



9/6/2019

VIA EMAIL

Daniel Abbes, Assistant Planner  
City of Sacramento Community Development Department  
300 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: 12E (P19-046)**

Dear Mr. Abbes:

WALKSacramento has reviewed the 12E (P19-046) project routing. 12E proposes to subdivide the 0.44± acre-parcel at 424 12<sup>th</sup> Street into 21 parcels and construct a three-story single-family attached residential unit with 1-car garage on each lot. Existing driveways on 12<sup>th</sup> Street and E Street would be removed. Vehicular access to four units would be from Democracy Alley while the other seventeen units would be accessed via a shared driveway off of Democracy Alley.

The project site is directly across 12<sup>th</sup> Street from the Valentina light rail station; there's a bus stop in front of Building 3 on E Street and there are three other bus stops one block to the south. The site is also within a 20-minute walk of much of the central city and midtown. For people choosing to live at 12E, getting around without an automobile will be convenient.

The small lots, averaging about 914 square feet, do not have a minimum parking requirement because they're less than 3,200 square feet. Also, since the site is within a ¼-mile of a light rail station, the project has no minimum parking requirement regardless of the lot sizes. The driveways to access the parking for each of the units will cover about 24% of the project site with hardscape that will be of little benefit to residents other than to drive into their garages, should they have a car, and to provide the only pedestrian access to lots 5-8.

Paving one quarter of the project site is a lot of hardscape that could be allocated to outdoor common space or additional houses if garages weren't provided. A interior courtyard shared by residents would be better for Sacramento by providing more trees and permeable soil, reducing the use of automobiles, and allocating private gathering space for residents to get to know their neighbors and socialize. Should the project go forward with the current site plan, we suggest the applicant revise the floor plans to replace the garages with ground floor living space, and offer the garage as an option.

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