



**Supplemental Material
Received at the Meetings of
City Council
Redevelopment Agency
Housing Authority
Financing Authority
for
January 23, 2007**

Item 22: Appeal of Alhambra at S Street Condominium Community (P06-076)

- a. Letter dated January 23, 2007 from Rian Troth, President McKinley East Sacramento Neighborhood Association and Jim Collins, President East Sacramento Improvement Association to Mayor and City Councilmembers, subject: The Alhambra and S Street Condominiums and East Sacramento Cumulative Traffic Impacts
- b. Packet of material entitled " Trammell Crow Residential Alhambra and S Street Mixed-Use New Urban Infill Project; Community Outreach Summary and Neighborhood Support"

January 23, 2007

To: Heather Fargo, Mayor and City Council Members
City of Sacramento

Subject: The Alhambra and S Street Condominiums and East Sacramento Cumulative Traffic Impacts.

Mayor, Heather Fargo and City Council Members.

The McKinley East Sacramento Neighborhood Association (MENA), the East Sacramento Improvement Association (ESIA) and East Sacramento Preservation Task Force (ESPTF) have previously expressed their concerns regarding the cumulative traffic impacts associated with the myriad of new development proposals for the East Sacramento area and the future livability of our neighborhood. The Alhambra and S Street Condominiums is the third project (the Sutter expansion and the Farmer's Market Medical Office Building were the first two) which will generate significant additional traffic in our neighborhood, and there are many more projects to come (Mercy expansion, Eppie's Project, the Bakery Project, Sixtel's Condos and the Village Project). These projects will overwhelm our neighborhood with additional traffic

MENA, ESIA, and ESPTF support appropriate infill development. However, this infill should not be detrimental of the livability of our existing neighborhood. East Sacramento prides itself in being a walkable, bikeable and transit supportive community. Those attributes will be quickly lost if these new traffic generating projects do not assist in mitigating their traffic impacts and continue to support pedestrian, bicycle and transit improvements.

MENA, ESIA and ESPTF have supported this current project and recently approved projects but have continued to express their concern regarding cumulative traffic impacts. MENA, in fact, has attached a specific caveat to their past support.

"The MENA Board supports the proposed project and the requested actions with one important caveat. The MENA Board does not believe that the cumulative traffic impacts associated with all the development proposals in East Sacramento (Mercy, Farmer's Market MOB, Eppie's Project, the Bakery Project, Sixtel's, the Village and this project) are being appropriately addressed. The MENA Board strongly recommends that a transportation services public facilities district (or other similar appropriate mechanism) be established to include these projects and any future significant projects. The district assessment proceeds would be used for transportation services which would include necessary minor traffic flow improvements, but would be used primarily to fund transit improvements in the area, reduced fare transit passes/tickets and other transportation demand management services. These funds would also be used to provide significant bicycle and pedestrian improvements in the area to encourage walking and bicycling."

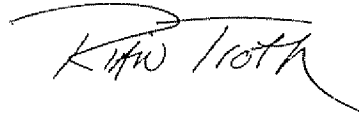
Recently City staff was approached regarding this MENA recommendation and we were told that a public facilities district would not work in this situation, but staff gave no alternative solution to the problem as had been requested. Unless a transportation plan can be developed to address the cumulative traffic impacts of these projects and to maintain the livability, walkability, bikeability and transit supportive attributes of our neighborhood, MENA, ESIA and ESPTF must vigorously oppose all future projects.

The current project, the Alhambra and S Condominium Project, is located in close proximity to light rail and a transit pass subsidy, as proposed by staff, may serve as some mitigation. However, MENA, ESIA, ESPTF believe that additional projects cannot reasonably proceed until this issue has been addressed.

