

Campus Commons Village Four

Mr. Zack Dahla
City of Sacramento Planning Division
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811

July 10, 2023

Re: Planning Application Z22-079; 707 Commons Drive

Dear Mr. Dahla,

I am writing again on behalf of the Campus Commons Village Four Board of Directors representing 53 homeowner units.

The developer has submitted a third set of proposed plans for development of this property. Village Four homeowners still have substantial concerns about this proposal. The purpose of this letter is to summarize those main concerns.

To recap: the overall concern is whether this proposed development conforms to the City's General Plan requirements and expectations. Specifically, this proposed development is within a neighborhood where *"the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity and livability from the downtown core to well integrated new growth areas."* LU 2.1.1.

Further, *"[t]he City shall preserve, protect and enhance established neighborhoods by providing sensitive transitions between those neighborhoods and adjoining areas, and by requiring new development, both private and public, to respect and respond to having those existing physical characteristics buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood."* LU 2.1.2.

Also, *"[t]he City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity, ensure public safety; are family-friendly and address the needs of all ages and abilities."* LU 2.1.3.

The developer's claim that the design is compatible with the existing neighborhood is still completely at odds with the actual plan. The colors have changed but the scale, density, placement, landscaping and materials are still in stark contrast to nearly every quality of the surrounding Planned Unit Development (PUD).

Briefly:

- At three stories, the proposed units exceed the height of **all** other buildings in the neighborhood.
- **All** mature trees on the site are still slated for destruction.
- There is no space for anything other than ornamental trees. Tree canopy is lost to the development, the neighborhood, and the region - and will not be effectively replaced.
- The artist's rendition of the development includes trees that appear to partially obscure the buildings. Given the minimal available green space and the close proximity of buildings, it is likely that few trees of the depicted size would flourish.
- Green space in general is insignificant and incompatible with Campus Commons and Nepenthe, defeating the underlying planning and environmental design concepts embraced by the Campus Commons community and the City.
- The HVAC units face the street, an eyesore inconsistent with the Campus Commons aesthetics designed specifically so that the unsightly HVAC units would not be visible to the public.
- The total number of units remains at 24 contained within six buildings. The design of 12 of the units potentially invites conversions (converting half baths to full, adding kitchenettes) increasing additional density, traffic and unplanned parking issues.
- Residents of 12 units must park their cars **single file** in their 2-car garages, which is cumbersome and inconvenient, greatly increasing the likelihood that one car will be parked on the street, potentially adding 12-24 parked vehicles to Commons Drive and Campus Commons Road.
- One analysis of the street parking situation states the length of a parallel parking space is 18-20 feet. Approximately 150 feet of street parking is available directly in front of 707 Commons Drive and approximately 150 feet adjacent to the development on Campus Commons Road (space for a new driveway and emergency exit are subtracted). That yields approximately 16 parking spaces, too few to accommodate overflow from the development and eliminates guest parking for current Campus Commons residents.
- The permanent availability of parking for 707 Commons Drive in the 350 University Avenue parking lot remains murky. The revised plans show both a 6' fence walling 707 Commons Drive off from 350 University Avenue, and a notation of potential "future pedestrian access to additional potential parking."
- **There is clearly no space - or plan - for both refuse pick-up and parking on Commons Drive or Campus Commons Road.**
 - Campus commons was developed with adequate space for refuse pickup in the alleys. In contrast, and with disrespect for neighbors, the developers plan to crowd all 48 weekly and 72 bi-weekly containers onto Commons Drive and Campus commons Road rather than design alleys wide enough for refuse trucks.
 - The city requires that refuse containers be placed 3' apart. Bins are

19" to 24" wide. Even without any spacing, 72 containers require between 114 and 144 feet of curb space; factoring in the required 3', 330 to 360 feet of curb space is needed.

- Refuse containers will therefore require **all** of the curb space adjacent to the development on Commons Drive and Campus Commons Road, leaving no space for overflow parking from the development.
- Both the 350 University Avenue and 707 Commons Drive properties were acquired under **one PUD designation** and should continue to be subject to the requirements of the PUD. They must be planned and developed as one project in order to find any coherent solution to parking and other issues, consistent with the planning that went into the original PUD designation and the practices underlying these properties.

This is a summary of some of the major concerns raised by Campus Commons residents including those in Village Four. We request that all of these matters be addressed.

Please continue to notify us of all hearings regarding this proposal as we have many residents who desire to attend to express their positions.

Thank you for your consideration and attention to our concerns regarding this proposed development.

Sincerely,

Nancy Comstock
President
Campus Commons Village Four