

Planning & Design Commission [Amended Agenda & Supplemental Material - Updated 2/12/26 @12:40 PM]

Meeting Time: 02-12-26 17:30

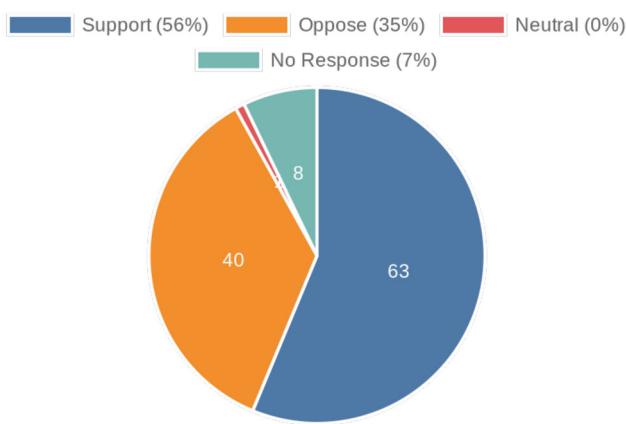
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning & Design Commission [Amended Agenda & Supplemental Material - Updated 2/12/26 @12:40 PM]	02-12-26 17:30	17	112	63	40	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



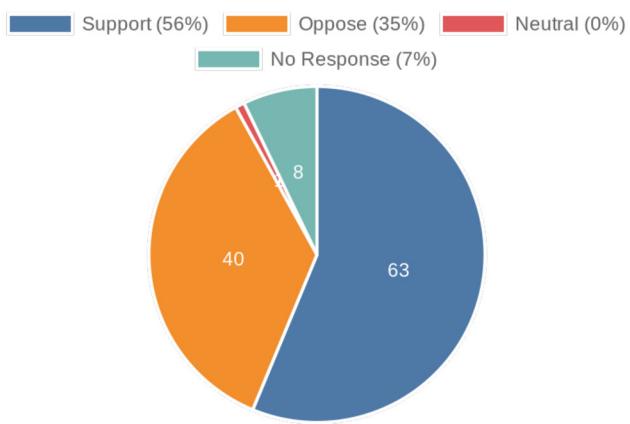
**Planning & Design Commission [Amended Agenda & Supplemental Material - Updated 2/12/26
@12:40 PM]
02-12-26 17:30**

Agenda Name	Comments	Support	Oppose	Neutral
Public Comments-Matters Not on the Agenda	1	0	0	0
1. Florin Road Quick Quack Car Wash (P25-013) [Noticed 01/30/2026; Published 01/30/2026] 2026-00487	1	0	0	0
2. Alhambra Redevelopment Project (P24-007) [Noticed 01/30/2026; Published 01/30/2026] 2025-01286	109	63	40	1
3. Workshop: Preliminary Framework for Regulating Cottages on Wheels (LR26-001) 2026-00399	1	0	0	0

Sentiments for All Agenda Items

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

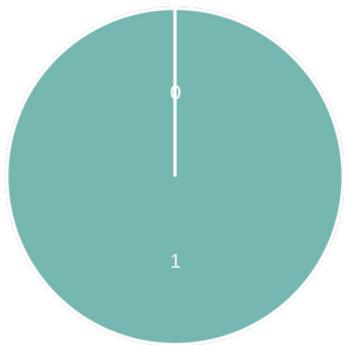
Overall Sentiment



Agenda Item: eComments for Public Comments-Matters Not on the Agenda

Overall Sentiment

Support (0%) | Oppose (0%) | Neutral (0%)
No Response (100%)



Mark Rodriguez

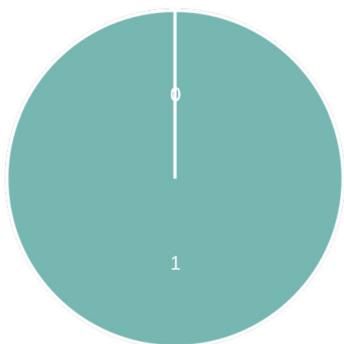
Location:

Submitted At: 9:59am 02-06-26

Please do not go to Sun Spa, located at 6804 Fruitridge Rd #A
Sacramento, CA, 95820, as well as q spa, located at 4215 Norwood avenue, suite #12, sacramento, ca, 95838,
They will all claim that they are too busy for you.

Overall Sentiment

Support (0%) | Oppose (0%) | Neutral (0%)
No Response (100%)



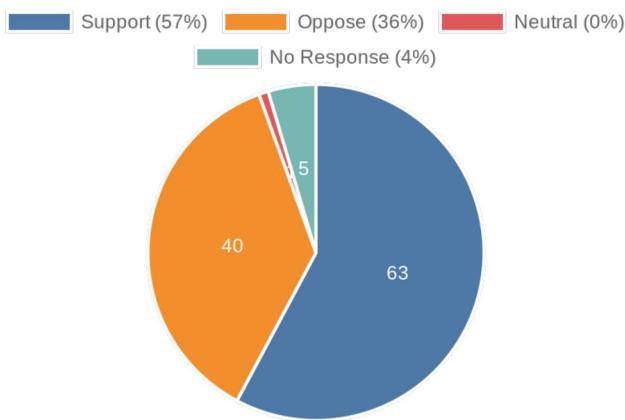
Mark Rodriguez

Location:

Submitted At: 9:58am 02-06-26

Please do not go to Sun Spa, located at 6804 Fruitridge Rd #A Sacramento, CA, 95820, as well as q spa, located at 4215 Norwood avenue, suite #12, sacramento, ca, 95838, They will all claim that they are too busy for you.

Overall Sentiment



Myranda Love

Location:

Submitted At: 7:21pm 02-12-26

I am a resident of Boulevard Park/new era park neighborhood very close by, I frequently come to the area, walking and cycling and enjoying the beautiful public good that is McKinley Park. I am in strong favor of this development if we approach it with smart design and sustainability standards, like limiting parking associated with the development. We need to address our housing crisis and infill development including retail like more local coffee shops is much needed and beautiful addition to the city, not a blight or character ruining. As the capitol city of the 4th largest economy in the world, we should be promoting higher density housing and economic development, and mitigating suburban sprawl. We shouldnt be living in the past, building single family homes and more unsustainable suburban sprawl.

The character of the neighborhood - as many opposed to this project invoke - I argue is strengthened by more types of housing, more diversity of people in the neighborhood, and more local businesses. If we commit to this project in a smart and sustainable way that addresses community concerns about designs, parking concerns, traffic concerns - we can promote density, transit and small businesses all at the same time. Of course, the city should consider the issues of environmental sustainability and safer streets, but this is not a zero sum game. We can increase housing, helping alleviate the housing crisis and rent burdened citizens of Sacramento. It is possible to envision a better city and we have the power to build it! I would encourage us to look at modern European cities, and dream bigger instead of shutting every project down over concerns about 'character'. Consider Vienna Austria, Paris these are historic cities that preserve their character by promoting cycling, transit. These cities are made beautiful and thrive thanks to an abundance of affordable dense urban housing and transit. We can do this too!

Angela Stathos

Location:

Submitted At: 7:00pm 02-12-26

I support the project, there's nothing over there. To address the concerns of local residents, build it in conjunction

with more public transit, safe biking infrastructure, and increase traffic enforcement. If anything, I'd be concerned it might be too loud for building residents, so noise calming on either side of the freeway would be welcome. We need more housing.

Jordan Motta

Location:

Submitted At: 6:01pm 02-12-26

How many ADU's have been approved in the last 12 months in this area? These people are worried about the sewer system allegedly, but how many have built ADUs in their yard or above their garage and didn't say mumm about it? Simple. Have the applicant provide upgrade to the area affected. Done deal. Move on.

Daniel Pskowski

Location:

Submitted At: 5:51pm 02-12-26

Dear Planing Commissioners, I had originally submitted comments, photographs, building design guidelines for street trees on to the City of Sacramento Community Development Dept. Environmental Planning Services on May 23, 2025. Attached is the letter which was sent. Unfortunately, I am unable to include all the attachments originally sent. All the information I submitted was not included in this document. I was a Sacramento City Arborist from 1990 until 2020. I was the sole city arborist for the first fifteen years and worked on hundreds of projects. I am appalled that the City of Sacramento Urban Forestry section approved this project. The concern is the existing city street trees will be severely damaged due to no above or below ground setbacks. Furthermore, the applicant's arborist report is very misleading indicating that the nontraditional pruning will not harm the trees. Attached is a photo of tree #59893 24-inch zelkova which the arborist report indicates will require 20% of the canopy prune to construct the building. When the attached photo indicated the true amount of pruning. This project does not adhere to the Developer Guidelines for Street Trees. With no building above and below setbacks large canopy trees cannot be grown. Sacramento is in a climate crisis and trees are our first line of defense in combating climate change. Sacramento's air quality is poor. According to the American Lung Association 2024 State of the Air Report. Nationally, Sacramento had the 7th worst ozone, 7th worst year round particle pollution and 9th worst Short Term Particle Pollution. The amount of leaf surface area being removed by this proposed project worsens Sacramento's air quality. If this project is approve the city should be compensated for the damages caused to the existing city street tree that remain. Thank You.

Samantha Arthur

Location:

Submitted At: 5:47pm 02-12-26

I live two blocks from this proposed project on D street, and I welcome this addition to our neighborhood. It's the perfect location for new apartments because it's an abandoned lot that has sat vacant for the 12 years I've lived in the neighborhood. While others may be concerned about the height of the building, I think the location directly adjacent to the freeway is the right place to add a taller building. The only request I have for the city and developer is to think of opportunities to add vibrancy to the neighborhood by recruiting businesses in the commercial space that give us a place to gather as neighbors. It would be great to have a coffee shop and tap room and restaurant. Also, if there in an opportunity to contribute to McKinley Park to offset additional use, I highly recommend repaving the tennis courts or supporting additional lifeguard hours at the pool. I also hope that once we have 300+ new neighbors that the city will add the commuter bus line back to this neighborhood. We're not currently able to use public transit to get to our jobs downtown.

Lisa Bauduin

Location:

Submitted At: 5:46pm 02-12-26

Terrible location for this enormously out of place housing complex. Traffic is terrible already during commute times. It's a very inefficient route to the freeway and this proposal will add much more gridlock.

Tara Gnewikow

Location:

Submitted At: 5:27pm 02-12-26

I live near this site and I strongly support this project. Sacramento is in desperate need of housing and the

buildings in that area are sitting there unused with no service to the community.

Troy Wilkinson

Location:

Submitted At: 5:24pm 02-12-26

I strongly support this project. We need more housing and this is a great opportunity to add more.

Jordan Waters

Location:

Submitted At: 5:18pm 02-12-26

As someone who lives just a few blocks from the site I strongly support the project. The dilapidated buildings are only a negative on the community. I think this fresh breath of life is desperately needed in the neighborhood!

Nancy Shulock

Location:

Submitted At: 4:35pm 02-12-26

I strongly support the proposed project. It is exactly what is needed in Sacramento. People opposing this development are the same folks who complain about the homeless and the price of housing. Let's not stand in the way of progress. This project is for the kind of housing density that it is going to take to begin to address our problems. And it will allow people to live near McKinley Park who otherwise would have to live further from the core, causing more traffic and more pollution. Strengthening the city's core neighborhoods through increased housing density is the smart way for Sacramento to proceed. The benefits are many.