January 23, 2007

MENA, ESIA and ESPTF look forward to working with City staff and elected officials to resolve this outstanding issue and to maintain the livability of East Sacramento

Sincerely,

A handwritten signature in black ink that reads "Rian Troth". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Rian Troth, President
McKinley East Sacramento Neighborhood Association

Jim Collins (RT)

Jim Collins, President
East Sacramento Improvement Association

**Trammell Crow Residential
Alhambra and S Street
Mixed-Use New Urban Infill
Project**

**Community Outreach Summary
and
Neighborhood Support**

**SCHEDULE OF NEIGHBORHOOD & MATRIX MEETINGS
TRAMMELL CROW RESIDENTIAL
Alhambra and S Streets**

Neighborhood Groups Consulted:

- * **Newton Booth Neighborhood Association**
- * **East Sacramento Improvement Association**
- * **East Sacramento Preservation Task Force**
- * **McKinley-Elvas Neighborhood Association**
- * **East Sacramento Chamber of Commerce**
- * **Marshall School Neighborhood Association**
- * **Winn Park Neighborhood Association**
- * **Area One Neighborhood Advisory Group (NAAG)**
- * **Mid-Town Business Association**
- * **Elmhurst Neighborhood Association**

Schedule of Outreach Meetings

- October 4, 2005 Neighborhood Leadership meeting (1)**
- October 4, 2005 Meeting with Planning Staff**
- October 17, 2005 Presentation to Area 1 NAAG**
- October 19, 2005 Presentation to RT**
- October 20, 2005 1st.Newton Booth Neighborhood Presentation**
- October 21, 2005 Presentation to AQMD**
- October 25, 2005 Neighborhood Leadership meeting (1)**
- December 14, 2005 Meeting with RT regarding transit passes.**
- April 13, 2006 Neighborhood Leadership meeting (1)**
- April 20, 2006 2nd. Newton Booth presentation**
- May 11, 2006 RT Presentation**
- May 8, 2006 Presentation to MBA**
- June 2, 2006 MATRIX meeting**
- June 6, 2006 Meeting with Winn Park & Marshall School Leadership**
- June 7, 2006 Meeting with Matrix on Traffic Study scope**
- June 8, 2006 Meeting with Planning Staff**
- June 12, 2006 Meeting with Marco Farias, etal (S Street Neighbors)**
- June 15, 2006 Meeting with neighbors regarding Architecture**
- June 19, 2006 Presentation to Area 1 NAAG**

June 20, 2006 RT Presentation
June 20, 2006 AQMD Presentation
June 26, 2006 Meeting with Planning Staff
June 28, 2006 Meeting with MATRIX
July 10, 2006 Meeting with Traffic Eng. Staff
July 12, 2006 Presentation to East Sac. Chamber of Commerce
July 13, 2006 Meeting with NBNA Leadership (lunch)
July 14, 2006 Meeting with MATRIX re: Project changes
July 17, 2006 Meeting with MATRIX re: Neg Dec issues
July 17, 2006 2nd Presentation to Area 1 NAAG
July 19, 2006 Presentation to DRPB
July 26, 2006 Meeting with MATRIX re: Design Review
July 28, 2006 Meeting with MATRIX re: Fire Access
August 2, 2006 Presentation to MENA
August 3, 2006 Presentation to ES CofC
August 21, 2006 Presentation to Elmhurst Neighborhood Assoc.
August 26, 2006 Meeting with MATRIX re DRPB comments
November 6, 2006 Presentation to East Sacramento Impt. Assoc.
November 7, 2006 Meeting with Opposing Neighbors.
December 10, 2006 Presentation to East Sac. Preservation Task Force

(1) Neighborhood Leadership invitees included:

Winn Park Neighborhood Association
Newton Booth Neighborhood Association
McKinley-Elvas Neighborhood Association
East Sacramento Chamber of Commerce
Marshall School Neighborhood Association
East Sacramento Improvement Association
East Sacramento Preservation Task Force

Community Endorsements

- * **McKinley-Elvas Neighborhood Association (1)**
- * **East Sacramento Impt. Assoc. (1)**
- * **East Sacramento Chamber of Commerce**
- * **Mid-Town Business Association**
- * **Elmhurst Neighborhood Association**
- * **East Sacramento Preservation Task Force (1)**
- * **Sacramento Air Quality Management District**
- * **Regional Transit**
- * **Friends of Light Rail Transit**
- * **Sacramento Metro Chamber of Commerce**
- * **Marshall School Neighborhood Association**

(1) subject to coordination of traffic impacts.

