



MEMORANDUM

TO: PLANNING COMMISSION

FROM: MATTHEW DOWNING, PLANNING MANAGER

**SUBJECT: SUPPLEMENTAL INFORMATION FOR AGENDA ITEM 8.a. –
FEBRUARY 19, 2019 PLANNING COMMISSION MEETING:
CONSIDERATION OF AMENDED PLANNED UNIT DEVELOPMENT
NO. 18-001 AND ADDENDUM TO THE PREVIOUSLY CERTIFIED
ENVIRONMENTAL IMPACT REPORT; REVISIONS TO A PREVIOUSLY
APPROVED PLANNED UNIT DEVELOPMENT TO ALLOW EIGHT (8)
ADDITIONAL HOUSING UNITS; LOCATION – 415 EAST BRANCH
STREET; APPLICANT – DB&M, LLC; REPRESENTATIVE – MW
ARCHITECTS**

DATE: FEBRUARY 19, 2019

Attached are comments received after agenda preparation regarding the proposed project.

cc: Community Development Director
Public Review Binder

Matt Downing

To: Patrick Holub
Subject: Feb 19th planning commission meeting re: Chameleon Barn property

From: Eric Nelson [REDACTED]
Sent: Tuesday, February 19, 2019 7:56 AM
To: Patrick Holub [REDACTED]
Subject: Feb 19th planning commission meeting re: Chameleon Barn property

In regards to the consideration of adding 8 more units to the Chameleon Barn property project I would like you to consider to offset the potential traffic impacts of higher density by increasing the connectivity for pedestrian traffic and bicycle traffic between neighborhoods and the village by adding a pedestrian bridge over the Talley Ho Creek. This may encourage more active transportation choices for residents and support a healthy community.

Thank you, Eric Nelson ([REDACTED] Crownhill St.)



Letter to Arroyo Grande Planning Meeting and City Council
for Tuesday, 19 February Meeting

RE: Proposed additional housing units at Loomis Barn at Crown Hill
18 February, 2019

From: Susane K. Rotalo

██████ Le Pointe Terrace

Arroyo Grande, CA 93420

See additional signatures on back →
S. K. Rotalo
████████████████████

I live on Le Pointe Terrace above Crown Terrace so my home looks directly down onto the proposed housing development called Creekside Center. This letter is being presented to the Arroyo Grande City Administration because I cannot attend Tuesday night's meeting, but would like my views to be presented and counted as totally opposed to adding any additional units to this development.

I have been opposed to these developments in the past but when I wrote letters expressing my views and attended meetings, I was ignored because the City Council and Administration had already decided BEFORE hearing from citizens because their only concern was for tax revenue for the city, not the will of the citizens. I hope this time those of us who oppose this development will be heard and counted for the logical reasons we oppose more development like these units, instead of simply because it is beneficial for city finances.

I have lived here in the Village of Arroyo Grande since 1978 and I have watched the growth and congestion of people and traffic each year until it now seems absurd to add to this congestion with even more of the same. It is impossible for those of us who live on Crown Hill to get into and out of our own streets when the Paulding School students are either coming or leaving school in the morning hours or after 2:00 in the afternoons. Adding additional cars from the 50 rooms of the new hotel at the bottom of the hill is going to be a disaster during these same hours (also prime hours for checking into and out of hotel rooms). Now we will be burdened with additional cars of people coming and going from the units being planned and moreso with the addition of MORE homes; it seems even more absurd and dangerous for students, residents and anyone else walking along the streets.

Crown Terrace is the street in front of my house and is narrow and does not even allow parking because of its limited width; what will happen when more traffic and residents, cars, trucks, etc., will be required to use this narrow street? It is also very noisy when people walk that street or even drive by because the noise echoes and carries up to our homes. Whenever there is an event in the Village and people park near here it already is congested and noisy and inconvenient for all of us who live here. It seems no one cares about the residents when these things are not addressed. Events in the Village are frequent and attract many outsiders so this adds to the population and now your consideration of these new units will create more parking, driving, and pedestrian problems in the area. How the density impacts all of us cannot even be realized until the hotel is running full force with all

RECEIVED

of these other additional units filled, coupled with the already existing traffic, which makes it seem overwhelming for our small community.

The exhaust as well as the noise from all the vehicles involved in this small area are also a big concern for those of us who live immediately above this area. Water consumption has always been a priority for our city and we have been asked for years to conserve; now, are you asking us to conserve but add more people in spite of that? Those of us who have lived here in the Village for years have been required to pay more for our services and I am assuming we will be forced to pay even more when resources dwindle with these additional people.

I hope you will make decisions based on good faith for all citizens of this community, especially those of us who have paid taxes and lived here for years, and not just base your decisions on producing more revenue for the city in spite of our well being. Thank you for considering these concerns and for being cognizant of the long-time residents and our well-being.

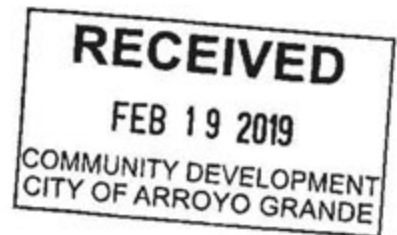
*Additional Signatures of my neighbors
@ 111 Le Pointe Terrace, Avoye Grande, CA*

DON BERGMANN

FRANCES BERGMANN

[Redacted signatures]

February 19, 2019



To the City of Arroyo Grande Planning Commission:

This letter is written in regards to the proposed development plan to build an additional eight dwelling units at the Creekside Center project on Crown Hill in Arroyo Grande. Please do not approve this addition.

As a 25+ year homeowner living on May Street nearby, I have witnessed a huge increase in traffic in and around the project area, especially during school drop-off and pick up times at Paulding Middle School. Our family already has to "time" our morning departures and afternoon errands around the traffic backup that occurs on Crown Hill and on Grand Avenue through the village. We now find ourselves sitting in traffic on Grand Avenue trying to get home at the end of the day also, due to more people using Grand Avenue for commuting to new properties built east of the village. The extra traffic that will occur from the new hotel will be bad enough, and the current proposal for the Creekside Center buildings is going to make it extremely difficult to get down to the village area from our neighborhood. Adding even more residents is ridiculous and unfair to those who already endure the backups that occur **without the hotel or Creekside Center even operating yet!**

Another consideration is the safety of the many school children who walk to Paulding Middle School. Last year I personally witnessed two separate instances where children were almost hit by cars while crossing in the crosswalk on E. Branch St. at the base of Crown Hill. The kids were paying attention...the drivers were not, or perhaps were focused on trying to get onto or across E. Branch quickly between openings in the traffic. When I reported these incidents to the Paulding office staff I was told this happens regularly and would I PLEASE PLEASE PLEASE call the police to report this, which I did. This crosswalk is situated right where the vehicle entrance/exit to the Creekside Center is, and there is no other means for the kids to access sidewalks that take them up to the school. The current approved project is going to make this area extremely dangerous for students as it is, and I'm wondering how the City of Arroyo Grande plans to deal with that. Please don't allow even more vehicle trips at this entrance.

In addition, we have noticed more night time light disturbances, noise from cars, obnoxious smoke from backyard wood pits and degradation to Talley Ho Creek since building has increased in our area. This will all be made worse for those of us above in the Crown Hill neighborhoods, especially those current residents on Crown Terrace once the project and hotel are completed. The current property owners and neighborhoods should not be made to suffer more for developer or city profits.

Please do not approve the proposed increase in density of the Creekside Center, and strongly consider the safety issues of our middle school students.

Sincerely,

Colleen Skelly & Jon Derek Mitchem ([REDACTED] May Street, AG)