Michelle Henning

Location:

Submitted At: 4:33pm 02-12-26

To: Planning & Design Commission

Re: Project P24-007 – Alhambra Redevelopment Project

Position: Strong Opposition as Proposed

Dear Commissioners,

I am writing to strongly oppose Project P24-007 in its current form.

This proposal does not reflect neighborhood-scale development. A six-story, 68-foot structure in the heart of East Sacramento is not an incremental change — it is a dramatic and permanent alteration of our community's character. The conclusion that this project would have a "less than significant" impact does not reflect the lived reality of those of us who reside here.

This building would tower over one- and two-story homes and permanently shift the scale of the Alhambra Corridor. It sets a precedent that fundamentally changes what this neighborhood is.

East Sacramento is not downtown. It is not a university district. It is not an urban core built to absorb high-density projects of this magnitude. Infrastructure, traffic patterns, and street design reflect that.

Traffic and Safety

The projected 2,600+ daily vehicle trips are not theoretical — they will be felt daily at Alhambra Boulevard and McKinley Drive, an already congested and high-risk intersection. As a regular motorcycle commuter, I am deeply concerned about increased congestion and safety risks.

Parking is already strained due to heavy park use. Overflow parking from this development will directly impact nearby residents. Without strict on-site parking requirements and residential permit protections, this burden will fall on the neighborhood.

Increased cut-through traffic on C Street and D Street is inevitable. What concrete, enforceable mitigation

measures will prevent speeding and preserve safety? Emergency response times must also be evaluated under realistic peak-traffic conditions.

Scale and Design

This project, as designed, is imposing and out of scale. If it is to move forward at all, it must be substantially revised:

- Reduce height to 3–4 stories.
- Incorporate underground parking to prevent spillover.
- Implement meaningful architectural step-backs to reduce visual mass.

Without these revisions, the development will dominate the streetscape rather than integrate into it.

Developer Accountability

If approved, the developer must be required to fund tangible neighborhood improvements, including:

- Residential parking permits for impacted streets
- Street lighting in currently unlit areas
- Traffic calming and enhanced crosswalks
- Sewer and stormwater infrastructure upgrades
- Green infrastructure to mitigate runoff

The surrounding community should not subsidize the impacts of this project.

Conclusion

East Sacramento's character has been shaped thoughtfully over decades. This proposal disregards that context and places disproportionate strain on infrastructure and residents.

I respectfully urge the Commission to reject the project as currently designed and require significant revisions that reflect neighborhood scale, safety, and long-term sustainability.

Thank you for your consideration.

Sincerely,
Michelle Henning

Paris Osuch

Location:
Submitted At: 4:28pm 02-12-26

Build more housing.

Inderjit Rye

Location:
Submitted At: 4:27pm 02-12-26

I agree with Nancy Griffith, below, that:

"The Alhambra Corridor Special Planning District (ACSPD) requires that in order to approve height above 35 feet, the Planning Commission MUST find that the development will NOT be out of scale with the adjacent neighborhood.

The City's General Plan (LUP-6.3) reinforces that multi-unit buildings shall be in scale with the residential neighborhood. So this project is neither compliant with the ACSPD, nor the City's General Plan."

Is the City not opening itself up to legal action by not adhering to the ACSPD?

To any resident opposing this project, please be advised that you can appeal the PDC decision to the City Council. And the City Council needs to be asked why special planning district rules are not being followed.

Yes we need housing, but smart housing, in the right location (Stockton and T was a fine location for a greater than 35 feet high residential building, but not this location.

Cecelia Ventress

Location:

Submitted At: 4:27pm 02-12-26

eComments received by the City Clerk's Office.

Francis Hellwig

Location:

Submitted At: 4:16pm 02-12-26

I am strongly in favor of this project. It is supported by McKinley Park and the people who live there. It will provide additional housing at a time when that is urgently needed. It will add significant and much needed tax revenue. Higher concentrations of people will reduce crime due to greater pedestrian and bicycle traffic...having more people nearby walking and riding is a great to discourage crime—knowing that there are eyes all around, discourages people from doing those crimes of opportunity we all hate. Please support this project...we need it.

Rosie Ramos

Location:

Submitted At: 3:55pm 02-12-26

I am a strong supporter for new housing across Sacramento and this project! We need more housing in general and people need options. East Sacramento is a great location because of the great neighborhood it is. This is a chance to open up a community and allow people to benefit from the great existing amenities and opportunities it hosts. It's okay that it is different housing types and construction will cease when done. The excuses for not wanting these types of projects are rooted in exclusionary efforts and we must stop that.

Mary Hellwig

Location:

Submitted At: 3:47pm 02-12-26

I support this project and hope to see more infill projects in East Sacramento. This is a chance to give people a place to live near McKinley Park who otherwise couldn't afford to do so. We must choose housing density because it is the just course of action given the crisis of our lack of housing! Please support this development!

Jesus Hernandez

Location:

Submitted At: 3:41pm 02-12-26

I strongly oppose this construction in its present form. I live 1/2 block from this proposed site. This project will greatly impact the quality of life for those closest. Traffic will be horrendous at the corner of Alhambra and E streets. It is already congested most of the day, and adding hundreds of cars during the rush hours will be a scene out of traffic nightmare. The pollution, parking and noise will be intolerable for those of us closest to the site.. Please do not approve this permit in its present form.

Molly Roy

Location:

Submitted At: 3:38pm 02-12-26

I suppose this project - we need more housing options in Sacramento.

Kyle Emery

Location:

Submitted At: 3:37pm 02-12-26

To: Planning & Design Commission

Re: Project P24 007 – Alhambra Redevelopment Project

Position: Oppose as currently proposed

Based on current design scope, I am not satisfied that the project only needed an initial study to say that project would have a less than significant impact to the neighborhood and me personally.

1. Out-of-Scope for East Sacramento

- The proposed six-story, 68-foot structure exceeds the Alhambra Corridor Special Planning District's intent for neighborhood-scale development. It disrupts the character of adjacent one- and two-story homes and sets a precedent for incompatible massing.
- Density far surpasses neighborhood norms, creating disproportionate strain on traffic, parking, and utilities. This project, if built as designed, will be an eyesore and planners do not have the ability to build out to offer a tiered housing community in nearby properties
- The scale and density of project is out of character for all housing in nearby vicinity, especially east of Business 80, south of railroad tracks, north of J street, and west of Elvas Ave. The current project design is better suited and is similar to housing projects near California State University, Sacramento or the Downtown Sacramento core, where infrastructure is better built out. I recommend that there be significant design revisions to reduce current imposing nature of project.

2. Traffic, Parking & Infrastructure Concerns

- As an alternative transportation user (motorcycle), the Estimated 2,600+ daily vehicle trips will worsen congestion at Alhambra Blvd & McKinley Drive, already a high-traffic intersection and I have serious safety concerns for my wellbeing.
- I am concerned with the parking impacts near my residence, as I am already impacted by visitors to Mckinnly Park, who use pool, playground, soccer fields, play volleyball. The additional residents would further impact my ability to park near my home.
- I recommend that the project have a ratio of 1.5 parking spot per residential unit and that all parking be limited to immediately adjacent streets or within the boundaries of project.
- I am concerned with the potential speeding and additional traffic running east to west on D Street and C street between Alhambra Blvd and 33rd street. What mitigation will there be to keep traffic and parking availability at current levels. I am supporting impeding and severely limiting traffic and speed down these streets.
- Was there any additional studies to address the impacts of commuters to the cannning company property in Northeast corner of C and 33rd Street or the impacts during commuting hours at the intersections of Alhambra Blvd and McKinley Drive as well as traffic merging onto Business 80?
- Emergency response times could be compromised by gridlock at the above-mentioned intersections.
- I recommend that the project developer be responsible for paying and installing additional benefits to nearby residents to include streetlamp lighting and permitted parking requirements to all streets bounded by McKinley Drive to B street and from 30th Street to 33rd street. There is currently no streetlamp lighting. I also propose that all alleyways in the above-mentioned areas be paved or concreted. All improvements to be paid for by developer.

3. Recommended Design Alternatives

- Reduce height and density: Limit to 3-4 stories to better align with neighborhood scale.
- Build two-level underground parking garage: Provides adequate resident parking without consuming surface space or spilling into surrounding streets.
- Step-back design: Upper floors should recede from the street to minimize visual impact and imposing scale of project.

4. Infrastructure & Community Improvements

- Mandatory residential parking permits for nearby streets to prevent overflow parking.
- Street lighting upgrades for safety and visibility.
- Enhanced crosswalks and traffic signals to accommodate increased pedestrian activity.
- Developer-funded sewer and stormwater upgrades to handle additional capacity.
- Green infrastructure (bioswales, permeable pavement) to reduce runoff.
- Transit integration: Add bus shelters and bike racks to encourage alternative transportation.

5. Alternative Location

This project's scale and density are better suited in another location Sacramento, where:

- Zoning supports taller, higher-density structures.
- Transit options reduce car dependency.
- Infrastructure is designed for high occupancy.

Conclusion:

The Alhambra Redevelopment Project, as proposed, is incompatible with East Sacramento's character and

infrastructure. We urge the Commission to reject the current design and require significant modifications to achieve a balanced, sustainable outcome.

Sincerely,

Kyle Emery
East Sacramento Resident at Intersection of D Street and 32nd Street

Noah Mebane

Location:

Submitted At: 3:34pm 02-12-26

As a resident in Boulevard Park who would be impacted by this development, I am strongly in support of the project as well as related projects. I believe that building housing projects of this scale are necessary to support the growth that Sacramento is experiencing, and they are a requirement for improving the unhoused crisis.

While the scale of this project is impressive, it should not be lost that the reason it might "not fit the neighborhood" is because of opposition to smaller or similar building for the past many decades. If development had been allowed to proceed in a reasonable manner over the past few decades, this project would not seem so out-of-scale. However, due to opposition similar to the kind this project is receiving, the project seems disproportionate. Now that some of the barriers are being removed from development, I'm glad to see steps like this taken that can allow the inner core of Sacramento to grow beyond the artificial constraints of downtown/midtown.

Some may not realize it, but the northeast corner of the grid, where I live, is severely underserved and underutilized. Residents who live between C, E, 24th, and 28th street face upwards of 15-20 minute walks to get to a single coffee shop or restaurant. These are people who live in the core of the capital of the 4th largest economy of the world. We can do better, and projects like this which pave the way toward urbanizing the city for the masses - not the wealthy few - are vital to the future of Sacramento.

The one caveat I have about this project is the amount of parking provided. I believe that the Residential Parking Program should be sufficient to cover a significant portion of the parking being provided. Should the parking footprint be reduced in scale, I believe this project would be a slam-dunk and provide an important vector for adding demand for bikeability and transit in the area.

Jenny Mital

Location:

Submitted At: 3:28pm 02-12-26

I live in east-east Sacramento, and I support this project! We need more housing, especially infill housing like this. This sounds like a great project that will benefit a lot of Sacramento residents by providing new, reasonably priced housing stock. It's important to consider all the people who will benefit from this project and not just the few voices of dissent.

