Station and North Sites) is attached for reference.

March 4, 2009

Rochelle Hall
Assistant Planner
City of Sacramento, Development Services Department
Environmental Planning Services
300 Richards Blvd.
Sacramento, CA 95811

Dear Ms. Hall,

This letter is in response to the Notice of Availability/Intent to Approve – Draft Mitigated Negative Declaration for the La Valentina Station (P08-106) project.

I and another person own the property at 405 11th Street and we also live there full-time with his eight year-old son. I have concerns about this project, in particular the specific entitlements for Special Permits for parking and for height.

On our block of 11th Street, none of the 5 homes or apartment houses have garages, driveways, nor alleys. Everyone on my street depends on close, accessible street parking for our cars. Our neighborhood has a lot of foot traffic from people living in crisis – the homeless population traversing between Loaves and Fishes and downtown. It is simply not safe for us to have to park far away from our homes, especially those of us with children.

The yet-to-be-completed Creamery Project, which is between C and E streets and 11th and 10th Streets, has also applied for (and I believe was granted) Special Permits to reduce required parking, and if the Valentina project also has less parking, we will be hard pressed to find parking close to our homes. Please understand that this is an urgent matter to those of us on this block!

As for the matter of height, anything over 3 stories will block the sun from the back side of all of our houses, resulting in very dark back yards. This means our vegetable garden will not survive.

I urge you not to allow these special permits.

Sincerely,

Andrea Hagan
405 11th Street
Sacramento, CA 95814
916.930.1940



March 4, 2009

David Kwong, Planning Manager
City of Sacramento Development Services
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Dear Mr. Kwong:

The Sacramento Region Blueprint Project, initiated by the Sacramento Area Council of Governments (SACOG) in 2002, involved a comprehensive study of the region's land use patterns and transportation system. The purpose of the Blueprint Project is to encourage local jurisdictions to apply principles of smart growth and sustainable development to future land use planning in the region in order to link transportation and land use more closely. In December 2004, the SACOG Board of Directors adopted the Preferred Blueprint Scenario, a bold vision for growth in the Sacramento region that promotes compact, mixed-use development and more transportation choices as an alternative to low-density development.

The La Valentina Station project, located at the Alkali Flat light rail station in downtown Sacramento, represents a prime example of how smart growth can be achieved through urban infill development in the Sacramento region. The proposed mixed-use project of 81 units and 5,300 square feet of commercial puts high-density mixed-use development where it is needed most: next to an existing and underutilized light rail station. This type of development is critical to the smart growth strategies of SACOG's Blueprint Project.

It is our understanding that the City of Sacramento will be submitting a grant application to the State of California for Infrastructure funding under the Proposition 1C Infill Infrastructure Grant (IIG) Program. This letter is to confirm that the proposed La Valentina Station project is consistent with the Preferred Blueprint Scenario and the guiding principles of the Sacramento Area Blueprint Project. I wish you the best with the city's application for IIG funds and may be reached at (916) 321-9000 should you have any questions.

Sincerely,

Mike McKeever
Executive Director

cc: David Hung, Planner, City of Sacramento

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

March 2, 2009

David Hung, Planner
City of Sacramento Development Services
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: La Valentina Residential Development

David, I wanted to take a moment to voice my very strong support of the Domus La Valentina projects designed by David Baker on the south lot and YHL on the north lot. Both of these projects respond to the community and the potential of 12th Street in very different but very successful ways.

The David Baker project is unique in its' extremely green and sustainably urban design response to a TOD project site. This project represents what every City is trying to achieve; urban infill, affordable housing, public transportation as a design and planning element, green building responses and sustainable systems that lower our built environments impact on the community. This is a project of the street, literally in the lap of a transit station and its' design is fluid, sculptural and I think very reflective of the "speed of the street". It will be a great building to both live in and drive past.

The YHL provides a TOD project that addresses housing affordability and sustainability while creating a different theme that celebrates an earlier design period without emulating it or attempting to replicate it. The allusion to front yard, porch, 40' grid and roof line reflect an earlier period while the materials, clarity of form and brevity of detail suggest something more contemporary.

As a member of the Alkali Flat RAC I must commend Domus Development for their consistent contact with the RAC and the community. They have engaged us with ideas, possibilities, and a candid assessments of limits and opportunities and have always taken community comments seriously.