September 1, 2006

Rob Fong, Councilmember
915 I Street, 5th Floor
Sacramento, CA 95814

Dear Mr. Rob Fong:

I am writing this letter to express my strong support for the revised Alhambra and S Street Site Plan Scheme 4A presented by Trammell Crow Residential. I, in addition to two other S Street neighbors, had strong opposition to the vehicular access entry drive that was originally positioned across the street from my house on S Street. After meeting with Peter Solar, Brian Holloway, and their team of engineers twice and having numerous conversations, I feel that my concerns have been addressed and rectified. I also believe the changed entry drive alignment to 32nd Street will assist with the traffic flow and decrease some of the speeding issues.

In addition to the above change, I am in support of the reduced massing (42 units to 30 units), the proposed S Street facade, the use of acorn streetlights, and the proposed traffic calming measures. Downtown, midtown, and the surrounding communities continue to flourish and grow with new businesses, housing developments, and mass makeovers. I feel the revised site plan will be inviting to new neighbors, be pleasurable to view, and will give a refreshed look to S Street and the surrounding neighborhood.

Due to the overall positive changes this residential condominium community will bring, it is without hesitation that I support this project. I look forward to hearing that the revised plan has been successful in obtaining other support and is moving forward to action.

Sincerely,

Jessica Wharton, Resident
3216 S Street



Pease Conservatory of Music and Wm. J. Geery Theater

2130 L Street
Sacramento, CA 95816
443-7038 and 448-9019

Date: September 30, 2006

To: Rob Fong

From: Jon & Diane Heinzer

Subject: Alhambra and S Street project

We heard Brian Holloway's presentation of his Alhambra and S Streets project at our NAG meeting a few weeks ago and was very impressed with the project. It removes some unsightly buildings and makes use of property that is now an eyesore in its present state. It will also enhance the R Street Project. We understand that the Newton Booth home owners group has voiced some objection to the proposal. We can't understand why anyone would want unsightly buildings to remain when they could be replaced with a plan to use the area for housing and a walkable neighborhood and making public transportation part of the plan

We hope that you will endorse the project as we need these types of projects to keep the inner city from becoming slums.

Sincerely yours,

Jon & Diane Heinzer

JAMES L. KOURETAS

ATTORNEY AT LAW

TELEPHONE
(916) 441-4274
FAX (916) 441-2545

30TH & H BUILDING
725 30TH STREET
SUITE 101
SACRAMENTO, CALIFORNIA 95816-3841

October 3, 2006

Mr. Rob Fong
c/o City Hall
915 I Street, 5th Floor
Sacramento, CA 95814

RE: Alhambra at S Street Project

Dear Councilman Fong:

I am a residential property owner across the street from the Trammell Crow project at Alhambra and S Street. I have had an opportunity to review the streetscape elevations and site plan; and I find the project to be very appealing and great for the neighborhood.

Very truly yours,



JAMES L. KOURETAS

JLK:mjb

RECEIVED
MAYOR/COUNCIL OFFICE
CITY OF SACRAMENTO
2006 OCT 17 A 9:07

October 9, 2006

Councilmember Robert Fong,
Sacramento City Council
915 I Street, 5th Floor
Sacramento, CA 95814

RE: Alhambra and S Street Development

Dear Mr. Fong,

Our home is located at 3232 S Street, across from the proposed Trammell Crow residential development. We have seen the developer's plans and drawings and believe them to be very attractive.

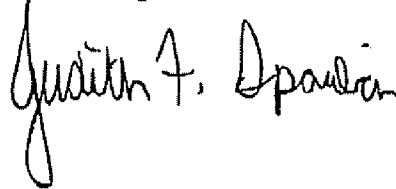
We think this project will benefit our neighborhood and should be approved.

Thank you,

Leroy Choquette



Judith Sparlin



Testimony Re: Alhambra and S Trammel Crow Project

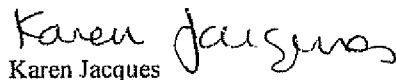
Honorable Members of the Planning Commission

As a long time Central City activist, I am pleased to have this opportunity to comment on the Alhambra and S project. I would like to preface my remarks by stating that I do not live across the street from the project nor within the boundaries of the Newton Booth Neighborhood. I have great respect for the views of those neighbors and that neighborhood association and I hope you will consider them. That being said, I think this project is commendable in many ways and I support it. I also wish to acknowledge that I think the developer did an outstanding job of early notification and public outreach.