Will Green

Location:

Submitted At: 3:01pm 02-12-26

Please see my concerns about this building site not being clear of toxic wastes. Also the Scale of this project compared to the existing neighborhood cannot be seen as appropriate infill and conducive of a CUP permit. The project should not exceed 35ft as in the Alhambra Corridor Code.

Alex Hanway

Location:

Submitted At: 2:43pm 02-12-26

I write in support of the Alhambra redevelopment project as a neighborhood resident that will be directly impacted by the addition. The fear-mongering associated with this project is just poorly veiled elitism. Sacramento needs more housing. High-density housing and mixed use development is what makes neighborhoods vibrant and enjoyable. While people point to East Sac's tree lined streets and cozy setting as the main draw of residents, many of us who live here do so because of its proximity to dining and entertainment. From our homes we can easily walk to the bars, restaurants, breweries, book stores, gyms, yoga studios and shops that make a

community enjoyable. Adding more residents and space for businesses only makes this mix more varied and enjoyable. It makes our businesses more successful. It makes our neighborhoods livelier. It's what makes Sacramento, and particularly East Sac, such a great place to live.

What is also lost in the opposition's comments is that the additional residents will help to justify the ROI for the very infrastructure improvements they seek. We all would like a less car-dependent Sacramento. We all would like a Sacramento with modern infrastructure. Rather than keeping people out of our neighborhood, let's invest in it to make it better for those of us who already live here and the new residents we welcome to the community. Let's add access to the American River Bike Trail so it's easier to get to downtown without a car. Let's make crossing under the freeway safer for pedestrians and cyclists. Let's add bus capacity to carry us across midtown and downtown to our jobs. Let's fix the sewer infrastructure they are so concerned about. The broader tax base that comes with more residents will help us afford and prioritize the very kinds of projects they wish to see.

For those of us that already live here, let's not shut the door behind us. The project site is dilapidated. The apartment will not change the complexion of the whole neighborhood. What it brings to the neighborhood is far more beneficial than anything we lose.

Nikki Zanchetta

Location:

Submitted At: 2:34pm 02-12-26

As an East Sacramento resident I am in support of the Alhambra project. This is a great opportunity to redevelop old underutilized industrial buildings into residential that will expand housing opportunities in one of Sacramento's highest resource areas and highly desirable neighborhoods to households that may not otherwise be able to afford to live in the area.

I appreciate the step backs required for upper floors, the incorporation of brick, and the mixed use element. In an ideal world I would prefer to see several smaller mixed use developments throughout the community instead of all at once, however, in our current housing crisis we are far past the point of small scale building over long periods of time.

Neighborhoods are meant to grow and change over time. Alhambra has the potential to be a more vibrant corridor and building up and adding new housing opportunities is key to make this happen.

As some others have mentioned I moved to east sac for the charm of an established residential neighborhood that is still close to goods and services. I don't see why this type of development can't contribute to our community's character.

If not here, where?

Ed Cupaioli

Location:

Submitted At: 2:23pm 02-12-26

I support more housing in Sacramento and especially near where I live. The concerns about traffic and parking are simply dog whistles from people that don't want folks from another tax bracket moving in their neighborhood. They will rally against any new building as long as it isn't a house. I hope the Planning & Design Commission does not fall for this trap and makes the right decision. Sacramento is a growing city and needs housing to keep up with demand.

Nicholas Delaney

Location:

Submitted At: 2:15pm 02-12-26

I support approval of the entitlements for the Alhambra Redevelopment Project (P24-007). The project aligns with the City of Sacramento's General Plan Principles #4 and #14 and its goals for increasing density, promoting infill development, reducing vehicle miles traveled, promoting mixed use development, and many more of the City's stated goals. Sacramento cannot afford to wait on housing. If the City wants to do good on its stated goals for the future, it must approve this project.

The Sacramento Housing Element calls on the City to build 5,700 units annually from 2021 to 2029. Sacramento cannot achieve this by vetoing projects that opponents claim to be simply out of scale for the neighborhood. Sacramento must be prioritize projects that utilize underdeveloped land, like this one. I urge the commission to not listen to opponents and approve this project.

Citizens For Positive Growth & Preservation

Location:

Submitted At: 1:31pm 02-12-26

Please see the attached letter.

Dan Allison

Location:

Submitted At: 1:00pm 02-12-26

I support the Alhambra infill project. Not only will it replace abandoned and dilapidated buildings, but will add much needed housing in this specific area.

Matt Bryan

Location:

Submitted At: 12:56pm 02-12-26

I emphatically support this proposal! I agree with many other commenters: This shouldn't even be in question. Sacramento, much like cities across California, is in a housing crisis. We need every last scrap of housing we can get! And I'm very happy to see the prioritization of mixed-use, multi-modal housing in this proposal.

Support this proposal and bring more housing to Sacramento!

McK Resident

Location:

Submitted At: 12:46pm 02-12-26

The big rigs and other delivery/construction vehicles etc are ignoring signage telling them they are not allowed to use certain streets and proceed to use prohibited streets to get past back up Alhambra blvd. Cars are also cutting through neighborhoods between H St and McKinley. They then block 2 way traffic on the residential streets. People are crossing the double yellow lines when they lose patience in the long lines and several red lights to get to intersections and ignoring stop signs and red lights now. This is only going to get worse with the addition of so many more people using these streets.

I saw someone mention a 5 story building 19th & F. The building is by light rail and there are no problems with one way streets or narrow streets, freeway ramps or major thoroughfares there. And the 2024 building is only 50 units. Not 332 units that this proposed project has. There studio units are \$1850+ & 1 bedroom units \$1995+...No Comparison! You can bet the rents will be higher in this project. Midtown Sac rentals average \$2,350 for a 1-bedroom rental to \$2,795 for a 2-bedroom rental. The median price of all currently available listings is \$2,573.

This is not a project to solve homeownership or affordable housing issues. There are many vacancies in newly built apartment buildings and more being built. This has nothing to do with downtown business district...it is residential with a couple stores thrown in to make it look like an all around building. In late 2025, the rental vacancy rate in the Sacramento multifamily market was approximately 6.8% to 7%. This is up from 5.7% in 2024. Rentals vacancies are lower in Natomas, Roseville, Rocklin and higher in central Sacramento. Or Just go across the Am. River to the huge Eisley complex by Arden Fair Mall and look at vacancies. Their incentive is 2 months free rent and rent starts for studio \$1739+ up to \$2500+ 2br/2ba.

Build an apartment building but bring it down to acceptable scale of neighborhood. 3 stories

Collin Kemp

Location:

Submitted At: 12:44pm 02-12-26

As a renter and a former resident of the McKinley Park neighborhood, I support this project with some caveats.

The neighborhood and the project site are the perfect location for new infill housing. I support the density and height of the project and think that it is appropriate for the context.

I agree with comments by representatives of Preservation Sacramento regarding transportation; the parking garage is too large, and the number of spaces should be reduced. I also agree with representatives of CivicThread who propose adding a ground-floor bike storage room. I used to rent an apartment less than two blocks from the project site. At the time, I did not own a car and I would bike and walk everywhere.

I am also concerned that the project as proposed will eliminate Chinatown Alley between 30th Street and Alhambra Boulevard. I think it is a risky mistake to abandon public right-of-way to benefit a big project by private developers. I would encourage the PDC, City staff, and the developer to revise the project into two different structures and protect the Chinatown Alley right-of-way, possibly with an aerial easement and skybridge like the Fremont Building at 1501 16th Street.

With these considerations, I SUPPORT the project.

Bob Sharman

Location:

Submitted At: 12:44pm 02-12-26

This redevelopment project is way oversized for the neighborhood that it is in.

Saphire Xiong

Location:

Submitted At: 12:31pm 02-12-26

eComment received by the City Clerk's Office.

ATM Madden

Location:

Submitted At: 12:20pm 02-12-26

Responsible growth in Sacramento is essential. Growth must respect existing codes, regulations, and neighborhood covenants. Discarding those safeguards and overpopulating the Alhambra Corridor is not responsible growth. For these reasons, I urge you to reject the current proposal for Project 2025 P24 007 and return it to the applicant, as was done with the former Sacramento Bee site(s).

Responsible growth does not mean constructing buildings twice as tall as anything nearby, ignoring historical planning covenants, or dismissing traffic and parking impacts. Unlike the rejected Bee site proposal, this project is hemmed in on three sides, forcing surrounding neighborhoods—roughly ten blocks—to absorb parking the project itself does not provide. In less constrained projects, impacts can be dispersed. Here, they are concentrated, compounding the problem.

In projects that are not space restricted, you could spread the problem out of 4 times the area. And you would hear from at least 4 times as many people. This makes the problem 16 times worse...

The parking impact is straightforward and material. Oversubscribed street parking affects:

- Friends and family visiting
- Grocery drop-offs
- Deliveries
- Garbage, recycling, and green waste services
- Workers (cleaners, landscapers, maintenance)
- Customers of the proposed retail space
- Street sweeping and emergency access

Expecting residents to park five or more blocks away is unreasonable. While the City may view enforcement as a solution, long-standing experience in this neighborhood shows otherwise. Blocked access, overstayed parking, and permit violations routinely go unaddressed. Parking enforcement has not been a priority here, and there is no evidence that will change.

Traffic has also long been a concern in the immediate area. Despite speed tables and a posted 20 mph limit, speeding continues. I have witnessed multiple collisions involving parked cars. The absence of center lines

reflects a street that is not well-suited for two-way traffic, yet enforcement remains minimal. Adding thousands of additional daily trips only accelerates these safety issues.

Increased traffic inevitably increases cut through driving and alley speeding. I have had numerous near misses pulling out of my garage. This is a safety issue today—and one that will multiply if the neighborhood is overpopulated without adequate infrastructure or enforcement.

Finally, this process has lacked meaningful public engagement. For McKinley Village, the City and developer maintained frequent and transparent communication. That model appears to have been abandoned here. Residents have concerns about traffic, parking, safety, parks access, sewer capacity, affordable housing, privacy, and adherence to existing regulations. I have seen no substantive justification for ignoring those regulations beyond a dismissal that they are “not an issue.”

I respectfully urge you to reject this proposal and provide transparency in any future iterations. Please also respect residents’ time by allowing more than five days to review and respond to a 300+ page document. Anything less undermines trust and gives the appearance of avoiding transparency. I am neither NIMBY nor YIMBY. I support responsible growth. Project 2025 P24 007 does not meet that standard.

Helen Wuellner

Location:

Submitted At: 12:14pm 02-12-26

Sacramento needs more housing to meet its growing population and keep the already lurking housing crisis from completely exploding. I came to Sacramento as a young professional because it was the most affordable and most livable city in California where I could start my career. I've always been impressed by the mix of new apartments and beautiful historic homes in our vibrant neighborhoods -- there is truly something for everyone here. While my love for Sacramento runs deep, I can't ignore that there are plenty of vacant lots that still need attention, and could be leveraged to continue improving this wonderful place. Neighborhoods always change over time, and I can't think of a better way to reinvigorate a blighted piece of land that has sat empty for years than creating the additional housing our community desperately needs, as well as retail space that would create a more complete, walkable neighborhood.

