

Peter B. Manston & Robert C. Bynum
P.O. Box 160691
Sacramento, California 95816-0691

January 13, 2010

Community Development Department (Planning)
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, California 95811-0218

Subject: Comment for the Public Record
2500 R Housing Project, 1802 26th St. Half Block on R Street
between 25th and 26th Streets
Assessor's Parcel: 010-0043-001-0000

We would like to raise several issues for entry into the public record of this project:

1. A. Confusing and/or Faulty Notice: We have received two notices for these hearings with different dates (January 12, 2011, and also a separate notice for January 13, 2011). The difference between them as sent is not clear. Nor is the purpose of each easily discernable. We believe that this is certainly confusing and maybe faulty notice, and have attached copies of both of these notices for entry into the public record.

The different dates could cause some interested parties to not have the chance to comment and enter material into the public record. If these are two hearings for different purposes, the purpose of each should be clearly noticed.

1. B. Incomplete notification of nearby property owners: We received one copy of each notice, each to a different address. Since we own four or five properties within 500 feet of the proposed project (depending which point on the proposed project the 500 feet is centered on), we believe we should have received one for each property we own at our address of record. We would not have received proper notice if we did not have several properties nearby. I would have expected to receive four notices or five (one for each property within 500 feet of the proposed project).

In addition, I asked some of my neighbors, who are residents and own their own home properties if they had received notice, and they said they had not received any notice about this hearing today or the (Design) hearing yesterday.

2. A. Project Design and Appearance. Although fronting Light Rail tracks on one side, on three other sides this project faces residential buildings, many from the late 19th and early 20th centuries. The proposed design is more suitable for a downtown city location than a graceful residential neighborhood. Over the years, many of the formerly industrial sites on the R Street Corridor in this area have been redeveloped as dense residential property, such as the townhouses directly to the east on 26th Street. Many but not all of these designs of recent developments have fit well into the residential fabric. This proposal should be redesigned to fit in, too, both from a standpoint of street facades and rhythm of the buildings. Specifically:

--The roofs are too flat: most houses and apartment buildings in this neighborhood have much steeper roofs than in this proposal, as much as 6 in 12. And all the one-and-two story residential buildings have peaked roofs rather than the "V" shaped roofs proposed for some of the units in this project. All of the roofs in this project, especially those facing public streets (25th, 26th, and R) should have steeper, center-peak roofs.

--The wall facades as they appear on the illustrations appear to be too lacking in detailing.

2. B. Density and Land Use: We believe that overall, this project conforms to the intensive residential use called for in the R Street Corridor plan.

3. Parking. This project doesn't seem to be provide enough parking spaces on project grounds. This will overload the surrounding parking on the neighborhood streets. Parking here is already inadequate, as many of the older residential buildings in this neighborhood either have

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insufficient off-street parking or provide none at all. In any case, the informal head-in parking for about 35 to 40 spaces now on the south side of R Street between 25th and 26th Streets, along the project's north boundary, should be made permanent and retained, though with the addition of pavement and curbs. The parking should resemble the head-in parking on R Street between 26th and 27th Streets on the north side. It should be marked for the residential parking permits of the "S" zone of the adjoining streets (25th Street, east side; S Street; and 26th Street, north and south sides). While RT (Regional Transit) may not be thrilled, any in-town development along their right-of-way is a compromise, and as far as I am aware, there have been no collisions between head-in parking and RT trains in this neighborhood.

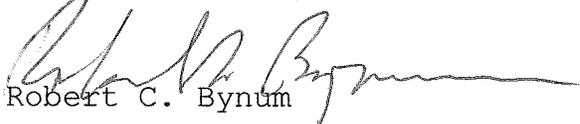
While each unit in the proposal has a single garage parking space, what if residents have two or more cars or trucks? And what about parking for their guests? (See comment regarding head-in parking above.)

4. Ownership of interior alleys: This project includes several small alleys into the interior of the project. Are they going to be deeded into public ownership? If so, will the City of Sacramento be required to maintain these alleys at public expense? And will the public have access as with any other public right of way? These alleys should have public access if the public is going to have to maintain them. And in any case, these interior alleys should not be gated against entry by emergency vehicles or the general public.

We are pleased at last to see a potentially good use of this vacant space, which at one time was a gravel and material-handling yard. We hope to enjoy a graceful addition to the neighborhood streetscape.



Peter B. Manston



Robert C. Bynum

Owners of nearby properties including

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1821 - 26th Street
2504 S Street
2506-10 S Street
2512 S Street
1916 - 25th Street (maybe, see comment in text)

Mailing address to which all correspondence should be sent:

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Sacramento, California 95815-0691

Tel. 916. 452-5200



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COMMUNITY
DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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

PUBLIC HEARING

December 29, 2010

The Community Development Department is notifying all owners of property within 500 feet of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a Public Hearing scheduled to begin at 5:30PM AT NEW CITY HALL, 915 I STREET, 1ST FLOOR, SACRAMENTO, CA 95814 ON JANUARY 13, 2011.

P10-058 **TITLE:** **2500 R Housing Project**

LOCATION: 1802 26TH ST Half Block on R Street between 25th and 26th Streets
 010-0043-001-0000
 District - 4

PROJECT: A request to subdivide one undeveloped parcel, totaling 1.19 acre, into 34 lots for the construction of 34 pre-fabricated detached single-family homes and four common lots for landscaping and vehicle accesses, in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District. The request requires a Tentative Map, a Special Permit for alternative housing, Variances for driveways, and Design Review.

ENVIRONMENTAL: Exempt per CEQA 15332-Infill Development Projects

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the Public Hearing.

If you have any concerns, questions or objections, or need further information, please contact Elise Gumm at the Community Development Department, 916-808-1927 and please refer to project number P10-058. If applicable, staff reports are posted on our website (www.cityofsacramento.org/dsd/meetings) the Friday prior to the hearing date.



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PUBLIC HEARING

December 29, 2010

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P10-058 **TITLE:** **2500 R Housing Project**

LOCATION: 1802 26TH ST Half Block on R Street between 25th and 26th Streets

 010-0043-001-0000

 District - 4

PROJECT: A request to subdivide one undeveloped parcel, totaling 1.19 acre, into 34 lots for the construction of 34 pre-fabricated detached single-family homes and four common lots for landscaping and vehicle accesses, in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District. The request requires a Tentative Map, a Special Permit for alternative housing, Variances for driveways, and Design Review.

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