



ECOS Land Use Committee Meeting Minutes
Monday April 11th, 2016
Mogavero Architects 2012 K Street
6:00 – 7:30 pm

Attendees:

Ron Maertz, ECOS Land Use Committee co-chair
Rob Burness, ECOS Habitat Committee co-chair
Alexandra Reagan, ECOS Director of Operations
Robert Meagher, ECOS member
William Burg, Preservation Sacramento & long-time Sacramento resident and activist
Karen Jacques, Preservation Sacramento & long-time Sacramento resident and activist
Charissa Morningstar, ECOS board member
Andy Sawyer, ECOS Secretary
Lynn Wheat, ECOS
Jonathon Sampson, ECOS
Molly Basinger, ECOS
Lynne Goldsmith, ECOS
Brandon Rose, ECOS President
Ralph Propper, ECOS
John Deeter, ECOS Transportation, Air Quality and Climate Change committee
Veronica Beaty, Sacramento Housing Alliance, ECOS board member

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

6:05 p.m. - Yamanee Project
Project Proponents (Invited)
Preservation Sacramento - William Burg

ECOS:

- Rob Burness met with Jim Wiley – expressed concerns about to what extent that this represents a precedent that will lead to similar other proposals that will end up creating conceivably different structures in the midtown area.
- You have to provide some unique characteristics to be allowed a deviation from the current height limit.
- Would be tallest bldg. in all of midtown; 170 ft and 12 stories
- High-end/expensive housing units; will not include affordable housing
- Ten story (~100 ft tall) senior housing bldg. across the street is the largest bldg. on J Street at this time.
- Wiley said it will be a LEED platinum structure. But will it really be? And is that by itself enough? Anyone can propose that.

- ECOS is in support of high-density and infill development
- In the standpoint of ECOS' long-standing principles, Yamanee looks like a good project.
- Very dense - 300 units per acre (.44 acres total)
- But how does it fit into fabric of urban area? E.g. a profusion of high rise buildings in the midtown area. This is something that ECOS hasn't looked at in terms of the long-term implications.
- We have to be careful when making exceptions from our plans for buildings. Considerable more land being rezoned.
- City should have a thorough review of Yamanee.
- Plan is to form a recommendation to give to ECOS Executive Committee
- Affordable housing – the city ordinance says that a development of the density level of 40 dwelling units per net acre or more does not have to contribute any money to the affordable housing fund.

William Burg, Preservation Sacramento

- This will be 15 stories – it has been added to since original proposal
- Tall buildings are needed, wanted in downtown and downtown is zoned for it.
- There is plenty of room for growth in general plan without making exceptions like this.
- 2030 General Plan says six stories is the height limit in the part of town Yamanee is going into; meanwhile, there are many other places downtown and on J Street that allow taller than six stories.
- Housing crisis is in midtown unlike railyards and river district
- Developer could still build housing in this area, just less.
- In the fee district, developers who build tall buildings have to pay a fee to go into infrastructure. The developers would not have to pay the fee because they are outside the fee district.
- Planning commission meeting is on May 12
- The building needs to fit into the Transect plan; that is part of smart growth
- No project alternatives were discussed.

ECOS can/will communicate with planning department to say we support high-density and infill, but we also support general plan compliance and we are very interested in ensuring that whatever decision city council makes, it is done in a way that assures the validity of the impacts of the precedent-setting nature of this and that it justifies a height exception.

If there is going to be a deviation, there needs to be an affordable housing component.

We want to see a really good reason for the height exemption (“deviation”)

Max height/max units in this area is 6 stories and 80 ft. 110 units per acre. (Similar to what's been built at 16th street – those are within the limit.)

The city staff assigned to the Yamanee project are Theresa Haenggi (THaenggi@cityofsacramento.org, 808-7554) and Evan Compton (ecompton@cityofsacramento.org, 808-5260).

6:50 p.m. - Elk Grove Kammerer Road SOI Notice of Preparation Comments

7:00 p.m. - Project Updates – Connector, Housing Elements, Elk Grove SOI, Mather Field Project, Wilton Rancheria Casino, Eastview Specific Plan and Annexation - Galt, Other Projects
Ron Maertz, Rob Burness, Alex Kelter, Molly Basinger and Others

7:10 p.m. – Update on CEQA Revisions
Andy Sawyer

It does not appear that the Legislature is poised to make major changes in the California Environmental Quality Act (CEQA).

AB 2356 (Gomez) would enact an expansive exemption for infill projects. Environmental groups are mobilizing in opposition.

AB 1886 (McCarty) would enact a much narrow expansion of the existing CEQA exemption. Environmental groups are also in opposition.

The California Supreme Court has scheduled oral argument in another CEQA case, Friends of the College of San Mateo Gardens v. San Mateo Community College District. The issue involves the standard of review for subsequent environmental documents. Oral argument is scheduled for May 4, 2016.

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

7:25 p.m. – Other Business and Announcements – May meeting Railyards Update

7:30p.m. – Adjourn