In addition, infill projects like this will fend off the threat of never-ending sprawl into our natural spaces. This project will support the city's budget as the property value (and tax paid on it) increases from that of dilapidated warehouses to brand new apartments -- allowing our city to provide better services to all of us. While the project would not be located adjacent to light rail, it is near several bus lines, in a bikeable area, and includes a parking garage so that local street parking is not impacted. If anything, this development should provide additional motivation to expand our transit network. I SUPPORT this project.

Sean Nieto

Location:

Submitted At: 12:07pm 02-12-26

I am a local resident within close proximity to the proposed project by the applicant. I OPPOSE this project given its scope and size relative to the neighborhood and relative to the adjacent surrounding area. I have been a resident for 5 years and came to the neighborhood for its charm, aesthetic, close community, and closeness to multiple amenities. (In fact, I left suburbia for this beautiful neighborhood because of everything it has to offer.)

What this proposal, and The Planning Commission's approval, fails to address are the restrictions that Alhambra corridor already has in place. The restrictions are there to maintain the similar expectations of the neighborhood. By allowing and approving a 6-story high-density development this no longer remains a community focused neighborhood. And in fact, there isn't an equivalent 6-story building nearby. (Mercy Hospital itself is not 6 stories.) To restate the obvious, the Planning Commission is deliberately and opening choosing to disregard its own restrictions by granting a waiver to height restrictions for the area.

The Commission also fails to address the improvements that would be required for such an increase in utility needs for a decaying infrastructure that is already at capacity, e.g. water, sewer, power, and gas. (We continue to see flooding and sewage overflows following large storms in the area annually.) Failure to address these requirements and the newly increased projected demand is a disaster in the making.

Maria Kelly

Location:

Submitted At: 12:05pm 02-12-26

Please see the attached letter.

Soren Nelson

Location:

Submitted At: 11:55am 02-12-26

Why is this even a question? We have a housing crisis in Sacramento. The only way out of this crisis to build as much housing as we can as quickly as we can. Neighborhoods are meant to grow and change over time. This is a great project and as a nearby homeowner I couldn't be more excited to see this change coming to our community. Let's build!

Carl Sy

Location:

Submitted At: 11:47am 02-12-26

Please see attached letter to commissioners. This project is out of scale and does not comply with the ACSPD or the intent of the 2040 General Plan. We are NOT opposed to increased density, and support appropriate, responsible development, but P24-007 has a large, permanent, unacceptable carbon footprint because it is very high density, and not near light rail. Other 6 story residential buildings in East Sacramento are all: 1) in areas with no height restriction; 2) either on light rail, or pedestrian focused next to Sacramento State University; and 3) in commercially developed areas with walking-distance restaurants, retail, and office buildings.

Kathy Mannion

Location:

Submitted At: 11:46am 02-12-26

Regarding Project P24-007. As a long time resident of East Sacramento, I am in strong support of the Alhambra Residential Project (former Maryann's Bakery). The existing site is a blight upon the neighborhood, as has been for over a decade. The proposed project will replace this blight and provide much needed additional housing options in the neighborhood. Thank you for your consideration.

Sarah Huchel

Location:

Submitted At: 11:09am 02-12-26

I support this project and look forward to new neighbors and the cafes, restaurants and vitality they will bring! Also, if you hate traffic, get out of your car.

Alejandro Valenzuela Villalovos

Location:

Submitted At: 11:08am 02-12-26

I have been a resident of Sacramento for 3 years and love this community and city. Sacramento and the surrounding county have done the best in the whole state for improving housing availability, cost, and decreasing homelessness. This project would be an improvement to the city and to east Sacramento. The Best add on would be to increase and add a bus route to the area.

People would like to argue that the character of the neighborhood is more important, or that the parks will be flooded with people, or that the traffic burden will be too much. The first point is relatively moot due to the lack of specificity of the what the character is. For it to be a solely single-family home area, would contradict what the area used to house, a sausage factory. The character of a neighborhood is made by its people and what they do to create it. Any addition of people will change that and a neighborhood's aesthetic character is always changing and thus not something that can be plainly preserved by appealing to mere aesthetic tastes.

The second point, the parks in the area might well see more usage. Yet it's important to manage expectations on what a public space should be. For the courts to be in use is not an uncommon thing in any city. Yet if we want to do something we have to have the bravery to speak to the people there. To share the park with them. This too is part of creating the character of the neighborhood.

The third part is easily remedied by adding a bus route.

Maria Kelly

Location:
Submitted At: 10:58am 02-12-26

Please see the attached letter.

Ava Scally

Location:
Submitted At: 10:24am 02-12-26

Building infill housing is a benefit to our city, and I hope these new units are affordable.

Colin Lang

Location:
Submitted At: 9:52am 02-12-26

I SUPPORT this project. This development meets the needs of our city: urban, infill, dense, and transit-adjacent, all adjacent to a beautiful neighborhood. We've heard all these opposition arguments before, we know they are not true; just look at the success of 1925 F St, a 5-story apartment building in Boulevard Park. I hope to support many projects like this in the future, including the 59th St project on the former SMUD Yard near my home in Elmhurst. Please advance this project!

Alison Mahan

Location:
Submitted At: 9:42am 02-12-26

Healthy neighborhoods change and evolve and we can't prioritize keeping neighborhoods looking like they have for decades if we want vibrant, welcoming spaces.

What makes Sacramento great is it's community and it's diversity - bringing more families and individuals to East Sac by creating new housing is a win-win for our community and the new people we can welcome into it. Our community can only thrive with new people, new ideas and new support for local businesses.

Alec Reynolds

Location:
Submitted At: 9:26am 02-12-26

As an area business owner I'm in favor of this project. We rely on Sacramento maintaining it's relative housing affordability against not just the Bay Area, but against alternative destinations outside California to attract and retain our workforce. This project fulfills that mission by creating more modern housing in an attractive neighborhood.

Brandon Mettler

Location:
Submitted At: 9:24am 02-12-26

I strongly support this project and want to see more infill housing in East Sac! What a great opportunity for our fellow citizens to get a chance to live in our most beautiful neighborhood.

Jennifer Fearing

Location:
Submitted At: 9:14am 02-12-26

I write in strong SUPPORT of this project as a 20+ year homeowner in East Sacramento and Elmhurst. This development meets important criteria as our city seeks to meet housing needs: urban, infill, dense, and transit-adjacent. When a similar project was proposed several years ago at Stockton and T Streets, near our home, we heard the same alarmist claims were about traffic, congestion, and noise. I can tell you that project has provided hundreds of people with quality housing with absolutely no negative impacts on our residential neighborhood. Please advance this project.

Reed Streve

Location:

Submitted At: 9:08am 02-12-26

Please move forward with this project. The need for more housing is severe in Sacramento, including in this neighborhood.

Shirley Tribblet

Location:

Submitted At: 9:03am 02-12-26

I am a resident of this beautiful, historic neighborhood which will adversely impacted if P24-007, the Alhambra Redevelopment Project is approved.

Although we do need more housing in Sacramento, the scope of this project is not aligned with the character of this neighborhood. This neighborhood is comprised of mainly single family dwellings that are mostly one story dwellings. It should be noted that there are many multifamily dwellings in the neighborhood, but none are over two stories tall. This project calls for the ordinance limiting structures to no more than 35 feet be exempted and the developer be allowed to erect a six story, 68 foot building. This building definitely does not fit in with the historic nature of this neighborhood.

Additionally, this project is estimated to house approximately 870 residents while only providing 320 parking spaces. It is claimed that they do not need as much parking as the majority of residents with either bike, walk or use public transportation to get around. It should be noted that this project is not anywhere near a light rail station and bus lines servicing this area have been cut back over the years.

Madeline Noell

Location:

Submitted At: 9:03am 02-12-26

Chair and Members of the Planning & Design Commission:

On behalf of Downtown Sacramento Partnership (DSP), a property-based improvement district representing 102 blocks in our downtown core, I am writing in support of the 324 Alhambra Redevelopment Project, scheduled for consideration on February 12, 2026.

This project represents the type of development Sacramento should continue to prioritize as part of a comprehensive livability strategy - one rooted in a sustainable development pattern, a compact urban footprint, and a balanced, connected community. Thoughtful infill along established corridors like Alhambra Boulevard strengthens existing neighborhoods and reinforces the long-term vision for thriving centers linked by transit and supported by walkable infrastructure.

Reinvestment in underutilized sites is essential to achieving that vision. By directing growth inward - rather than outward - the City can make more efficient use of existing infrastructure, reduce pressure to expand into outlying areas, and support climate and transportation goals. Housing located near employment centers, commercial services, and transit corridors fosters daily activity that benefits both residents and local businesses while reducing vehicle miles traveled.

Adding new homes in established areas also contributes to neighborhood vitality and economic resilience. A balanced mix of housing and neighborhood-serving retail helps sustain small businesses, supports a more active public realm, and creates the density necessary for frequent transit and enhanced mobility options. Projects like this help create complete communities where residents can live, work, and access services within close proximity.

Importantly, this proposal demonstrates that increased housing capacity and neighborhood compatibility are not mutually exclusive. The project advances infill housing in a manner that respects surrounding context while meaningfully contributing to Sacramento's housing production goals.

For these reasons, we respectfully urge the Planning & Design Commission to approve the 324 Alhambra Redevelopment Project.

Michael T. Ault
Executive Director
Downtown Sacramento Partnership

Kay Crumb

Location:
Submitted At: 8:59am 02-12-26

I'm a district 6 resident and a member of Strong SacTown. I want to echo Alyssa Lee's comments.

Please amend this design to reduce parking to 150-200 spots and to include bike lockers. By reducing parking, we will better support the goals 2040 General Plan goals of increasing active transportation and transit share of our regional transportation, and also supports both SACOG's and the City's CAAP VMT reduction goals. This is also in line with the draft Revisions to the Parking & Bicycle Parking Requirements document. This development has access to parks, grocery stores, and restaurants. With the addition of ground level stores, the city showing a commitment to building a vibrant, walkable community. To incentivize walking, the city should consider slowing down streets like Alhambra through their quick build program, and create pedestrian and bicycle access routes that allow users to cross the freeway (preferably through a pedestrian/bicycle tunnel) into the grid to further support small businesses, and to the American River Trail.

Renner Johnston

Location:
Submitted At: 8:46am 02-12-26

This is a dilapidated site that has collected graffiti for years between an elevated freeway and an old apartment complex. We listened to the same old "end of the world" fears about McKinley Village a few years ago. Wealthy home owners should not be the only ones who get to enjoy the public amenities of the pool, the library and the park. Single-family zoning has shut the door for almost everyone to live near McKinley Park. Higher density housing is the BEST use and is the RIGHT use for this site. Please support this project; housing choices are critical for the future of our city.

Darwin Moosavi

Location:
Submitted At: 8:26am 02-12-26

I am an East Sac resident and homeowner, and I strongly support this project. Our neighborhood is in significant need of additional housing, particularly smaller units in multi-family developments to provide a diversity of options for people with lower-incomes. Options like this would be very beneficial to someone like my mother, a retired preschool teacher who drives from her apartment she rents in Rancho Cordova to East Sac to take care of her grandson because there are not enough housing options in East Sac within her budget. I urge you to please approve this project.

