

COFF/EPHC 3/16/16

~60 people

Orange
Grove
Mixed
Use

1/4 mile from Auburn Blvd
adjacent to adult school
green space to the south of the site

(PNU2016-0040) Presentation from Noah Baygell

Public Comment

• Joyce Fletcher

- fence between school & property
- issue w/ drugs @ apartment complex
- wants a higher fence to protect students

• Susan Cole

- concerned about the apartments deteriorating
- history of area
- this development will make traffic worse

• Eugene Horano

- concerned about traffic on Sycamore
- ARC traffic is bad, high speed
- wants County to put in sidewalks, speed bumps
- no sidewalks, semi-rural
- has concerns about accessibility of site
- has never heard of light Rail in area
- 1/2 mile between bus stops, DOT took out stop on North side of Orange Grove
- midwalk crossing
- concerned about impacts on residents

• Catherine Horano

- fire lanes - driveway to school locked

- concerned about use of community center
- is green space a part of the project?
- why is this site zoned R D-20?
- issues w/ students, trash
- traffic is already an issue

Jan Miller

- agrees with concerns
- is there enough parking for residents?
 - parties?
 - visitors?
- traffic & pollution - 100 vehicles at least
- ~~Arden Creek~~ runoff - already have a flooding issue
Arcade
- in/out access - would there need to be stop light

Susan Motbrook

- what is going to happen w/ orange grove?
- → Pasadena?
- roadways are very narrow, no room for cars
- may walk in and out for residents
- putting in a stop light would limit access to street
- concerned about restaurants

Richard Schydlar

- supports the project
- likes the restaurants, employment
- likes planning for the future
- thinks the concerns could be worked out

Sharon King

- No sidewalks
- two restaurants, loitering near school
- concerned about lack of landscaping

- building is very tall
- traffic — are any traffic study?
- 500 ft radius is not adequate
- says the department couldn't fight fire in buildings of this height
- concerned about safety of students

Pamela White

- does not want area to urbanize
- are these low income units?
- concerned about condos & restaurants

[Patty: Smaller units are generally more affordable even at market rate]

Daniel Hayden

- bought this home because lower density area
- traffic horrible on Rubum
- commutes three, everyday, is terrible
- # of people, concern about crime
- traffic on Pasadena
- too dense in a small area, thinks good project but in wrong area

Rex

- against the project
- too tall
- does not like rezoning
- does not like restaurants & loitering
- Orange Grove & College Cat loitering bad
- can't guarantee nearby employees

- David Burke

- Director of San Juan School District
speaking on behalf of District

- Multi-year leases w/ facility

- does not have plans to alter leases

- does not have plans to alter nature area

- Sandy Larbur

- concern about driveway on Pasadena

- safety issue w/ pedestrians on Pasadena

- traffic bad, affect property values

- what kind of restaurants? Clientele?

[Bumrige - not likely to be major restaurant
chain given the size and access]

- Jim Higgins

- owns property & lives nearby

- not against development in general?

- is there enough parking for restaurant?

- quality of life? Too much lighting

- traffic in orange grove "horrible"

- concerned about wood construction/s stories

- how will quality be maintained over time

- Linda Whiting

- large single family homes in area

- on large lots

- 5 to 6 stories not in character of neighborhood

- does not want it to be like Folsom & 65th

- believes 2 to 4 students per room will be there

- Stephen Gruen
 - believes it will be low income
 - concerned about crime rate
 - concerned about safety of adult school

• Warren Strassner?

- owns property on pasadena
- is this EIR process? No
- traffic is very serious problem
- Auburn very ugly, concerned this will be too
- concerned about noise impacts
- community blight & property values
- sewer problem, water pressure

• Randy Smith

- why is nature area shown in on plans?
it's misreading
- sees 57 ft, now 55 ft too high?
- what stops investors for renting them out?
- quality of life for existing residents
- light pollution
- RD-20 ad. vs RD-2
- access on pasadena bad idea

• Tom Novi

- traffic / bus stops
- existing apartments
- access to property & back
- fire lanes
- control of community under
is density too high?
- concerns about rentals
→ CCRs could possibly reg owner occupied
- trash issues - students, restaurants

- sufficient parking
- Water runoff
- type of restaurants
 - height of buildings, too tall?
- impact on property values
- lighting pollution
- noise pollution
- quality of construction
- fire department access
- speed of traffic
- school safety
- landscaping
- Burnie Lennau
 - take note that this could be RD-20 apartment complex by night

) Garfield
Avenue
Townhomes

Developer presentation

- proposing to retain oak
- 3 story, market rate homes
- 20' lot line w/ side yard
- single car covered parking
- guest parking
- noise study completed
- applicant willing to limit rentals
- wants to preserve the tree
- Park: large trucks traveling a/n size
- passes through development
- fire will not go through development

Public Comment

• Elaine Galitsopoulos

- crime in 4plex - HOA died
- apartment 10 in Garfield rundown
 - no private outdoor space
- not enough parking
- concerned about dumping & garbage
- who maintains HOA?
- how will garbage be collected
- concern about lifespan on oak tree
 - runoff & waterlog will kill
- concerned about \$ - what is price per

• Matthew Little

- concerned about parking
- property value
- off-street value cars, reduce neighborhood quality
- save tree, more parking

• Party: Concrete driveways

will the tree be visible in 10 years

concerned about parking

how will CCRs be written

rental restrictions - owner occupied

• Bumie: No landscape underneath

no access to tree, worried about compaction
irrigation for tree bad!

Workshops - Chris Pahule

Massage Establishments

Presentation by Chris Pahule

- lots of concern in community about massage parlors
- too many, additional regulation desired
- is minor use permit required for all? [Yes]
- are there revocation procedures? [Yes]
- CPAC members generally supportive

No public comment.

Urban Agriculture

Presentation by Chris Pahule

- can stands be on sidewalk? [No]
- can they buy produce & resell on home site? [No]
 - [Only items grown on-site can be sold]
- have traffic/parking issues been evaluated?
 - unintended consequences? how will that be handled?
 - need to look at volume of sales, impact on traffic
 - [the city limits days of operation]
- size of lots would allow high production
in Carmichael
- Bee hives in our neighborhood - will propagate, become bee problem in residences

public comment

• Matt Reed

- Sac Urban Ag Coalition
- wants to bring food into communities & utilize underused property
- has not seen a significant increase in nuisance activity

• Mandy Ikahara

- works w/ Honey Bee Association
- supports bee keeping ordinance
- wants to codify "Bee Keeping Best Management practices" — wants written & included
- proper care will reduce swarming

• Janice Mistichenko

- supports ordinance & bee keeping
- May 1st open house about bee keeping
(VCD Ag Extension, Kieff & Bradshaw)

• Robert Mistichenko

- also supports bee keeping ordinance