

September 26, 2018

Dear Neighbors,

We wish to update you with some good news regarding the progress of our project:

1. We listened and respond to key concerns from the neighbors: we improved our plan by figuring out a way to eliminate the high wall that divided the back of the project from the rear yards of the properties along California Street. As result, our revised design will have a rear yard that will be set back the required 33 feet, at grade, without the high wall that previously separating the open space. This will create desirable mid-block open space to benefit the neighborhood that does not currently exist. We were able to revise the project to address this important concern while maintaining the required number of parking spaces for our project. This will allow us to continue to provide the retail and professional spaces the neighborhood has asked for, plus create 18 units of badly needed housing.
2. We also made some minor revisions to the plan requested by the Planning Department. Since now the rear yard is at grade, which is consistent with the Planning Code for this neighborhood, we do not need the Variances that were previously required. Now we only need a Rear Yard Modification to allow the underground parking garage to be located underground beneath the rear yard open space.

Our updated plan can be reviewed here: <https://tinyurl.com/v8wlqoaz>.

3. We now have a tentative hearing date with the Planning Commission scheduled on Thursday, November 8, 2018.
4. The Planning Department has issued the Certificate of Determination - Exemption from Environmental Review. You may see a copy of the notice here: <https://tinyurl.com/v7w4pj2z>.

We still welcome any questions you may have about the proposed development. We will continue to keep you updated regarding anything that comes up between now and the hearing.

Thank you.

Sacramento Locust Associates