Jeffrey Lu

Location:
Submitted At: 7:53am 02-12-26

Support! This is exactly the kind of transitional-scale project that keeps neighborhood scale in mind that we should support. It repurposes an otherwise unproductive lot, does not impact existing neighborhoods, and is adjacent to businesses and a major road (Alhambra). This development is thoughtful and appropriately sized for its location. We face a housing shortage and need to take an all hands on deck approach. Thank you for considering supporting this project.

Jeanie Ward-Waller

Location:
Submitted At: 7:35am 02-12-26

I'm a resident of District 4 and homeowner in the neighborhood and strongly SUPPORT this project. We need much more housing in our neighborhood, especially that is affordable for families and people with lower-incomes as rent and home prices have skyrocketed in our city and forced more people to live on the streets. I also strongly support the lower parking ratio which will encourage some residents not to own a car and choose to walk, bike, and take transit instead. Please approve this project!

Ben Goldhammer

Location:

Submitted At: 7:10am 02-12-26

RE: Opposition to Height Exception for Alhambra Redevelopment Project – Request to Enforce Code Section 17.420.020

Dear Members of the Planning Department,

I respectfully urge you to deny the proposed exception to build a six-story, 332-unit development on Alhambra Blvd between C and D streets, which exceeds the 35-foot maximum height limit defined in Sacramento City Code Section 17.420.020. This request, if granted, would impose an outsized burden on the neighborhood and undermine the zoning protections established for this area.

Parking Impact

The developer proposes 332 units but only 320 on-site parking spaces, leaving over 200 vehicles likely to spill onto already crowded neighborhood streets. The claim that residents will not need cars because of nearby transit is not supported by local precedent. A nearby eight-unit building—just 150 feet away—generates nearly 16 parked vehicles. Experience shows that even in transit-accessible areas, car ownership remains high. The absence of sufficient parking will directly and negatively affect nearby residents' quality of life.

Infrastructure and Neighborhood Strain

A six-story structure would bring significant increases in traffic, noise, and service needs. Local streets, storm-water, and sewage systems were not designed for this scale of development. These cumulative impacts would degrade the livability and safety of the neighborhood, and are precisely why the current zoning cap exists.

Reasonable Profit Without Excess

There is no argument against the need for additional housing, and I support smart, balanced development. A three-story building that conforms to existing zoning can still provide meaningful additional housing and remains financially viable. The proposal to double the height cap appears less about solving the housing crisis and more about maximizing profit at the neighborhood's expense.

In conclusion, I urge the City to enforce its own zoning code and preserve the integrity of planned development. Granting this exception would not only disrupt the community—it would send a message that financial ambition can override long-standing planning principles.

Sincerely,

Ben Goldhammer

Nancy Griffith

Location:

Submitted At: 2:30am 02-12-26

This project is massively out of scale with the neighborhood of small one or two story houses.

The Alhambra Corridor Special Planning District (ACSPD) requires that in order to approve height above 35 feet, the Planning Commission MUST find that the development will NOT be out of scale with the adjacent neighborhood.

The City's General Plan (LUP-6.3) reinforces that multi-unit buildings shall be in scale with the residential neighborhood. So this project is neither compliant with the ACSPD, nor the City's General Plan.

There are serious problems related to air quality; pedestrian, bicycle and vehicular safety; traffic; handling of sewage; quality of life; livability; and others will result from this excessively high density.

This plan is unacceptable as it stands. The maximum height should be three stories.

Ann Broderick

Location:

Submitted At: 9:43pm 02-11-26

The attached letter was sent to Ron Bess in May 2025 regarding this project and how it would have a significant impact on the neighborhood. It was not included in the staff report therefore I am adding it here.

Andrew Gates

Location:

Submitted At: 9:22pm 02-11-26

I live four houses east of the proposed development. I don't oppose new housing, but I do oppose new housing that does not properly mitigate the negative externalities it introduces. These externalities are real economic costs that we in the neighborhood will bear, in exchange for some additional profit for the wealthy individuals constructing these apartments.

It is the government's job to account for these economic inefficiencies. I would like to focus on two specific areas which ought to be addressed before approving this project:

1) Parking and traffic

There are three ways to address this, none of which seem to be taken into consideration:

- a) reduce the size of the complex
- b) increase the amount of parking in the complex
- c) improve public transit

I understand that parking requirements for new developments have been relaxed and within reason I'm ok with that. However, the closest practical bus stop is 16 blocks away, for a bus service that is already lacking.

I understand that the city/county want to increase housing and population first, and then address public transit later. But that's not really more than an empty promise especially given the state of our budget. If we as a city want to see that plan come to fruition, now is the time to start working towards it. Charging wealthy developers a fee that goes into a fund dedicated to public transit improvements is a great place to start. Why not start with this project?

An additional consideration - if this plan goes forward as-is, my neighbors and myself will be hard pressed to park on our own street once this is built. Many of my neighbors are elderly and cannot easily walk their groceries multiple blocks. I ask that the city take those with physical needs into consideration prior to approving this project.

2) McKinley Park

Page 99 XVI. Recreation of the Initial Study/Mitigated Negative Declaration states:

The proposed project is located within 0.5-mile of Leland Stanford Park, Sutter's Landing Regional Park, Michael Himovitz Park, Russ Solomon Park, R. Burnett Miller Park, and McKinley Park.

Based on the above, the proposed project would not result in an increased use of existing recreational facilities, nor would the proposed project include or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Thus, a less-than-significant impact would occur.

This needs to be re-evaluated. I fear that the author of this snippet is either not aware of the discrepancies between the parks listed, or is simply arguing in bad faith.

McKinley Park should be the main focus when we discuss the impact of this project for multiple reasons:

Michael Himovitz Park, Russ Solomon Park, and R. Burnett Miller Park are all tiny parks tucked away in McKinley Village, which is not readily accessible by foot from the proposed development. They do little to nothing to dampen the impact on our local parks.

Sutter's Landing and Leland Stanford Park are both fine parks, but they do not hold a candle to McKinley Park -

and this is reflected in their popularity.

Most importantly, this new development is a block from McKinley Park. No one living in this new development is going to the other parks listed at even a fraction of the regularity. McKinley Park is not currently equipped to deal with this influx of population.

As a resident who visits McKinley Park multiple times a week, here is the current state of the park:

- The only way to get a lane at Clunie pool in the summer after working hours is to make sure you're there at or before 4:30pm, at which point you are often getting the last free lane. Any time after that, all the lanes are full.
- Same applies to the tennis courts, weather permitting.
- The playground is almost always at capacity during peak hours.
- McKinley Park has a single basketball court, which is almost always in use.
- On weekends the newly built barbecue area is almost always at capacity.

This project is adding 870 people a block away from a park that is already bordering on under-provisioned.

This is a massive negative externality for residents of this and surrounding neighborhoods which needs to be accounted for. The document says:

Thus, the proposed project would be subject to compliance with SCC section 18.56.220, which requires the applicant to pay a park impact fee. The park impact fee is imposed on the development of new dwelling units, non-residential development including additions to a building or structure, and the change in use of a building or structure on any parcel, and thus, would apply to the proposed project. In addition, the proposed project would include payment of fees consistent with SCC section 17.512.040 in lieu of dedicating parkland as part of the proposed development. Payment of all applicable fees would be considered sufficient to ensure that that adequate parkland be provided within the City, and a less-than-significant impact would occur.

Having this developer pay an unspecified sum to the city does not come close to addressing the negative impact this will have on the park. I'm sure the fee structure as it exists has worked well for decades, but as the city grows its costs and needs grow with it.

I'd advocate strongly for specific, concrete plans from the developer and the city as to how they will address these impacts. I would also hope the Parks Department can do something to ensure whatever various fees are paid end up in its coffers vs. the general fund, earmarked for McKinley Park maintenance and improvements.

I would also advocate that improvements to the park be required to be completed as part of the development's milestones. The developer of this project doesn't live on this block and needs to have skin in the game. They cannot be allowed to introduce negative externalities without recompense. They will be making large amounts of money off this project, and some of that money needs to flow back into the community to mitigate the impacts they're having on the lives of the people in the neighborhood.

Natalie Kerbs

Location:

Submitted At: 9:13pm 02-11-26

I am a homeowner who lives a block from the project site. The proposed 6 story building for this project is extremely large and out of scale for this neighborhood. There are many apartment buildings being built in Midtown with the highest being 4 stories (newest one being built across from Temple Coffee on S St and 28th—4 stories). The only 6 story building I have seen being built anywhere near this area is on Broadway. East Sac is not Broadway. These are small family homes here. A 6 story building does not belong in this neighborhood. There is a reason why this area has a 35 foot height limit (or is supposed to have).

The proposed project will cause a significant increase in an already existing traffic problem on Alhambra and 30th. Pedestrian and bicycle safety will become an issue—we have many children in the neighborhood, so this is a major concern. Parking for residents will become difficult as there aren't as many parking spots for the apartment building as there will be people inside. The beloved McKinley Park, already a popular park, will become extremely crowded and will require a lot more maintenance by the city.

Due to the surrounding area, this project needs to be scaled back. A 6 story building in this single family home neighborhood is not right for the residents who live here and thought they were protected from projects like this. There are many other places to build high in Sacramento, this old established neighborhood filled with single family homes is not one of them.

My name is Natalie Kerbs and I strongly oppose this project.

Louis Mirante

Location:

Submitted At: 8:40pm 02-11-26

This is a great project in a great location. We should consider increasing the ministerial approval threshold to cover projects like this so they are easier to build and can offer lower, more competitive rents.

Patrick Wilson

Location: 68107, Omaha

Submitted At: 7:44pm 02-11-26

I received a letter at my house with some misinformation and exaggeration about this project from "Save East Sac". I'm a Boulevard Park resident and property owner and I'm writing to support the project. This development is appropriate for the site and I don't personally think it needs to scale down to Alhambra but the project does just that while the flyer is showing the side facing the freeway that is taller saying it abuts single family homes, which it doesn't.

When ever one of these mixed multifamily projects is built it always improves the neighborhood arguably more than more single family housing.

I also oppose that the Alhambra Corridor has a 35 foot high limit at all as that doesn't make sense to limit residential development, there could and should be several more projects like this down Alhambra on the vacant lots.

Jane Gribben

Location:

Submitted At: 7:35pm 02-11-26

I am a homeowner who lives approximately a block and a half from the former Mary Ann's Bakery site (Project P24-007). I respectfully oppose this project as currently proposed.

The Alhambra Corridor Special Planning District establishes a 35-foot height limit unless the Commission can make required findings supporting additional height. Given the surrounding area and housing, I question how those findings could reasonably be made for a six-story structure at this location, and I cannot support granting an exception to the established height limit.

These standards were put in place to protect neighborhood scale and compatibility. While I appreciate that the City is planning for growth and increased housing, those goals should not come at the expense of the very protections that were designed to ensure thoughtful, area-sensitive development. This proposal does not reflect that balance.

The City's General Plan (LUP-6.3) further reinforces that multi-unit buildings must be in scale with the surrounding residential neighborhood. This project does not meet that standard.

In addition, a development of this size and density at this location will create serious impacts related to traffic, pedestrian and bicycle safety, air quality, infrastructure capacity, and overall livability. These impacts will be felt directly by those of us who live nearby.