The following are my specific comments:

- 1) I am pleased to see a residential use at this site. I believe that having housing on this site rather than the current office use will strengthen the neighborhood.
- 2) I think the density makes sense given the Blue Print and the proximity of the project to light rail. I would like to encourage the developer to do everything possible to strengthen the connection between the project and the nearby light rail stop.
- 3) I am pleased that the project is 'for sale' housing as this provides a much needed opportunity for owner occupancy. I encourage the developer to write CC&R's that mandate that members of the governing board be owner occupants rather than investors as this will assure that those who actually live in the project will be responsible for its governance.
- 4) I am extremely pleased with the parking ratio of one parking space per bedroom rather than one parking space per unit. Given the limits of the existing Sacramento RT system, this is a much more realistic ratio than the one car per unit parking ratio that has been approved for some Midtown projects and will help protect the adjacent neighbors from the impact of project residents taking all their parking spaces.
- 5) I know that concerns have been expressed about the S Street façade of the project and that the DRPB has made some suggestions as to how these concerns might be resolved or mitigated. I hope that this can happen.

Sincerely


Karen Jacques

-----Original Message-----

From: ACooper56@aol.com <ACooper56@aol.com>

To: sshore@cityofsacramento.org

<sshore@cityofsacramento.org>

CC: Solar, Peter

Sent: Mon Oct 16 22:45:44 2006

Subject: Project Proposal P06-076 (Alhambra at "S" Street)

October 16, 2006

Dear Sally,

Thank you for the time you took to assist me in the review of the condominium project that will be located on Alhambra and S in midtown Sacramento. I have lived in the area since 1990. First at 2704 S Street, then at 2630 S Street and now at 3156 W Street. The area is a great location because it is near all the major freeways and next to light rail. Shopping, great restaurants, large mature trees, parks, the post office, Safeway, the Sacramento Natural Foods Co-Op are just a few of the advantages of living in midtown. I am a renter that is motivated to buy a unit in this project. I can imagine that many employees of Sutter Health or the Med Center would find this location ideal. The need to commute is reduced because you could walk, bike or take transit to work. State employees from Cal-Trans or other state departments who enjoy the urban lifestyle that these condo would offer will jump on the opportunity to purchase one of

these units. It appears that the project is well designed and my review revealed such upgrades as a pool, fitness center, parking garage and courtyard areas with room for large shade trees. This location will allow me to take light rail to my community garden plot at the developing Fremont Community Garden, located at 14th & Q Streets. I hope to be one of the first original owners when the project is complete. It is exciting to see projects of this quality being considered for Alhambra Blvd. This will give many renters who wish to become part of the midtown experience a chance to become homeowners. I hope that this project will be a priority in the city of Sacramento's plan to enliven the central city.

Respectfully submitted,
Anthony E. Cooper
3156 "W" Street
Sacramento, CA. 95817 Home phone (916) 457-
5422 Cell (916)803-4513

Marshall School Neighborhood Association
P.O. Box 19043
Sacramento, CA 95819

Mayor Heather Fargo
Members of the City Council
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

January 23, 2007

RE: Item #22: Appeal of Alhambra at S Street Condominium Community (P06-076)

Dear Mayor Fargo and Honorable Members of the City Council:

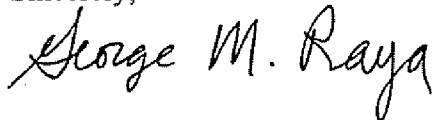
On January 3, 2007, the Board of Directors of Marshall School Neighborhood Association reviewed the development project known as the Alhambra at S Street Condominium Community. It was the unanimous decision of the Board to support this project with a letter of support.

This project is no stranger to several members of our Board, being regular attendees of the monthly meeting of the Area 1 Neighborhood Advisory Group (NAG). Our Board has been very favorably impressed with the Community Outreach of the developer, Trammell Crow Residential. This developer engaged in the Early Notification process, and was receptive to community input and modified their plans several times based on neighborhood concerns.

Our Board fully supports this project because it is truly Transit Oriented Development. We envision this housing development project will be an excellent and valued addition to our City as Metro Square is to our own neighborhood.

The Blueprint Project, developed by the Sacramento Area Council of Governments (SACOG), lays out the future for our region. We must respect our neighborhoods, but the days of being a one-story city are past. We no longer have the luxury of building single-family homes surrounded with spacious front yards and spacious backyards. We must change with the times, difficult as change may be to some. Attached, multi-family homes must be accepted and welcomed.

