



4/5/2021

VIA EMAIL

Armando Lopez Jr.  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

RE: The Robla Apartments (DR20-219)

Dear Mr. Lopez:

Thank you for routing Rev5 of The Robla Apartments project to WALKSacramento. The building has been modified by replacing the garages on the west side with 2-bedroom units and moving the building to Rio Linda Boulevard. The building envelope hasn't changed, leaving the active living areas in the units with limited sightlines to keep an eye on the bike path.

The number of trees proposed for the front setback area along Rio Linda Boulevard has been slightly reduced in the Rev5 plan. We recommend planting shade trees in the street landscape planter, similar to that shown below, to better shade the sidewalk.



We are pleased to see the inclusion of a bike storage room on the first floor near the building's east entrance. However, it appears the room's capacity is 16 bikes but there are 43 units requiring a minimum of 22 long-term bicycle spaces.

We note the preponderance of bike racks at three locations near the south edge of the parking lot, providing 19 spaces beyond the minimum required number of short-term spaces. If one of the three

groups of outdoor parking are planned for long-term parking, then the racks should be protected from the elements and have a means of limiting access to only residents.

The Rev5 package has only one drawing (architectural site plan) that shows a sidewalk between the site and the Sacramento Northern Bike Trail. We assume this will be corrected and the connection will be constructed with the project.

The revised plan set maintains the driveway connection to the future development on adjacent parcel to the north. Space should be reserved for sidewalks and curb ramps along the east side of the future driveway to provide pedestrian access between the building and the future development.

Sincerely,

Chris Holm  
Project Manager