I am not opposed to progress or change. However, this particular proposal is not appropriate for this site as

designed. Moreover, as market-rate housing, it does not meaningfully address the needs of our unhoused or elderly residents, while still imposing significant impacts on the surrounding neighborhood. For these reasons, I urge the Commission to deny Project P24-007 as currently proposed. Thank you for your consideration.

Jane Gribben

Dolores Sanchez

Location:

Submitted At: 7:20pm 02-11-26

My name is Dee Sanchez. I have been an East Sacramento homeowner since 1996.

This project is massively out of scale with the neighborhood.

The Alhambra Corridor Special Planning District (ACSPD) requires that in order to approve height above 35 feet, the Planning Commission MUST find that the development will NOT be out of scale with the adjacent neighborhood. There is no measure in the proposed development within the scale for our neighborhood.

The City's General Plan (LUP-6.3) reinforces that multi-unit buildings shall be in scale with the residential neighborhood. So this project is neither compliant with the ACSPD, nor the City's General Plan.

Serious problems related to air quality; pedestrian, bicycle and vehicular safety; traffic; handling of sewage; quality of life; livability; and others will result from this excessively high density.

I love my neighborhood. I am not opposed to development at that site. In fact, I would welcome a scaled down development. Please vote down this development proposal so a more scale downed version can happen.

McK Neighbor

Location:

Submitted At: 6:50pm 02-11-26

This project needs to be downsized to 3 stories with more parking spaces. A six story apartment building with 360+ apartments, cars, traffic is too much impact on the surrounding streets. It is already impacted with McK V traffic, Mercy traffic, schools. and the business Park. Cars and TRUCKs including BIG RIGS are cutting through narrow neighborhood streets to avoid Alhambra Blvd traffic, including city vehicles.

This is a neighborhood already has more traffic sitting in lines at intersections, this project will mean poor air quality for all.

And this project does not allow enough parking spaces using the excuse people will use public transportation...there is none and the BUS.80/Cap City freeways and on-ramps are backed up all the time in this area...cars not traveling into city but out!

These are high-end rentals and almost all will have cars. Where will they park?

There are so many vacant apartments in Sacramento in all the new buildings that all these apartments will go empty like lots of the others. These are not low income apartments. That is what is needed over high end. The need for more housing seems to be perpetuated by a City with a budget deficit that is growing.

Who wants a six story building with views of your yard etc.

Andrew Wilkens

Location:

Submitted At: 6:44pm 02-11-26

I live 3 blocks from this and am in support. We desperately need housing, and this project will help.

Michael Turgeon

Location:

Submitted At: 6:07pm 02-11-26

Please see the attached letter of support from House Sacramento.

John Vignocchi

Location:

Submitted At: 5:50pm 02-11-26

On behalf of Region Business, we strongly support this project. This site is the PERFECT location for a large project like this... we're actually sad it's not taller. Let builders build.

Andrew Joseph

Location:

Submitted At: 5:45pm 02-11-26

East Sacramento resident who lives blocks away from this site and fully SUPPORTS this development. Sacramento needs affordable housing and walkable neighborhoods. The site is currently a rundown building that's unsafe for the community and kids. Please approve this project.

richard harrison

Location:

Submitted At: 5:07pm 02-11-26

This Alhambra Redevelopment Project (P24-007) as planned is too large for the area. It is much too high, dwarfing the homes around it. Consider reducing the building to three floors instead of six and include more set-back for the upper floors with about a third the units planned. No one wants to have the sense of constantly being overlooked. Parking is needed, one space per unit, but realize that, even with a substantial reduction of units, traffic will be a problem.

Send this back to the builder/investor for a smaller more reasonable project. Don't forget the need for green space and trees.

Shaina Aber-Hanson

Location:

Submitted At: 4:53pm 02-11-26

I strongly support development of this blighted block and hope that the housing that is constructed will include affordable units for young people and seniors. We are in the midst of a housing affordability crisis and now is the time to invest in solutions.

Tishiana Mann

Location:

Submitted At: 4:44pm 02-11-26

On behalf of the Sacramento Metro Chamber and our member businesses, we are writing in support of the 324 Alhambra Redevelopment Project. The Metro Chamber strongly supports projects that encourage private investment, increase housing supply, and reinforce the long-term economic vitality of Sacramento's established commercial corridors. Please see our letter of support attached.

Nick Shepard

Location:

Submitted At: 3:28pm 02-11-26

I am an East Sac resident.

I echo Alyssa Lee and Wesley Allen's comments below. I support the project. I would prefer a smaller parking garage and more substantial bike parking.

Chris Shultz

Location:

Submitted At: 2:31pm 02-11-26

I support project P24-007 at the former MaryAnn's Bakery site. I live a few blocks from the site, walk near the site each night, and drive or bike past the site daily. I offer the following comments:

- 1) Sacramento needs more units at all price points.
- 2) I am excited about the inclusion of ground floor commercial -- we need a walkable coffee shop serving the

neighborhood.

3) Including great bike parking where people can get in and out as easily is crucial. I would prefer to see the bike storage near the leasing office because "eyes on the bikes" is the most secure.

4) The developer is providing a ton of parking on site and the parking is well-designed with access off 30th to minimize traffic on streets with single family homes. Plus, the street parking on 30th Street from E/McKinley to the self storage is dramatically under-utilized. The Greek Food Festival days demonstrate how many cars can be accommodated on those blocks.

5) I encourage the Planning and Design Commission to reject arguments from neighbors that the proposal is "out of character" or "needs fewer units" -- when the city ratchets down the number of units it affects the economic feasibility of projects and the immediate neighbors won't be happy with the compromise anyway.

6) I specifically encourage the Planning and Design Commission to reject all arguments that the height should be limited by a 1990-era Alhambra Corridor Special Planning District. This argument over-values the preferences of Sacramentans from 35 years ago and takes away the discretion of Planning Commissioners and City Council Members who are in the seats in 2026. The Planning Commission and the City Council should assert the authority given to them by current voters to over-ride 35-year-old constraints and approve the housing we so desperately need.

7) We lived at Linq (Alhambra and S) for 1.5 years when we were between houses in East Sac. We put our items in the self storage next door and lived small for 1.5 years. It was great. This site enjoys the same proximity to self storage. I think that once it is built neighbors will be very happy to move there during house remodels, or even when downsizing from a single family home to an apartment when maintaining a house becomes too much.

Chris Shultz, 460 35th St, Sacramento, CA 95816, shultzcs@gmail.com

Wesley Allen

Location:

Submitted At: 1:24pm 02-11-26

My name is Wes Allen and I am a member of Strong SacTown.

I echo what Alyssa Lee has written below.

I support the project, would like to see a smaller parking garage.

Alyssa Lee

Location:

Submitted At: 1:19pm 02-11-26

My name is Alyssa Lee and I live near 23rd and C Street, a few blocks due west of this project. I am a member of Strong SacTown, a local community group that works to improve the livability of Sacramento for all neighbors. I support the Alhambra Redevelopment Project as I would love to have more neighbors in Sacramento, and this location is one of the best places to add more housing. Building more housing in walkable neighborhoods like midtown and East Sac means more people can live in Sacramento and have the choice to use sustainable transportation, like walking and biking, and to live without the expense of a car. This development would be a great improvement over the current deactivated vacant buildings.

I have 4 requests for the Planning & Design Commission to require of the developer:

- I echo Preservation Sacramento's request to reduce the parking garage to 150-200 spaces to save money and to preserve the 4 existing occupied homes. This project should not displace any current tenants. I agree with Ben Menzie's comment below that more parking leads to higher development costs, higher rents, higher emissions, and also induces more driving in general and in surrounding neighborhoods.

- I echo Civic Thread's request to add a ground-floor bike storage room, in addition to the in-unit wall racks. Larger bikes suitable for families, people with disabilities, or people who use cargo bikes to replace their cars are very popular in this neighborhood, and should be welcomed and accommodated in this development.

- I echo Civic Thread's request to make 15% of the units affordable and to take advantage of the impact fee waiver.

- Work with the City and Caltrans District 3 to add east-west crosswalks on 30th & E Streets and to make crossing 30th and the freeway undercrossing safer for people walking and biking.

I want to appreciate the letters of support written by Preservation Sacramento, Civic Thread, and East Sacramento Community Association who recognize the importance of adding housing stock in this neighborhood and have also offered very reasonable compromises to further improve this project.

I would like to share this excerpt from East Sac Community Association's letter: "East Sacramento, like much of Sacramento, is experiencing intense competition for a limited number of homes. Residents see this every day in rising rents, bidding wars, and the difficulty workers and families face when trying to live near their jobs, schools, and transit. This project meaningfully responds to that reality by adding new housing choices in a connected, infill location, and provides housing choices for those desiring to enjoy the benefits of all East Sacramento has to offer. ... By delivering 336 new homes, the project increases availability and choice for renters and future homebuyers, giving people more leverage and reducing the pressure that drives displacement. Providing additional housing options, especially multifamily homes near jobs, transit, and services, helps protect existing residents by easing competition for older housing stock and supporting working families who rely on proximity to East Sacramento." More foot traffic for local businesses, reduced competition for homes, and more people who can work close to where they live without driving and adding to traffic are just three reasons why East Sac residents can benefit greatly from this project.

Catherine Clark

Location:

Submitted At: 1:13pm 02-11-26

This will project will create an even bigger eyesore in the neighborhood. I live right across the street from the site and it's going to impact parking and the way of life in a most negative way by introducing more traffic and having to cope with the construction that will go on. The project right now doesn't even provide 1 parking space per unit and we all know that most households have at least 2 cars.

The project needs to be scaled way back to make it more amenable to surrounding neighborhood. VOTE NO!

Laura Strech

Location:

Submitted At: 12:55pm 02-11-26

The proposed 6-story, 68-foot tall, high-density project is massively out of scale with the surrounding neighborhood and would negatively impact all aspects of livability in the East Sacramento neighborhood. This proposed project would increase traffic on neighborhood streets which are already overwhelmed by traffic from McKinley Village and the Cannery Business Park. The site of this project is ripe for redevelopment however any proposed development should meet the zoning and code criteria already in place for the neighborhood. As a 30+ year resident of the East Sacramento neighborhood I strongly oppose this current plan.

Ben Menzies

Location:

Submitted At: 12:00pm 02-11-26

My name is Ben Menzies, and I am a resident of District 4 and East Sacramento in strong support of this plan. Our neighborhood needs more housing that can accommodate multiple families and more efficiently utilize our space, particularly in locations that are adjacent to transit, jobs, and amenities like parks, as this location is. While that is a strong enough case to justify this project, the fact that it will convert two city blocks of dilapidated, unutilized space into housing makes the case inarguable.

Sacramento has done an admirable job in recent years of authorizing more infill housing to address our severe, citywide shortage. It is no secret that some neighborhoods have been asked to accommodate more housing than others, and it is long past time for East Sacramento to play a constructive role in ensuring our city is growing to meet the needs of all of our neighbors, not just those who own property or favor exclusionary development practices. This project is an excellent example of the kind of project we need to encourage everywhere in our city to address our housing shortage, not to mention to meet our climate goals that require more walkable, dense infill housing in our highest resource neighborhoods. I hope to see similar projects coming soon to the area near other parks like East Portal, Sutter Park, Bertha Henschel, and Glenn Hall, which could all accommodate much higher densities of residents in the immediate vicinity.