Sincerely,



George M. Raya
Co-chair,
Marshall School Neighborhood Association

Subject: FW: P06-076

Date: Wednesday, August 23, 2006 1:34 PM

From: Rian Troth <RTroth@smud.org>

To: <brian@hrmco.org>

Conversation: P06-076

-----Original Message-----

From: Ron Maertz [mailto:ronmaertz@sbcglobal.net]

Sent: Thursday, August 03, 2006 10:01 AM

To: sshore@cityofsacramento.org

Cc: scohn@cityofsacramento.org; Rian Troth;
nancycornelius@sbcglobal.net

Subject: P06-076

PROJECT # : P06-076

APPLICANT: Peter Solar

LOCATION: Alhambra and S

REQUEST: Special Permit and Variance for Condominium Community

MENA COMMENTS: The MENA Board would like to commend the project proponents for their extensive public outreach efforts. The project has been substantially improved as a result of these efforts. The MENA Board supports the proposed project and the requested actions with one important caveat. The MENA Board does not believe that the cumulative traffic impacts associated with all the development proposals in East Sacramento (Mercy, Farmer's Market MOB, Eppie's Project, the Bakery Project, Sixtells, the Village and this project) are being appropriately addressed. The MENA Board strongly recommends that a transportation services public facilities financing district (or other similar appropriate mechanism) be established to include these projects and any future significant projects. The district assessment proceeds would be used for transportation services which would include necessary minor traffic flow improvements, but would be used primarily to fund transit improvements in the area, reduced fare transit passes/tickets and other transportation demand management services. These funds would also be used to provide significant bicycle and pedestrian improvements in the area to encourage walking and bicycling.

Ron Maertz
MENA Land Use Co-Chair



Friends of Light Rail & Transit
P.O. Box 2110
Sacramento, CA 95812
916.978.4045

July 21, 2006

Honorable Robert King Fong, District 4
Sacramento City Council
915 I Street – 5th Floor
Sacramento, CA 95814

Dear Councilman Fong,

On behalf of the Board of Directors of Friends of Light Rail & Transit (FLRT), I am sending this letter of support for the proposed Trammell Crow Residential Project at the intersection of Alhambra Boulevard and S Street. The project was recently reviewed by our Executive Committee and was evaluated using our project criteria sheet.

This project incorporates many of the smart growth and Transit Oriented Development (TOD) principles we have been promoting as an organization for the past ten years. These include: access to public transit (both bus and Light Rail), greater housing density near transit (which will result in a reduction in vehicular trips) and quality design.

The project also has implemented a comprehensive and intensive community outreach program and has involved members of the immediate neighborhood, as well as numerous neighborhoods surrounding the project. Much of this effort occurred well before the project was formally submitted to the City.

I urge you to join us in supporting this project. For your information, I have attached a copy of our project evaluation sheet for this project. If you would like any additional information on our organization or our position on Transit Oriented Development please visit our website at www.friendsoflightrail.org. I can also be reached at 916.736.9000 or by contacting our Executive Director Seann Rooney at 916.447.1960.

Thank you for your consideration.

Sincerely,

Dain Domich
President

cc: Sacramento City Planning Department
Attachment

July 6, 2006

Ms. Sally Shore
Assistant Planner
915 I Street, Suite 300
City of Sacramento
Sacramento, CA 95814

1030 15th Street, Suite 250
Sacramento, CA 95814

**SUBJECT: Alhambra at S Street Project
SMAQMD # SAC200600998**

Dear Ms. Stone:

Thank you for providing the project listed above to the Sacramento Metropolitan Air Quality Management District (District) Staff comments follow.

The District is generally supportive of residential mixed-use projects like this one which provide density in in-fill areas. The Alhambra at S Street project provides 5,200 sq ft of retail space along with 278 condos in an in-fill area. This particular project has the added bonus that it is situated near the Light Rail station.

