



July 20, 2024

Members, Planning and Design Commission

Sent Via Email

Re: ESCA comments on the Missing Middle Housing Interim Ordinance

Dear Planning and Design Commissioners:

The East Sacramento Community Association thanks the Planning and Design Commission and City staff for the opportunity to comment on the Missing Middle Housing Interim Ordinance scheduled for August 8, 2024, at the Planning and Design Commission meeting.

ESCA overall supports the proposed Interim Ordinance with one exception. We propose that the Built Form Standards Item 8.b regarding front setbacks in the areas designated for 2.0 FAR be changed to read: "On sites designated in the General Plan with a maximum of 2 or greater, the setback shall be the greater ~~lesser~~ of the following." The reason for this recommendation is that the areas designated for a 2.0 FAR are largely located in traditional single family neighborhoods and keeping the requirement that front setbacks match the setback of existing adjacent buildings helps to maintain neighborhood scale and compatibility. We note that Item 9 allows for projections into the front setback of 40 percent, providing flexibility for missing middle housing types.

Overall, we feel that East Sacramento can contribute to housing goals by accommodating duplexes, triplexes, fourplexes, bungalow courts, senior and student housing in existing neighborhoods to a greater extent than currently permissible. We applaud the work of City staff in their efforts to strike an appropriate balance between encouraging missing middle housing and maintaining neighborhood scale.

We look forward to a continued collaboration on issues that affect East Sacramento. Please feel free to contact Tricia Stevens, ESCA President, at [president@eastsacramento.org](mailto:president@eastsacramento.org) if you have questions.

Best regards,

*Tricia Stevens*

Tricia Stevens, President  
East Sacramento Community Association (ESCA)