As a property owner in Alkali Flat since 1989 I appreciate the efforts by Domus to bring us a quality project. My business has been on 12th Street since 1990 and every day I come into town via 12th Street. For 18 years I have wondered about the "gateway" to our City and when this community and this street would begin to see the benefits of Sacramento's urban awakening. With development at a standstill I am encouraged to think that we can make a significant change to one of the City's front doors and to my neighborhood with these projects. I encourage you to support these projects for all that they represent to my neighborhood and to the City as a whole

Sincerely,


Bruce Monighan AIA

David Kuong
Planning Manager
City of Sacramento Development Services
300 Richards Blvd
Sacramento, CA. 95811

Pamela Skinner
1225 D Street
Sacramento, CA 95814

March 1, 2009

Dear Mr. Kuong,

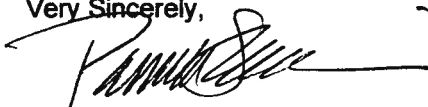
As a property owner in the Alkali Flat area I'm am writing to express how pleased I am about the proposed La Valentina Station project. My property is located at 1225 D Street, less than 500 feet away.

I have owned the property for three years. One of the reason I purchased property there was my belief in this community and wanting to contribute and be a part of it. My goal is to have a residence with a contemporary industrial loft space in this small warehouse building. Even though the economy given what it is, the desire and vision of neighborhood activist and developers have proceeded ahead to keep alive the belief in the area. These projects will only help us all. I have had very interesting conversations with banks. Until projects such as these, go forward, it is very hard to get funding for the type of thing I'm trying to accomplish.

This is also an opportunity to have an exciting architectural and innovative design concept, that is proposed by a strong developer that has so many credentials and the experience of many "like" projects.

The City's commitment to Alkali Flats, and other endeavors such as the Globe Mill and others that have come to fruition and that are planned for the future, is evident. I hope you and your committee will continue to give your support to this project . This will be a great mix of retail and residential, which we all know, is a huge necessity to creating a vibrant area. Please continue your support.

Very Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela Skinner', with a long horizontal flourish extending to the right.

Pamela Skinner



Domus Development

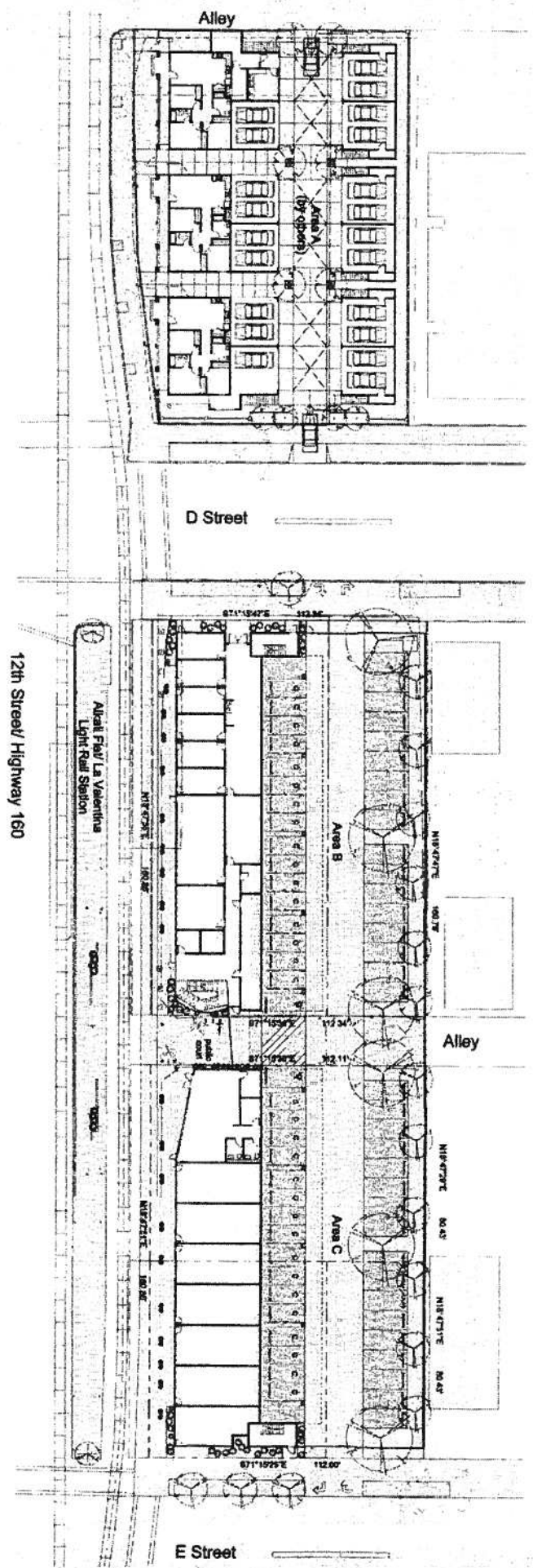
La Valentina Station

Site Plan - Station and North Block (by others)

20703.00
scale: 1" = 20'-0"
date: 2009.03.06

A12

1. Site Plan - Station and North Block
1" = 20'-0"



12th Street/ Highway 160

Alkali Fluv/ La Valentina
Light Rail Station

Alley

D Street

Alley

E Street