In terms of design features, the District encourages the City to make sure the project is not over-parked. Keeping parking supply to a minimum will encourage alternative modes of transportation. The District is also interested in a program whereby the proponent supply free transit passes to every resident for some period of time, perhaps a year. The provision of passes and the reduction of parking supply can be powerful motivators to induce the switch to transit ridership. Furthermore, we recommend clearly marked pedestrian crosswalks and sidewalks leading from the project to the Light Rail station

As you know, the District has adopted CEQA thresholds of significance for use in preparing and reviewing environmental documents. Separate thresholds were established for the construction phase and operational phase of projects. Those thresholds are available at www.airquality.org.

Because of the size of this project, we believe it may generate short term (construction) but probably not long-term (operations) air quality impacts which may be in excess of the established District threshold of significance for construction. An air quality analysis should be done on the project in order to determine if those impacts are significant. Demolition activities and building construction inputs will be critical to an accurate analysis. Relative to the construction impacts, if those impacts are significant, the SMAQMD standard construction mitigation measures should be used. Those measures include both on-site strategies and the possibility of a mitigation fee. They can be found on our website.

If the project is significant for operational impacts, we recommend the creation and implementation of an Air Quality Mitigation Plan which would seek to reduce emissions

by 15%. We recommend that the Plan be endorsed by us and included in the DEIR. In order to achieve this timing, we recommend that the proponent work with us as early as possible in order to create that plan. I would be the point of contact for that effort.

This project is located close to I 80 and Highway 50. It is difficult for us to ascertain from the "vicinity map" included in the application packed if any part of the project is within 500 feet of either of those major thoroughfares. The California Air Resources Board (CARB) recently adopted the "Air Quality and Land Use Handbook: A Community Health Perspective" to provide guidance to local planners and decision-makers about land use compatibility issues. The Handbook suggests that, at a minimum, the siting of residential uses should not occur within 500 feet of a freeway. Traffic-related studies referenced in the Handbook reflect that the additional health risk attributable to the proximity effect was strongest within 1,000 feet. Other studies conducted near Southern California freeways indicate a dramatic drop off in the concentration of ultra-fine particulates beyond 300 feet. We urge the City to consider the most recent CARB guidance on air quality and land use prior to making a decision on this project. If City approves this project, we urge the City to consider locating non-residential uses in the parts of the project area closest to the freeway, minimizing impacts on residential development. Mitigation measures, such as development guidelines that orient buildings away from the freeway or providing appropriate setback or buffer zones should be included.

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. Please see the attached document describing SMAQMD Rules which may apply to this project.

Please send the environmental document, including the air quality analysis to me. If you have questions, please contact me at 874-4885 or jborkenhagen@airquality.org

Sincerely,



Jeane Borkenhagen
Associate Air Quality Planner Analyst

cc: Larry Robingson SMAQMD
 Brian Holloway

Enc: SMAQMD Rules & Regulations Statement



August 22, 2006

Sally Shore
Planning Assistant
City of Sacramento
Development Services Department
Planning Division
915 I Street, Ste. 300
Sacramento, CA 95814

Dear Ms. Shore:

Re: Project # DR06-124; Alhambra at S Street Condominium Community, 3201 S St. & 1891 Alhambra

On behalf of the Midtown Business Association (MBA) Board of Directors and membership, I am writing to support the project application for the proposed Alhambra at S Street Condominium Community mixed-use project at Alhambra and S Streets in Midtown Sacramento.

This 4.25-acre, 274-unit project supports our goals for attractive, well-planned infill projects to advance Midtown's economic development, add to our residential base, augment our retail mix, and enhance our reputation as the region's pre-eminent mixed-use district. The project's unique location near light rail and on the popular Alhambra corridor enhances Midtown's reputation as a walk-able, transit-oriented neighborhood and their provision of more than adequate on-site parking will help ease Midtown's on-street parking. The developer and architects are experienced and well-respected, with a history of delivering quality products and we are pleased that they chose to locate their project in Midtown.

In addition, we support the applicant's request for special permit to exceed the height limit in the General Alhambra Corridor Special Planning District, and a variance to reduce the S Street setback, to create greater contiguity with the existing neighborhood.

Thank you for your assistance in advancing this important project; we look forward welcoming its new residents and businesses to our neighborhood.

Yours truly,

Connie Miottel
Executive Director

1716 L Street
Sacramento, CA 95811
t. 916.442.150
f. 916.442.153

www.mbasac.com
mba@mbasac.com



Established in 1996 by members of the local business community, the mission of the East Sacramento Chamber of Commerce is to promote East Sacramento businesses, whose merchants are dedicated to maintaining the neighborhood values that make East Sacramento an attractive place to live and conduct business.

