



**ECOS Land Use Committee Meeting Agenda**  
**Monday August 8th, 2016**  
**Mogavero Architects 2012 K Street**  
**6:00 – 7:30 pm**

Attendees – ECOS: John Deeter, Lynne Goldsmith, Jonathan Sampson, Ron Maertz, Matt Baker, Brandon Rose, Andy Sawyer, Robert Meagher, Matthew Baker, Barry Wasserman; 19J Team: Nikky Mohanna, Moe Mohanna, Michael Espinley

6:00 p.m. – Welcome, Introductions, Check-Ins, and Changes to Agenda

6:05 p.m. - 19J Project - Nikky Mohanna

1. Urban Housing
  - a. 173 small and smart units
  - b. Affordable by design (smaller than average studio) 80% of project is comprised of studios less than 450 sq. ft.
  - c. Typical studio is 445 sq. ft.
  - d. Could “potentially” be less than \$1,000 per month
  - e. Aiming for zero net energy powered by solar
  - f. Using solar and purchasing solar from the grid
  - g. They want to keep and maintain the affordability
  - h. No subsidizing
  - i. Market-rate
2. Transit-Oriented Development
  - a. Bike storage
  - b. Providing six Zipcars for rental
  - c. Working with SACOG to implement new bike share program in the building – about 20 bike sharing systems to go on 2nd floor.
  - d. Bus 30 and Bus 62 come every 15 minutes and are on same block
  - e. Hoping for streetcar to be built for residents to use at 19th & J.
3. Community Space
  - a. Merging the public and private realms – the city is urging them to do
  - b. Rooftop patios/sky terrace
  - c. Open patio on 3<sup>rd</sup> floor
  - d. 1500 sq. ft. rooftop garden with pet-washing areas (building to be pet-friendly)
  - e. Street level patios
  - f. 2 Fitness Centers
  - g. Two computer lounges

#### 4. Q & A

- a. Q: How do you define affordability and sustainable? (Lynne Goldsmith)  
A: Sustainability - when you can work and live in the same vicinity.  
Efficiency and downsizing. Affordability – when you can spend only 30% of your income on rent. (Nikky Mohanna)
- b. This project is geared toward young people but will not discriminate against older people who want to live there.
- c. There is onsite parking. It is on second floor. There will be about 50 parking spaces for 173 units. It will cost extra for a parking service. About 50 dollar deduction for rent if a resident does not need a parking space.
- d. The units may come furnished, very unordinary for Sacramento.
- e. For storage they are looking at putting storage under the bed, above bathroom and possibly Murphy beds for some of the units.
- f. The 300 sq. ft. units will have a shared washer/dryer room, all others will be in unit.
- g. Q: It costs so much to build such a tall building. Have they looked at building fewer stories? (Brandon Rose)  
A: Lightweight Steel Construction Very rarely used in California. This type of construction becomes cheaper when it gets taller. Eleven stories is the sweet spot to keep costs on units down. (Nikky Mohanna)
- h. Q: What are the community benefits for the height deviation? (Ron Maertz)  
A: Bringing in affordable, compact units, the kind we need in Sacramento. Building small units is more expensive but it is for a positive social impact. The 19J site is in the Urban Corridor High section, which allows for 8 stories. The height deviation (based on the floor area ratio, not overall height) that 19J is asking for is a 20% deviation. The Yamanee site is in the Urban Corridor Low section and is asking for a 300% deviation (based on the floor area ratio, not overall height). (Nikky Mohanna)
- i. The total height of the building will be 124 feet – the zone allows for 95 feet.
- j. The building will be managed by a company that belongs to the Mohanna family, so they will be involved in it for the long-haul. This should enable them to keep unit prices low.
- k. Each unit has its own bay window and some have patios.
- l. Storm water management – They are still working to figure it out. They aren't there yet.
- m. Q: Why aren't they building 19J in the areas zoned for buildings of this height? (Alex Reagan)  
A: There isn't the market for this kind of tall building of living units is downtown. Rent prices are rising in midtown. Downtown, there are far less amenities and it is less conducive to community involvement. Stores close at 5pm or 6pm and there is still a larger homelessness problem downtown.
- n. Q: How do we know they are going to stay affordable? (Alex Reagan)  
A: They are so small they couldn't charge more for them. The market-rate is so much per square foot. With only 350 sq. ft. it can never be too

unaffordable. This will be for the 60-80% of the median income of local residents (taken from SHRA in 2016) (Nikky Mohanna)

