



PO Box 19147
Sacramento, CA 95819
November 13, 2008

Mr. Steve Cohn
Councilmember, District 3
951 I Street, 5th Floor
Sacramento, CA 95814

Dear Steve,

The Board of the East Sacramento Improvement Association (ESIA) has voted to support our neighbors on 38th Street in their request to add language regarding front yard setbacks to the interim ordinance establishing design review requirements for specified residential neighborhoods (Ordinance 2007-026). In particular, we endorse their proposal to require contextual design review for projects in which "...the front yard setback is less than the average setback of the adjacent lots." We also endorse their proposal to include covered front porches as part of the structure for purposes of determining front yard setbacks.

As you know, one of the salient features of the East Sacramento neighborhood is the relative uniformity of front yard setbacks on any particular street. Without the proposed amendment, the interim ordinance will result in approvals for projects that protrude significantly closer to the street than do surrounding houses, as was the case in a recent application approved for a house on 38th Street. This application was withdrawn after an appeal, but we are concerned that similar applications might be approved in the future.

Please note that the requested amendment does not propose a single numerical setback standard for the entire neighborhood, only that setbacks be consistent on a block-by-block basis. We hope that you will encourage your colleagues on the City Council to direct planning staff to review the proposed amendment and incorporate into the ordinance language to implement its intent. Thank you for your consideration of this request.

Sincerely,

Paul N. Noble, Secretary
ESIA Board of Directors

cc: Mayor and Members of the Sacramento City Council