



1/7/2020

VIA EMAIL

Angel Anguiano, Assistant Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Homes at Potrero (P19-048)

Dear Mr. Anguiano:

WALKSacramento has reviewed the Cycle 2 project routing for Homes at Potrero (P19-048) and we offer the following comments.

We understand the revisions made to the project include shutters providing an enhanced side elevation for the Plan 2 Alternative Side Entry house, and a slight reconfiguration of Lot B, which now includes a vehicle turnaround area.

Our October 21, 2019 letter made four recommendations to improve natural surveillance of the private drives, sidewalks and common areas.

1. Add a Plan 1 house at the south end of Private Drive A.

The intent was to provide natural surveillance of the two south-most parking spaces, the sidewalk on Private Drives A and B, the mailbox cluster, and common use area Lot B. Plan 1 was recommended because it has the better "eyes on the street" of the three house plans. Locating a Plan 1 on Lot 6, which is essentially a corner lot, would provide three windows in an active living area (the Family Room) facing the street – the front window would face Private Drive A, and the two side windows would face Private Drive B.

Plan 2 has no front windows, and only one of the three side elevation windows is in an active living area, and that window is near the back corner of the house behind the fence. Further diminishing Plan 2's "eyes on the street," the fence will block the view from the window in the foyer. The window in the entry hall is the only ground floor window that's not behind the fence.

Recommendation I for Cycle 2: Move the fence to the back corner of the house on Lot 6 to facilitate "eyes on the street."

2. Swap the Plan 1 house on either Lot 8 or 11 with the Plan 2 house on either Lot 9 or 10, respectively.

The intent was to better distribute the Plan 1 "eyes on the street" along Private Drive B. If the fence on Lot 6 is moved to the rear corner of the house, all of Private Drive B would be within view from the family rooms from the Plan 1 houses on Lots 8, 11 and 13 and the Plan 2 house on Lot 6. The two Plan 1's across from each other isn't optimal, but it's adequate.

Recommendation II for Cycle 2: See Recommendation I.

3. Replace the Plan 2 house on Lot 14 with a Plan 1 house.

The intent of this recommendation was to provide "eyes on" the street elbow between Private Drives A and B. If the fence on Lot 6 is moved to the rear corner of the house, the elbow would be within view from active living areas.

Recommendation III for Cycle 2: See Recommendation I.

4. Add a second window in the family room of the Plan 2 Alternative Side Entry house on Lot 1.

The intent was to provide better natural surveillance from the Plan 2 Alternative Side Entry house on Lot 1. Also, though unstated in the letter, if a Plan 1 wasn't placed on Lot 6 then the Plan 2 Alternative Side Entry house on Lot 6 would also benefit from a second Family Room window.

Recommendation IV for Cycle 2: Add a second window in the family room of the Plan 2 Alternative Side Entry house on Lots 1 and 6.

Recommendation V for Cycle 2: Move the fence to the back corner of the house on Lot 1 to facilitate "eyes on the street."

Upon further review of the revised and original project routings, we noticed that the fences used to shield the trash and recycle cans from view are within sight triangles between the driveways and sidewalks. Although development on private streets may not be required to conform with city code 17.620.100 C, pedestrians will be exposed to potential vehicle collisions because the 6'-high fence may block driver's views of pedestrians and vice-versa. The short driveway lengths will further reduce visibility for drivers backing out of their garage. The open-slat design will improve sight lines, but reducing the fence height to 4' would provide better visibility.

Recommendation VI for Cycle 2: Reduce to 4' the height of the landscape fence used to screen the trash bins.

Finally, natural surveillance of the church parking lot on the adjacent parcel could be slightly improved by adding a window to the side elevation of the Plan 2 Bedroom 2 on Lots 9 and 10.

Recommendation VII for Cycle 2: Add a window to Bedroom 2 on the side elevation of Plan 2 on Lots 9 and 10.

Sincerely,

Chris Holm
Project Manager