



8/19/2019

VIA EMAIL

Nicholas Sosa  
City of Rancho Cordova Planning Department  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

**RE: Grantline 208 Lennar Homes DR Amendment (DD9883)**

Dear Mr. Sosa:

WALKSacramento submits the following comments on the Grantline 208 Lennar Homes DR Amendment (DD9883) project. The project proposes to add four new house plans to the nine approved house plans in 45'-wide-lot series in the Grantline 208 community.

Three of the four new plans will not have any "eyes on the street," and the one new plan that does have some "eyes on the street" will contribute little because the active living space with windows at the front of the house is a den on the second floor. The proposed project will result in one house plan out of thirteen that has some active living space at the front of the house on the first floor.

The Rancho Cordova Design Guidelines recommends that one floor plan in a master plan series promotes "eyes on the street" with a "living room, family room or community living room" at the front of the house facing the street. If the Grantline 208 amendment is approved as proposed, the 45'-wide-lot series will have no ground-level "eyes on the street." The 55'-wide-lot series will meet the recommended minimum number of house plans with "eyes on the street" since the '3312' plan has a guest living room at the front of the house.

It seems unlikely that the 45' series house plans could accommodate active living areas that provide good "eyes on the street" at the front of the house. The 45' lot width, 5' minimum side setbacks on each side, two-car garage and front door leaves only enough room for a 10'-wide living space at the front. However, there may be a few lots in the 45' series that are wide enough to incorporate a kitchen or great room at the front. Although open floor plans having a great room that combines kitchen and family room are currently popular, homes with kitchens at the front of the house that are open, or even just well connected, to an adjacent family room may also be desired by home buyers. A new house plan with only the kitchen at the front would also provide good "eyes on the street."

House plans that have poor front-facing "eyes on the street" may have good side elevations. All of the proposed new plans have no or poor "eyes on the side street" on the side opposite the garage, but each of the garage side elevations have good "eyes on the street." These plans might be used at corners with the garage side of the house facing the side street, assuming there's adequate separation between the driveway and the corner return.

The approved '1880' plan in the 45' series has good "eyes on the side street" on the garage side elevation, and the approved '2617' plan has good "eyes on the side street" on both side elevations. These two plans could also be used on corner lots to provide some "eyes on the street."

WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Sincerely,

Chris Holm  
Project Analyst