

## PROJECT P24-007 “Alhambra Redevelopment” at former Mary Ann’s Bakery

### HEIGHT

- 68 feet (six stories) in an area zoned for 35 feet (3 stories) maximum.
- Would require an exception (“CUP”) to ACSPD<sup>1</sup>, by the Planning Commission. ACSPD intended to provide a buffer and transition between high-rise construction and residences. This does not.
- Taller than Mercy General
- Other 6 story apartment buildings in East Sac are
  - In areas where height is not limited by zoning.
  - Next to Sac State,
  - or on a light rail corridor in commercial areas.

### DENSITY

- Up to 870 residents in one square block. Average for neighborhood is around 50-60 per square block.
- At 870 residents, P24-007 is 385 people per acre. Neighborhood average app. 30-50 people per acre.
- ACSPD requires:
  - The site layout shall maintain the scale and rhythm of the existing neighborhood.
  - The design should be similar in scale and architectural character to adjacent single family residential structures.
- Other recent and planned developments are much lower density

### TRAFFIC

- Adds 990,236 vehicle trips per year (19,043 vehicle trips per week) to existing traffic, as 2,637 daily vehicle trips on weekdays; 3,300 Saturday vehicle trips; 2,558 Sunday vehicle trips.
- All cars must exit the project onto Alhambra at C or D.
- Feeds into badly congested intersection at Alhambra and McKinley
- Feeds into one of the most congested sections of freeway (B-80) in the city, and some of the most congested on- and off-ramps in the City

### PARKING

- Provides 302 parking spaces for up to 870 residents.
- Retail – likely a coffee shop - brings in substantial additional cars needing to park.
- Circling for parking reduces **air quality**, and wastes fuel resources.
- Neighborhood parking already badly impacted.

### INTEGRATION WITH NEIGHBORHOOD

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<sup>1</sup> ACSPD: the Alhambra Corridor Special Planning District provides specific zoning and conditions for construction in the area of the project. Sacramento City Code 17.420.

- Car-centric, residents enter via parking lot
- Units do not open to street for residents to become part of the neighborhood.
- ACSPD provides that projects shall:
  - “Maintain the diverse character and housing opportunities provided in these neighborhoods
  - Ensure the preservation of neighborhood scale and character
  - Maintain and improve the character, quality, and vitality of individual neighborhoods”.
- Other recent projects open to and become part of neighborhood. (E.g. Sutter Park, Metro Square, new units at former Sacramento Bee site, 2211 F Street, and many others).

## **SEWAGE**

- Adds 102,920 gallons of sewage per day - over 37 million gallons per year.
- No mitigation or improvements included.
- Discharges directly into older, heavily-burdened, combined sewage and storm runoff system.

## **PARKS IMPACT**

- City standards would require the construction of a 7.9 acre park to accommodate this increase in population.
- Instead, applicant to pay parks “impact fee”
- One block from McKinley Park, which is likely to be heavily impacted.

## **WHAT CAN YOU DO?**

**EMAILS MUST REFERENCE THE PROJECT NUMBER, P24-007, IN THE SUBJECT LINE OR THE CITY WILL NOT GET THEM TO THE RIGHT PLACE**

**Email** or write Zach Dahl [zdahla@cityofsacramento.org](mailto:zdahla@cityofsacramento.org) to be notified when the City’s report is released and the Planning and Development Commission (PDC) hearing is scheduled. The City sends notices to those requesting one 10 days before the hearing, and releases the report the Friday before any scheduled PDC hearing, so it will be short notice.

**Email** or write Planning Commissioners, Zach Dahl, Phil Pluckebaum, and the mayor to express your thoughts about this project. (see attached lists).

**SHOW UP** at the Planning Commission meeting to register your opinion. Just being there counts. You don’t have to speak if you don’t want to, but will have opportunity to sign up to speak if you want to.

**Email** [casalomaeastsacna@gmail.com](mailto:casalomaeastsacna@gmail.com) so that we can confirm that you are on our mailing list. Also add us to your ‘safe senders’ or ‘approved’ list and check your spam folder to be sure you are receiving our emails. We will share information as soon as we know about it.

## Mailing Lists

<b>2026</b>	<b>City Planning &amp; Design Commissioners</b>	
Robert Blunt	rblunt.sac@gmail.com	
Robert Chase	<a href="mailto:rkutect@gmail.com">rkutect@gmail.com</a>	Chair
Nicolina Hernandez	pdc.nicolina@gmail.com	
Dov Kadin	DovKadinPDC@gmail.com	Vice Chair
Julio Lamas	lamas.pdc@gmail.com	
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Home page on web: <https://www.cityofsacramento.gov/community-development/meetings-and-hearings/planning-and-design-commission>

<b>2026</b>	<b>City Council Members</b>		
Kevin McCarty	mayor@cityofsacramento.org	(916) 808-5300	Mayor
Lisa Kaplan	District1@cityofsacramento.org	(916) 808-7001	
Roger Dickinson	District2@cityofsacramento.org	(916) 808-7002	
Karina Talamantes	District3@cityofsacramento.org	(916) 808-7003	Vice Mayor
Phil Pluckebaum	district4@cityofsacramento.org	(916) 808-7004	
Caity Maple	District5@cityofsacramento.org	(916) 808-7005	

Eric Guerra	eguerra@cityofsacramento.org	(916) 808-7006	Mayor Pro Tem
Rick Jennings	rjennings@cityofsacramento.org	(916) 808-7007	
Mai Vang	district8@cityofsacramento.org	(916) 808-7008	

Mailing address: City Councilmember, 915 I Street 5<sup>th</sup> Floor, Sacramento, CA 95814

Home page on web: <https://www.cityofsacramento.gov/mayor-council>

**THANK YOU FOR COMING TO THE MEETING!**

**CASA LOMA TERRACE – EAST SAC NEIGHBORHOOD ASSOCIATION.**