Item No. 5
Supplemental Material
For
City of Sacramento
Planning and Design Commission
Agenda Packet

For the Meeting of: April 23, 2020

- Additional Material
- Revised Material

Contact Information: Jose Quintanilla, Assistant Planner, jquintanilla@cityofsacramento.org, (916) 808-5879

Project Name: 3702 7th Avenue Subdivision (P19-060)

Subject: Emailed comments from neighbor, additional email

Attachments
1: Including email correspondence from neighbor expressing opposition to the project. This email is from the same neighbor and in addition to the supplemental material provided earlier, however, this email lists all concerns with this project.
Howdy,

I'm opposed to the splitting of 3702 into two separate parcels. I own and reside at 3706/3708 7th ave. The adjacent lot.

I think they are fine entry level rentals and shouldn't be converted to SFRs solely for the profit derived from this conversion. We need a variety of housing in our neighborhoods.

I don't think these unit's are good candidates for single family parcels.

the setback are not sufficient. one unit is 3' and the other 5' from their respective back fences ( my yard ) .

If these are just to be rentals, I don't see the advantage of increasing the cost per door by converting them to SFR.

If these sell as SFRs than it's quite possible they will be sold to young growing families. How will they fit on these tiny lots? where will there BBQ, tool shed, play place go? As these folks won't have less wants and needs as any other family... these items will need to be crammed into these tiny setbacks. this will directly impact the adjacent neighbor and this use isn't in character with the density of an R1 lot. could be a fire hazard. especially as one of the units was approved with a gas burning tankless water heater 2',3" from the property line.

In addition the duplex was approved without conforming to the conditions of the building permit.  
- retention pond missing.  
- garage doors not of type specified  
- entry doors not of type specified  
- windows installed without sills as specified.

I am aware of the existing requirement that the retention pond be graded into existence. I haven't seen a plan showing where that will be. but original plans show it where the proposed new dividing lot line will be located.  If it is in fact built in this location it would span two lots. I understood that runoff from one parcel shouldn't be directed to another. but rather retained on the parcel or drained to the curb. Utilities are being separated. this retention pond should also be separated such that each parcel mange their respective storm runoff independently. currently, with lack of pond and downspouts aimed at my downhill parcel; runoff flows into my lot.

Splitting the lot could result in more ADU density than if left as a duplex. Each new owner would be entitled to build 2 ADU. Granting this right to 3000 sqft lots is not consistent with the allowed 2 ADUs per normal R1 lot. I believe the normal size is a minimum of 5000ish sq ft.

Although the city characterizes this as adding to the housing stock; it is doing so to the detriment of the rental stock. Nothing new is being built. We are just changing the labels on these units. As noted, this conversion will entail costs that will be passed on to new owners resulting in costlier units. Just further upward pressure on our already notably high rent.

These unit's didn't conform with the required conditions of their building permit and now the neighborhood is being asked to accept further degradation of this R1 zone with relatively non-existent setbacks. At a minimum the owner should be required to conform to the original approved permit before being able to further deviate from applicable zoning rules.

Vince Cheema