

PLANNING COMMISSION

AGENDA ITEM: 4
DATE: 10/24/19

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To the Planning Commission:

This is a proposed final action which will result in a project unlike any in our neighborhood, including the mobile home and manufactured homes here.

Most of us are long term residents in this neighborhood. As such we are either long term renters or retired. We have generally supportive of changes in our neighborhood and appreciate the quality of the developments where families and children have safe places to play and to have our properties treated with respect.

There is, under the actual county design standard (Land Use ordinance 22.12.04) and under the Oceano Specific Plan*, a clear and reasonable path for a six-lot subdivision. The applicant is requesting waivers by virtue of keeping one single low-income unit and by overstating the usable size of the parcel. They are asking for the County to allow fourteen single family residents built in "townhouse" fashion and with unspecified hopes that each individual family is going to follow very important rules for fire safety and to maintain their own property and their pets and keeping their children safe.

There is approximately only 200 square feet of yard and possibly unpaved area per. There is no current explanation for how the drainage of this area is to be accomplished. There is a reference to paving surfaces being permeable, but it is unclear as to how this is assured or any calculation showing this as other than hypothetical.

in allowing double the buildings there is a movement of not only the front yard setback to half, but there is at times zero setback to our homes and no explanation of how the homes are affected by the grading and retaining walls needed. The site is represented as flat but on three sides there are significant grade differentials that are not assessed in the parcel size calculation. There is zero setback included at one property line.

There are no common area or accessway maintenance agreements or method of maintaining an actual low income use in the staff report. In the staff calculation that there are ten units potentially allowable, there is no statement as to the base units or "affordable" units being in fact below market rate for homes consistent in this area.

Representations that public works or Five Cities fire are insubstantial and do not have detail as to whether there will be additional changes to the presented project.

None of the garages or driveways accommodate a full size pickup truck as owned by many if not the great majority of full time neighborhood residents. In the adjacent homes the occupants most often have trucks that are between 17 and 20 feet net. The represented driveway is only 14 feet and the front setback is 5. It is likely that the garage interior can accommodate a truck if it touches the wall and the garage door is left open, and it also would require a custom entry door.

Please note that the dimensions shown on the plan provide gross areas not actual finish areas and are microscopically close in each named setback or dimension. It is not clear from drawings if the side yard setbacks are inclusive of eave overhangs.

There are several very successful and well-planned homes built recently under the same standards as this proposal. There are supplementary parking spaces, open space and play areas as well as unpaved surfaces incorporated into their plans and which achieve basically the same density as could be allowed here.

This development would benefit from a CAM program and standards maintained in relation to the improvements adjacent.

There is an adjacent lot that can also be converted in a manner equal to the subject property. and allow for two identical lots and at least double the impact for stormwater and problematic fire protection. We hope that the planning commissioners would believe that a second review of density and accessibility be reviewed by the fire authority with a specific determination on these items.

The staff report does not indicate the value given to the developer under LUO 22.12.080. The bonus density, and compliance calculations are based on compound rounding of factors and an optimistic calculation of usable area. All numbers of the staff calculation are rounded up except the resultant number of dedicated units for low income which is referred to in the report as based on ten units. The Commission is presented with these calculations as binding upon the county, where they are more properly provided as allowing for a path to certain development goals. There is no resultant for the calculation under C in the staff report or inclusion of the method of calculation

NOTE: Oceano Specific Plan States: Infill residential development should be compatible in scale, siting, detailing and overall character with adjacent buildings and those in the immediate neighborhood.

Respectfully Submitted,

Wilmar Subdivision Map
Hearing date 24 October 2019, 9 AM
SUB 2019 -90017
To the planning commission:

We are requesting that the Planning commission not support the creation of a subdivision map that depends on creating the maximum density with no mitigating considerations. This project which is consistent with the existing neighborhood as a six unit development, is requesting to add another eight units and negatively impact neighborhood and in particular the nine adjacent. The prospective owners of the units created will have inadequate parking and recreational space and be in "townhouse" units with no meaningful governance.

The proposed map creates housing that is significantly diminished from the general principles of the Oceano specific plan in scale and, in spite of granting every waiver and addition that can be granted by planning staff, is not consistent with the examples of similar recent successful development in the area.

In place of this approval we would appreciate if the developer work with the developer to bring the project into scale with nearby projects and to also not grant the extreme reduction in setback without demonstrating that it does not impact the adjacent homes or create residential space that cannot be accessed in an emergency.

We would be most supportive of having the homes nicer for both the new owners and for those who live here already with small reduction in number of units.

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