- o. They do not want to sell condos. Developers who do that get all the money up front. (Moe Mohanna)
- p. There is no traffic study required because there are only 50 cars allowed to park there. (Nikky Mohanna)
- q. Q: How do we know this doesn't get converted into condos in the future? (Brandon Rose)

A: They are looking at doing a deed restriction on their own property. (Nikky Mohanna)

ECOS should make a demand that a deed restriction go on properties because then you prevent the developers from flipping and selling the property. (Moe Mohanna)

They could also put a deed restriction that the cost of the units won't go up. A percentage of units would have to stay at a certain level. This would ensure that the rent stays affordable. (Barry Wasserman)

This should not affect the view of the lender. (Andy Sawyer)

5. Next steps in City:

- September 8th - Planning and Design commission vote
- November - city council vote

7:00 p.m. - Project Updates –

- Connector
- Housing Elements
- Elk Grove SOIs There are four new expansion applications. Three of the four are outside the Urban Services Boundary. We should look at Elk Grove General Plan.
- Mather Field Project – completed; success in saving some vernal pools
- Wilton Rancheria Casino – meeting with tribal chair went well; they are concerned with their ancestral lands surrounding Elk Grove and we would like to move forward with a partnership.
- Eastview Specific Plan and Annexation - Galt,
- MLS Stadium
- Railyards – they are currently looking at getting approval for the helipad on the hospital and for designating the water tower as an historical site
- Yamanee Project
- North Precinct Panhandle Project
- Other Projects

Ron Maertz, Rob Burness, Alex Kelter, and Others

7:10 p.m. – Update on CEQA Revisions

Andy Sawyer

- As reported before, not much is happening in the Legislature on the California Environmental Quality Act (CEQA). Most of this session's bills to amend CEQA are dead. These include AB 1886 (McCarty) which would have expanded the CEQA exemption for transit priority projects (residential projects new major transit stops or high quality transit corridors).
- SB 734 (Galgiani) would extend for two years the expedited judicial review procedures established by the Jobs and Economic Improvement Through Environmental Leadership Act. The procedures do not change the legal requirements of CEQA—they speed up judicial review—and apply only to projects certified by the Governor as meeting specified environmental requirements. SB 735 would enact two additional requirements for certification: prevailing wages for construction workers, and unbundled parking for residential units. SB has passed both houses with unanimous votes.
- Trailer bill 707  
[http://www.dof.ca.gov/budgeting/trailer\\_bill\\_language/local\\_government/documents/707StreamliningAffordableHousingApprovals6-10-16.pdf](http://www.dof.ca.gov/budgeting/trailer_bill_language/local_government/documents/707StreamliningAffordableHousingApprovals6-10-16.pdf) was not enacted along with the budget, but is still under consideration, and may be included in a special session if it not enacted before adjournment of the regular session. This proposed budget trailer bill language would provide for approval as of right for attached housing developments adjacent to developed areas if specified criteria are met. Because approval would be ministerial, CEQA would not apply. The trailer bill language is opposed by environmental groups, labor and local governments. Because it is tied to \$400 million for low-income housing, however, the outcome is uncertain.

7:15 p.m. – Project Monitoring – Review Robert Meagher's changes to Project Monitoring spreadsheet. Discuss criteria for project importance.

Please review:

[https://www.cubbyusercontent.com/pl/ECOS+Project+List/\\_1b05859a14244240b38a93db8d940d94](https://www.cubbyusercontent.com/pl/ECOS+Project+List/_1b05859a14244240b38a93db8d940d94)

7:25 p.m. – Other Business and Announcements – September meeting topics

7:30 p.m. – Adjourn