August 9, 2006

Honorable Robert King Fong, District 4
Sacramento City Council
915 I Street – 5th Floor
Sacramento, CA 95814

Dear Councilmember Fong,

On July 12, 2006 representatives of Trammell Crow Residential and LPA Architects presented to the membership meeting of the East Sacramento Chamber of Commerce the proposed mixed-use residential project to be located at Alhambra and S Streets, at the edge of East Sacramento.

We learned that this ownership housing project will also contain neighborhood serving retail uses. The Chamber is very interested in maintaining and recruiting additional business to East Sacramento and this project will help support that goal.

The project will also be supportive of light rail transit as it is located along the light rail line and near a light rail station.

The developer and his representatives reached out to the neighborhood early in the planning process to seek input for not only from the Chamber, but other neighborhood associations and the surrounding neighbors, as well. The neighborhood input that was received was considered by the developer and in many cases included within the designs of the project.

On behalf of the Board of Directors of the East Sacramento Chamber of Commerce, we ask that the City join us in supporting this well-designed and well-planned project.

Thank you,


Gary Little, Vice President

3104 "O" Street #222, Sacramento, California 95816
452-4990

SMAQMD Rules & Regulations Statement

The following statement is recommended as standard condition of approval or construction document language for all construction projects within the Sacramento Metropolitan Air Quality Management District (SMAQMD):

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916.874.4800. Specific rules that may relate to construction activities may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Other general types of uses that require a permit include dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.



Regional Transit

Sacramento Regional
Transit District
A Public Transit Agency
and Equal Opportunity Employer

Mailing Address:
P.O. Box 2110
Sacramento, CA 95812-2110

Administrative Office:
1400 29th Street
Sacramento, CA 95816
(916) 321-2800
(29th St. Light Rail Station/
Bus 35, 38, 50, 67 68)

Light Rail Office:
2700 Academy Way
Sacramento, CA 95815
(916) 648-6400

Public Transit Since 1973

www.sacrt.com

June 9, 2006

Sally Shore
Assistant Planner
City of Sacramento
Planning Division
New City Hall
915 I Street, Third Floor
Sacramento, CA 95814

NAME OF DEVELOPMENT: Alhambra at S Street Condominium
Community

CONTROL NUMBER: PRJ06-087

TYPE OF DOCUMENT: Tentative Subdivision Map

The Alhambra at S Street Condominium Community project proposes residential mixed use development on 4.26 acres with 278 condominium units, 5,200 square feet of retail space and a parking lot and garage with 414 off-street parking spaces (plus 22 spaces on the street). The site is located on the corner of Alhambra Boulevard and S Street, adjacent to the light rail tracks.

The project site is within a half mile of the 29th Street light rail station and an abundance of bus service. Regional Transit (RT) supports the overall project, which will intensify development near transit.

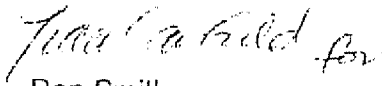
RT staff has reviewed the proposed project and recommends the following:

- Project construction can not impact the operation of light rail service.
- Parking competes with transit usage. Therefore, parking should not exceed the required standards for the City.
- Transit information shall be displayed in a prominent location in the residential sales/rental office, through a homeowner's association, or with real estate transactions.
- Develop a program to offer transit passes at a 50% or greater discount to new homeowners for a period of six months or more. Program shall be reviewed and approved by RT prior to approval of any special permit for the project.

- The applicant shall join the Sacramento TMA. Employers should offer employees subsidized transit passes at 50% or greater discount.
- Connectivity of, and amenities for pedestrianways such as lighting will encourage walking to transit.
- Bicycle parking facilities should be provided at retail entrance and in parking garage.

Thank you for the opportunity to comment. Please send any subsequent documents and hearing notices that pertain to this project as they become available. If you have further questions regarding these recommendations, please contact me at (916) 556-0506 or dsmith@sact.com.

Sincerely,



Don Smith
Senior Planner

c: Taiwo Jaiyeoba, Director of Planning, RT
Traci Canfield, Planner, RT