

Nina Harvey

From: Maureen Tamuri
Sent: Tuesday, September 02, 2008 7:54 AM
To: Peter Heumann
Cc: Tom Bartlett; Nina Harvey; Elizabeth Parker
Subject: RE: GPAC - Upzoning of Pet Kennel Property in Saratoga Hills

Will do. Thanks for your comments. M

From: Peter Heumann [REDACTED]
Sent: Sunday, August 31, 2008 1:56 PM
To: Maureen Tamuri
Subject: FW: GPAC - Upzoning of Pet Kennel Property in Saratoga Hills

Hi Maureen,

I plan on coming to the next planning commission meeting to voice my opinion on the GPAC proposals for upzoning the Pet Kennel property. This is a very alarming situation for our community. I would like to request that you forward my e-mail to the planning commission.

Thank you for your consideration,
Peter Heumann

From: Peter Heumann [REDACTED]
Sent: Thursday, August 28, 2008 9:34 AM
To: 'maureredge@earthlink.net'
Subject: GPAC - Upzoning of Pet Kennel Property in Saratoga Hills

Dear Mayor Maurer,

As the new master plan comes before the city council in a little over a month I must say that I am VERY alarmed at the direction that staff urged the GPAC to take on the upzoning of the pet kennel property in Saratoga Hills. This is a horrendous idea for a variety of ideas that I will try and summarize below.

First and foremost, this upzoning could potentially increase our density in this completely single family neighborhood by over 40%, thus impacting our neighborhood's safety, environment, quality of life and property values.

With the Calabasas/Agoura fire taking place less than two days ago, I am reminded of what happened when the tanker truck exploded on the Ventura Freeway in Agoura several years ago; residents and others trying to leave our neighborhood were stuck in massive gridlock. There were reports that it took over 1½ hours to exit our community due to the freeway being closed at Lost Hills and an inadequate overpass to handle all the freeway traffic, landfill traffic AND our neighborhood traffic. This presents a significant safety hazard having only one exit (and only one lane) from our community. Can you even imagine what could happen if the density were increased by more than 40%?

Staff has repeatedly said the project will never be built, but we have to plan for it because of the RHNA requirements, so don't worry. That is flawed logic at its core. If it is planned for it could be built and that is the reality. That is bad planning.

I question whether staff has visited our community recently and analyzed the neighborhood. We are a neighborhood comprised of ALL (270) single family residences, with no paved ingress and egress for pedestrians, without easy access to public transportation or neighborhood services that would be required for a development of this nature. We have a freeway overpass that is sub-standard to handle current traffic, let alone the increase from a development of this nature and scope.

Our single entrance on Canwood is also inadequate to handle the increase in traffic and at times is currently overloaded with cars trying to exit to get kids to school, people to work and other normal traffic. In fact, it is not even legal according to existing county ordinances for communities with only single access to have the proposed level of density.

There are better alternatives if you really see the need to meet the state RHNA requirements.

- Put the increased density on sites that could handle multi-family development without negative impact to existing single family neighborhoods. For example the Driving Range property and the Las Virgenes #1 & #2 properties.
- Add into the plan an alternative for low income multi-family to be built in the Craftsman Corners area that is within the city's sphere of influence and potentially slated for annexation.
- It is interesting to note that ALL of the RHNA required housing is being proposed for the west side of the city and nothing for the eastern half of our city.

There seems to be questions whether or not it is even necessary to meet the RHNA requirements. Other cities have chosen to ignore this element in their master plan and deal with potential consequences. At this point no cities have actually been fined we were told at one meeting...but it could be as much as \$100,000 in fines. While this number may or may not be accurate since none has been levied, the option of paying the fine would be far less than the negative impact on property values of putting low income housing in a single family neighborhood.

I urge you to not only vote no on upzoning the pet kennel property in the proposed master plan, but return the zoning to single family housing so that it fits within the nature of the existing community and all the other reasons I have outlined above.

Thank you for your consideration,

Sincerely,
Peter & Deborah Heumann

██████████