

February 15, 2019  
Re: 325 Fairgrounds Drive  
Plan #P18-048

Dear Mr. Norman,

We are writing to oppose amending the General Plan to lower the density requirements at 325 Fairgrounds Drive. This property is currently zoned R-3 and designated for Traditional Neighborhood High Density development. A rezone and General Plan amendment to allow for lower density residential development is inconsistent with the City's housing goals and an irresponsible decision during a housing shortage. A rezone and General Plan amendment sends the wrong message to the public and the development community that the City does not take seriously the need for more housing near jobs and transit. It would also exacerbate the effects of UC Davis's planned Aggie Square expansion, which is very near the property and is expected to impose even greater demand on the area's scarce housing supply. If the City is serious about addressing Aggie Square's impacts on our neighborhoods, it will preserve the zoning and land use designation of this nearly nine-acre infill development site.

We support a strong urban fabric in the Tahoe Park, Fairgrounds, Elmhurst and Med Center neighborhoods. This property is currently designated for Traditional Neighborhood High Density development, which requires at least 18 dwelling units per acre and buildings with heights of no more than three stories. This is an appropriate density for such a central location that is within walking distance to UC Davis Medical Center and the planned Aggie Square. The property is close to light rail and a bus route with downtown service that RT is currently proposing to increase. Lowering the density requirements of transit-oriented properties is at odds with the intent of the recently-adopted TOD ordinance and the City's transportation goals. It will ultimately lead to more traffic on our streets, not less.

A significant portion of the community supports additional housing in the Tahoe Park and Elmhurst neighborhoods. The Tahoe Park Neighborhood Association submitted a comment letter dated July 25, 2018 in support of the project, citing the need for more housing. In a housing shortage, it can be tempting to approve any housing development proposals that come the City's way, but poor policy decisions will not resolve the crisis. Amending the General Plan to construct fewer homes close to jobs and transit is a bad policy, especially during a housing shortage and particularly when UC Davis is expanding its footprint in our neighborhoods. We encourage the City to work with the applicant to develop a more appropriate vision for this important site.

Sincerely,

Zach Miller, Tahoe Park  
Kirsten Pringle, Tahoe Park  
Don Meyers, Tahoe Park  
Julia Scher, Tahoe Park  
Rose Cabral, Tahoe Park  
The Spich Family, Elmhurst  
Amanda Palumbo, Elmhurst  
Kevin Dumler and Elliott Froissart, House Sacramento  
Alex Kelter, MD and Robert Meagher, MD, co-chairs, Environmental Council of Sacramento (ECOS) Land Use Committee.

CC: Vice Mayor Eric Guerra; UC Davis Assistant Vice Chancellor Robert Segar