Some commenters argue against this project on the grounds that the surrounding neighborhood is less dense. I think this misses the point - we need to encourage more kinds of housing across the entire neighborhood, not cater to the lowest common denominator of low-density housing out of a misplaced obsession with an unsustainable and ahistorical development pattern. Others have argued that the project's proximity to McKinley Park and other community resources is somehow an argument against it, which is as explicitly exclusionary of an

argument as I can imagine. We need to encourage housing that enables as many families as possible to enjoy these amenities without driving. Others claim to support housing in the abstract, but simply assert that this project is too much, too dense, or too something else. I think it should be obvious by now that these voices will never be satisfied and are the same voices that have led our city and, indeed, our entire state off the cliff and into the chasm of a debilitating and persistent housing crisis.

I support approval of the project as is. However, I do encourage the developer to consider reducing the amount of parking, as planning for a future in which all residents have at least one vehicle on average is incompatible with the scientific consensus on climate change and the pressing need to decarbonize Sacramento's transportation sector. Building too much parking will result in higher development costs, higher rents to compensate for those costs, and higher emissions over the project's life. If the developer does not reduce the amount of parking, I encourage city staff to consider reducing the amount of street parking in the vicinity to offset the significant influx in new parking resources that are out of alignment with the neighborhood's needs. Nonetheless, it is imperative that the Commission approve this project as soon as possible and not delay production of badly needed housing any longer.

Karina Raymundo

Location:

Submitted At: 11:42am 02-11-26

On behalf of Midtown Association, a property-based improvement district representing more than 1,300 properties and businesses working to make Midtown the center of culture and creativity in Sacramento's urban core, we write in support.

Zoe HHarrison

Location:

Submitted At: 11:20am 02-11-26

Creating more housing in this location is a good idea, but this is not a thoughtful plan. The proposed building is too tall with too many units. It ignores the physical constraints of the area and does not show respect to existing residents and neighborhood culture. Planning Commissioners: Wedging a building of this scale into East Sacramento will result in all of the very foreseeable problems that have been articulated here by others. Plus, it will further sour the relationship between residents and the City of Sacramento. Please approve a plan that is careful and practical - and matches the scale and quality of the neighborhood.

Theodore Marentis

Location:

Submitted At: 11:20am 02-11-26

What is the purpose of having a law, zoning, or a code? Is it to protect the residents or to bypass it willy nilly? The Alhambra project is massive and there is no reason to allow the height exemption, as it is a detractor to the area. All in favor of good, high quality construction like a condo building or brownstones. Kindly request a redesign consideration into something more fitting.

Katie McCammon

Location:

Submitted At: 11:10am 02-11-26

As a resident of Sacramento, I support this project. Even at market rate (less affordable), it is important to be building more multi-unit and apartment style housing. Single family housing is far too prevalent and unsustainable in the area. Apartment style housing creates more walkable and sustainable communities. I would strongly support housing for lower income people, but apartments are still a better option than sprawled single family units. People need to be compassionate about the need for housing and must sustain the obsession with keeping an aesthetically pleasing status quo.

Brian Schmitt

Location:

Submitted At: 11:07am 02-11-26

I'm writing to express my support for the proposed Alhambra Project at the former Maryann's Bakery site. My family and I have lived in the neighborhood for the past 15 years.

Overall, I'm impressed by the design of the building and how the design team has been thoughtful about many factors including: preservation of historic brick facades, setbacks for reduced massing and improved neighbor privacy, a parking garage (next to the freeway) to reduce the street parking impact, and more.

These buildings have been neglected and idle for many many years. I think a project like this that offers ~330 units of varying sizes would be a big improvement and a great asset to the community.

Emilie DeFazio

Location:

Submitted At: 10:45am 02-11-26

My name is Emilie DeFazio and I am in support of this redevelopment project. Getting more people (and their money) into the northwest end of East Sacramento will make that area of town that much more inviting, walkable, and safe. The public commenters who are in opposition do not consider the other housing that already exists in our neighborhood. My husband and I rent one apartment in a multi-family home south of McKinley Park, and the majority of our neighbors live in buildings with 2-4 units with many living in 10+ unit apartment complexes. Population density is happening already, and it's for the better of our community - and that's not even getting into the weeds of the city housing crisis. There's nothing happening on that block of land that is preferable to welcoming others into our community and increasing the number of East Sac residents. Anyone who uses pathos to oppose this project has a weak argument.

Louise Buford

Location:

Submitted At: 10:44am 02-11-26

I oppose the project as it is presented. I agree we need housing but to build a six story building in a residential area of mostly one story homes is out of scale. This project does not fit in with what Sacramento planning principles has spent decades developing. Scale is a core component of responsible land use planning. Please consider denying this project as is and reccommending a 4 or even 5 story limit.

Harrison Reilly

Location:

Submitted At: 10:37am 02-11-26

As a ten-year resident of Sacramento, and an East Sacramento resident since December 2024, I fully support the development of this project. It's exactly the kind of housing we need in the area and will help availability across the region. If we're serious about increasing housing supply, we need to be taking advantage of vacant lots such as this one.

I also hope the City will consider bringing back the Route 34 bus line, which would help support a transit-forward development.

Alyssa Cowan

Location:

Submitted At: 9:56am 02-11-26

I live in the area and support this new project. We must build more to address the housing crisis in our state and city; it is encouraging that this construction focuses on urban infill instead of suburban sprawl. This lot has gone unused for a long time, and I would rather see it become a convenient home for those who want to be part of our community.

Joseph Wraithwall

Location:

Submitted At: 8:27am 02-11-26

My name is Joseph Wraithwall, and I support this project. Having lived blocks from the project site, I believe it's clear that this project is sorely needed. Our central neighborhoods are the best place to build homes; the people who choose to live there will live healthier, happier lifestyles that produce far less climate-polluting emissions than people forced to live far from the amenities of East Sacramento and the Grid. Luckily the City has acknowledged this fact in many plans, including its General Plan and Climate Action Plan, which hundreds of people engaged

with and supported throughout the drafting process. This project is just a continuation of the City's clearly stated priorities, and for that I am grateful.

Cindy Guest

Location:

Submitted At: 7:55am 02-11-26

This is a great idea. Sacramento desperately needs housing of all kinds. The location is next to a freeway and may block some noise from the freeway. It takes a parcel that has been unused for a loooonnnnggg time and makes it useful. They're including parking. Fully support.

Ansel Lundberg

Location:

Submitted At: 7:01am 02-11-26

My name is Ansel Lundberg and I am a member of House Sacramento, the local YIMBY group. I support this project and the staff recommendation to approve the CEQA exemption, CUP, SPDR, and tree permit. I was heavily involved (as were many in the community) in the development of the 2040 General Plan; at the time, I lived in East Sacramento. The plan indicates this site should "foster vibrant, walkable areas with a high-intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit." This project is perfect for this use and is much better than a block-sized vacant commercial building. I urge the PDC to approve these entitlements. We cannot afford to say no to over three hundred new homes in Sacramento near jobs.

Steven Rosen

Location:

Submitted At: 5:01am 02-11-26

The stepbacks are unnecessary. The PDC should approve with the condition that the design revert to an earlier iteration without the stepbacks. There are several reasons:

1: They look weird. Stepbacks are a concept from planning school that make sense in the classroom and over the drawing board, where you think, "a ha, the building blends nicely with lower buildings," but a person who has walked down an actual city street in actual real life knows that a real-life human on a real-life sidewalk next to a building in real life does not perceive anything above the second floor. It does not matter whether the building is stepped back on the fourth floor to a human who has loved ones.

2. Stepbacks were conceded to "blend" the building in with nearby buildings. These buildings, however, are very old, outmoded, and reaching the point where their maintenance will cost more than the buildings are worth. They will be demolished and replaced. Hopefully, they will be replaced with tall buildings that befit the urban core of the capital city of the 4th largest economy in the world. At that point, this building will be blending into... what? Other moderately tall buildings. This new building that will stand for a century should not be designed to complement buildings that see the wrecking ball by the end of the decade.

3. Stepbacks are morally repugnant. The stepbacks reduce the volume of space for homes on the side of the building that is farthest from the freeway, for the benefit of people who live own and live in luxury housing even farther from the freeway. It is the side of the building farthest from the freeway that should have the most livable space because it is the best place for people to live on this site. The purported benefit, that there will be fewer people near the mansion-owners who oppose the project, is not an actual benefit in any way. Additional living space near them will not materially affect their lives in any way, and the idea that it would can only come from their belief that people are pollution.

People are not pollution. My child is not pollution. My friends are not pollution. I am not pollution. No human is pollution.

We need and deserve homes, even if the opponents disagree and think we should have to pay them for theirs at their preferred high prices.

Please approve this project, and, if it's not too much trouble for the builder to dust off earlier plans, approve it without the stepbacks.

Kurt Peng

Location:
Submitted At: 11:59pm 02-10-26

My name is Kurt Peng, and I live in District 4. I am writing in support of this project. I believe that building dense infill housing to increase housing supply is the most effective way to combat rising housing prices that have made life harder for regular people like me. This project, with 322 units, helps us get closer to the goal of making Sacramento affordable. Six stories is hardly a behemoth, and the architectural renderings look great. I'm not concerned about traffic at all. The site is located in a walkable neighborhood with access to bike routes. Besides, there isn't much vehicle traffic anyway. As for parking, the project contains sufficient parking in the garage structure to avoid any impacts to the surrounding neighborhood. I would like to close by saying that neighborhood character comes from the people who live there, not what the buildings look like. This isn't going to destroy the neighborhood. In fact, it'll make the neighborhood so much livelier and better.

James Conant

Location:
Submitted At: 7:52pm 02-10-26

I would like to express to you my thoughts and concerns regarding a development proposal in our neighborhood. I was recently made aware of the resurrection of an old project that appears that the City is allowing the developer to try to slip into our neighborhood unnoticed. I speak of the proposed development on the old Mary Anne Bakery site. As envisioned then it was bad development and it is still bad development. I sincerely hope city leaders such as you can see that.

I have lived one block from the site of the proposed redevelopment for over 40 years. My house is very modest. I could have moved to a much bigger home further out but I chose to be close to my job where I could and did bike to work for my entire career. I love this neighborhood and all it represents. I regularly walk East Sacramento's neighborhoods. I have seen where good development has occurred and where bad has occurred. When you destroy neighborhoods like these with improper development you destroy what makes Sacramento a great city.

Yes, we need more housing but this isn't it, not here, not this big, ugly and and this poorly planned project. It is totally out of character with the neighborhood of mostly small one story homes that make the McKinley Park neighborhood of which Casa Loma Terrace is a part and also of which, makes it so special.

I think it is truly ironic that the developers take pictures of these single family homes and other very well designed apartment complexes and new housing that do fit into the character of their respective neighborhoods. The developers hope you will believe the lie that their project, which is totally out of character with the neighborhood, will somehow fit in by association. It will not and if built will remain an eyesore, not just to our neighborhood, but to the city as a whole for many years to come.

It is inconsistent with goals of the Alhambra Corridor of which I participated. It is way too high, too upscale, too reliant on the automobile and will have a very detrimental impact on already too much parking congestion in the neighborhood.

