



December 22nd, 2022 VIA EMAIL

Jose R. Quintanilla
Associate Planner, North Area (N. Natomas, S. Natomas, N. Sacramento)
Planning Division, Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Homecoming at Creekside, Phase 3 (P22-046)

Dear Jose Quintanilla:

Civic Thread (formerly WALKSacramento) has reviewed the Homecoming at Creekside, Phase 3 project and has comments on the project addressing our discontent. The project is planned to be located along Town Center Dr. And Del Paso Rd., Sacramento. The plan proposes to build duplex homes in a gated community. We would like to provide the following comments to justify our discontent:

Density

The site of Homecoming at Creekside Phase 3 has its unique features, accessibility to local parks, grocery stores, and public transit. The site can have up to 36 dwelling units per acre, meanwhile, this development only proposes to have 16 dwelling units per acre. To close the gap in density usage, it would be recommended to instead propose multi-family homes such as apartments which could be supported by the [R-3A Multi-Unit Dwelling Zone](#) that is provided by the City of Sacramento's Planning Development Code Map Book. This would be possible due to the site being close to public transit and commercial corridors and can maximize the lot coverage to 36 dwelling units per net acre.

The Homecoming at Creekside, Phase 3 project has many amenities within walking distance, which unfortunately would not be used at its fullest potential with the current plan. Within a quarter of a mile, the site has two grocery stores, three parks, an aquatic center, a public library, a high school, and surrounding apartment complexes. This lot has the capacity to hold a mix-use development to allow housing and commercial services to be in proximity and unfortunately is not supported by this plan. The proposed wall

surrounding the proposed development would further eliminate the accessibility of the close amenities located along this site.

Public Transit

This site is a key destination for most people and has accessibility to bus stops and the planned light rail station as part of the Green Line extension. The light rail station could easily be accessible from the North side of the site, based on the map provided by the City of Sacramento regarding the Transit-Oriented Development Ordinance. However, the proposal currently gates the community without an entrance to the north side of the lot eliminating pedestrians and bicyclists, primary users of light rail, access. With the addition of the Light Rail Station, it would be imperative to open the space, rather than gate the community.

It would be a great opportunity to utilize this site for a denser community to have access to all the amenities including the nearby bus stops this area provides. The development confines the amenities by gating the community disregarding the larger community. With the population of California growing, it is imperative to utilize the limited space for a denser community as spaces with these many amenities do not come often.

Should you have any questions regarding our comments, please feel free to reach out.

All the best,

Xitlalitl Rodriguez Delgadillo | Project Assistant

Civic Thread - formerly WALKSacramento

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1 https://planning.saccounty.net/LandUseRegulationDocuments/Documents/Zoning-Code/Chapter_5_9.9.22.pdf

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