



4/22/2021

VIA EMAIL

Armando Lopez
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Lemon Hill Apartments (DR20-166)

Dear Mr. Lopez:

We appreciate the applicant's responsiveness to our October 29, 2020 recommendations and the resulting increase in parking lot shade trees. We also appreciate the attention and care in regards to construction impacts to existing trees.

The project has also been improved by the addition of outdoor common space around the existing oak tree. The hardscape, picnic tables and benches will provide a place for residents to get outside and socialize. We note, however, that access to the common space from Building 2 will be indirect. Although the distance of indirect travel is short, there will be an inclination to cross the curbed driveway between the common space and the sidewalk at the northeast corner of Building 2. Curb ramps that would make the direct path safer, accessible, and reduce damage to the landscape strip along the east side of the driveway should be considered if feasible and practical.

Lemon Hill Apartments will provide much needed market rate housing in the Lemon Hill neighborhood that will also be affordable. The project site is within walking and biking distance of schools, retail and services. One block to the south is Morrison Creek, which could be transformed into an active transportation route in the future.

The building designs will provide "eyes on" Lemon Hill Avenue and 65th Street Expressway, and the street will be activated by entrances, living rooms and patios of the units facing Lemon Hill Avenue and 65th Street Expressway.

Although we discourage applicants from gating residential projects, we think the proposed ornamental metal fences, gates and sound wall will help prevent small children playing outside on the property from wandering over to the 65th Street Expressway.

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 public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities and local economies.

Please keep us informed of future project routings and hearing notices for Lemon Hill Apartments.

Sincerely,

Chris Holm
Project Manager