I am reminded of the way the developers of California Forever tried to sneak their inappropriate project into Solano County rather than working with the existing cities and the County and using their respective plans that are supposed to guide development there. Sacramento should be better than that. Its elected leaders should be better than that.

This project, as envisioned, would be far more appropriate down by the corner of Folsom and Alhambra Boulevard among buildings of similar character or better yet next to the light rail system the City supposedly supports, not destroying the existing neighborhoods that make Sacramento so special.

The developer along with the City need to revise this inappropriate project by reducing its size, particularly its height and providing better setbacks from the street. Our fellow neighbors would like to offer suggestions on how that can be done. I sincerely hope the City leaders listen.

Jim Conant
332 32nd Street

Heather Brantley

Location:

Submitted At: 5:10pm 02-10-26

Additional eComments received by the Office of City Clerk.

Katrina Beedy

Location:

Submitted At: 5:01pm 02-10-26

I would like to express my opposition to this development as currently proposed. While I am absolutely in favor of converting the site to more affordable housing, this 6-story, 68-foot tall, high-density project holding up to 870 residents is massively out of scale with the surrounding neighborhood, is oriented around car use, and is not on a light rail line. This results in a variety of permanent, damaging, major impacts on the existing neighborhoods, especially traffic, parking, pedestrian and bicycle safety, air quality, and livability.

Residents of EastSac

Location:

Submitted At: 4:46pm 02-10-26

The debate over this project ultimately comes down to whether Sacramento intends to honor the planning principles it has spent decades developing. Scale is not an abstract concern; it is a core component of responsible land use planning. When a building dramatically exceeds the height and massing of its surroundings, it creates a physical imbalance that affects everything from sunlight to privacy to the psychological sense of enclosure on the street. In established residential areas, transitions matter. They are the mechanism by which cities accommodate growth without sacrificing livability. A six story structure placed directly across from small historic homes is not a transition — it is a rupture. It signals that the city is willing to disregard its own planning tools in pursuit of density at any cost.

Traffic impacts reveal a similar disconnect between planning theory and on the ground reality. A project that introduces hundreds of residents and hundreds of parking spaces into a low transit area will inevitably generate significant vehicle trips. When those trips funnel onto narrow residential streets, the consequences are predictable: congestion, safety hazards, and increased conflict between drivers, pedestrians, and cyclists.

I'm not against new housing, but this project is way out of proportion for our neighborhood. It's too tall, too dense, and funnels too many cars into streets that already feel tight. What makes East Sac special is its human scale and sense of community. A building this large would overshadow that — literally and figuratively.

Linda Zarzana

Location:

Submitted At: 4:45pm 02-10-26

This project is just too big! Not only will it dwarf the surrounding neighborhood, it will also exceed the height limit for this area. There are not enough parking places for the number of units, impacting on-street parking in the neighborhood, there will be a loss of the tree canopy, and it is BIG!!!

claudia bordin

Location:

Submitted At: 4:17pm 02-10-26

1) The proposed project referenced above is requires an amendment to the city's general plan and specifically the Alhambra special planning district.

Please don't give a special/conditional use permit for this project. Some kind of housing can be built to fit within these parameters.

2) This proposed project is vastly out of scale to surrounding homes which are single story and approx. 1000 sq. ft. or less in size.

It is also vastly out of character to surrounding turn of the century, vintage bungalows in Casa Loma Terrace. Please be sensitive to the surrounding neighbor's homes.

3) While we need housing, many more options could satisfy that need with a two-story structure or building of

individual town homes much like the ones found two blocks away on Alhambra Blvd. Please build something that has integrity and adds to rather than detracts to our neighborhood.

4) See pictures attached: Adding hundreds of toilets to this area's frail sewer system will impact everyone around this area.

Adding the "vault" under McKinley Park – while it helped – it did not solve the flooding issue upon heavy or sustained rains. The antiquated, combined sewer system found in this area impacts surrounding property and homes when it overflows with raw sewage onto our streets, yards and park. While flooding occurred shortly after the vault was completed, flooding occurred. When asking a maintenance worker - who was nearby adding caution blocks to the flooded street - to "open the new vault" when the rain water rose, he exclaimed "the vault is already open".

This is and continues to be a problem in our area of McKinley Park as the city does not have the resources to split the sewer system.

Please don't add to that impact.

Mary Coronado Calvario

Location:

Submitted At: 4:06pm 02-10-26

As a Sacramento County resident since 1993, I have seen the City of Sacramento grow. In the old days we only had Centro's and the Spaghetti Factory. Originally from Tulelake, California and the Los Angeles area, we are proud to call Sacramento our home. We love Sacramento and are not against growth. Our concern is the size of this proposed building complex formerly called Mary Ann's Bakery.

Included below are pictures of the neighborhood directly across from this building. Please keep this building within the 35 foot height limit and not to approve the Conditional Use Permit on P24-007.

"Growth is inevitable and desirable, but destruction of community character is not." -Edward T. MacMahon

Kurt Wooden

Location:

Submitted At: 3:36pm 02-10-26

Our neighborhood is meant for neighbors. Our neighborhood is meant to be lived in. The Alhambra project will open the doors to 300+ new families with whom we can all share the joys and beauty of this place. More people should have the chance to make East Sac their home, and this development will give them that chance.

Thank you for your time.

Heriberto Soto

Location:

Submitted At: 12:34pm 02-10-26

As a community member and resident in close proximity to the site, I value thoughtful investment that strengthens our neighborhood while making productive use of underutilized properties. The proposal to redevelop this location into a mixed-use residential and commercial space reflects a forward-looking approach to growth that aligns with the needs of a changing and growing community.

The project's plan to transform a largely vacant and underused site into a six-story mixed-use development with new multi-unit housing and ground-floor commercial space will help build a more active and thriving neighborhood. By introducing hundreds of new homes along with neighborhood-serving retail space, the development will support local businesses, increase walkability, and improve access to nearby amenities such as transit routes, parks, schools, and services. This type of infill development supports a more connected community where residents can live closer to daily resources and contribute to a vibrant local economy. The thoughtful reuse of existing structures where feasible and the creation of new housing on an underutilized site will help revitalize the corridor while making efficient use of existing infrastructure.

As someone who lives nearby, I believe this project will contribute positively to the long-term vitality of the neighborhood by expanding housing options, encouraging investment, and supporting a more walkable and connected community. I respectfully submit this public comment in support of the Alhambra Redevelopment Project and appreciate the opportunity to provide input as part of the review process.

Ann Broderick

Location:

Submitted At: 11:03am 02-10-26

This proposed Alhambra Redevelopment project at the former Mary Ann's Bakery site (D Street and Alhambra Blvd.) should not be approved for several key reasons:

1. It is incompatible with the neighborhood's historic character.

The surrounding area is defined by long established architectural patterns and a human scale streetscape that this project would disrupt.

2. The scale is dramatically out of proportion.

A six story, 332 unit, 440,000 square foot building would tower over adjacent single and two story homes, creating a massive and intrusive presence.

3. The location lacks high frequency transit service.

With the potential for up to 870 new residents relying on cars, this project would significantly worsen congestion and heighten existing safety concerns on already overburdened streets.

PLEASE see the ATTACHED DOCUMENT for a more detailed explanation of these and other issues.

D3 Resident

Location:

Submitted At: 9:44pm 02-09-26

This project does not belong in this area of East Sacramento - it is TOO LARGE, and creates too much traffic. This complex belongs next to the light rail corridor not in a corner of East Sacramento where the streets are narrow and traffic is already very congested.

Joseph Haft

Location:

Submitted At: 5:20pm 02-06-26

My name is Joseph Haft. I have lived, raised children and owned property in the vicinity of this project since 1977, almost 50 years. I have stayed and enjoyed life here as have many of my neighbors precisely for the reasons that approval of this project contemplates obliterating. While we have abided other large development projects over the years such as the Cannery Business Park, McKinley Village and Sutter Square Galleria, the proposed project pales in comparison to these others in terms of its size, scale and deviation from the character and codified protections of the immediate neighborhood. This fact is highlighted for all to see in the very Notice of Public Hearing description of the Project when it specifically relies on a questionable exemption to the California Environmental Quality Act (CEQA), an absolute requirement to "exceed height standards of the residential preservation transition buffer zone of the Alhambra Corridor Special Planning District and a "Tree Permit for the removal of seven city trees, two private protected trees, and the non-standard pruning of two city trees. These items are, of course, in addition to the crass disregard for existing infrastructure, barely compliant parking and traffic concerns that such a building would bring to our quaint and quiet neighbor environment.

I apologize if my comments are harsh regarding the project but I find it very difficult to find anything substantially positive that couldn't be accomplished with a scaled down version as has been suggested, even encouraged by a number of East Sacramento neighborhood groups. In addition, while I am not personally able to site the technicalities and specifications of codes and standards that apply to a project like this, I have always believed that I could rely on the City Planning and Design Commission staff and members to be bound to diligently apply them with one overriding mandate: A commitment to adhere to existing and longstanding protections designed to preserve and enhance the quality of life in one of the oldest and yet more modest neighborhoods in the central city.

That said, I have to say I find it hard to believe and heartbreaking that it appears the Commission has already made up its mind, by including in its agenda for this item, the following: "Recommendation: Conduct a public hearing and upon conclusion, pass a Motion to approve." Many of the homes in the Alhambra Corridor Special Planning District are approaching, if not more than, 100 years old. This is no "Fabulous 40's" neighborhood which is why it may have been vulnerable to a development like this, where the parcel acquisition cost was actually

feasible for an overscale, oversized, overcrowded but, potentially, immensely profitable undertaking IF an approval as applied for were obtained. So, again, in closing, I want to appeal to this Commission not to sell out this mature, peaceful, accessible neighborhood anchored by the 150 year-old McKinley Park for the benefit of a handful of developers. No civic good will come from casting a shadow, literally, over hundreds of homes while cramming 870 potential residents into 332 apartments right next to a heavily traveled freeway with only 322 parking stalls for their own cars.

Mark Rodriguez

Location:

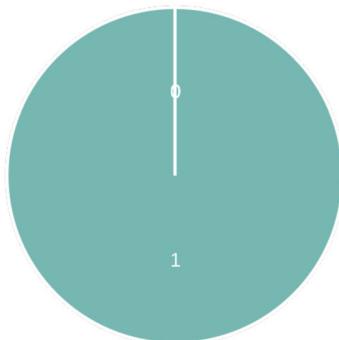
Submitted At: 9:58am 02-06-26

Please do not go to Sun Spa, located at 6804 Fruitridge Rd #A Sacramento, CA, 95820, as well as q spa, located at 4215 Norwood avenue, suite #12, sacramento, ca, 95838, They will all claim that they are too busy for you.

Agenda Item: eComments for 3. Workshop: Preliminary Framework for Regulating Cottages on Wheels (LR26-001) 2026-00399

Overall Sentiment

Support (0%) | Oppose (0%) | Neutral (0%)
No Response (100%)



Mark Rodriguez

Location:

Submitted At: 9:59am 02-06-26

Please do not go to Sun Spa, located at 6804 Fruitridge Rd #A Sacramento, CA, 95820, as well as q spa, located at 4215 Norwood avenue, suite #12, sacramento, ca, 95838, They will all claim that they are too busy for you.