

August 9, 2024

To the Planning Commission and Planning Staff
Re: Notice of Proposed Change of Zone
From: Terre Thomas, 516 Park Ave,
Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel
Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from RM-40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change, almost all back yards needing privacy.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

Once again, it is very important that you reconsider this density change to the 600 Park Ave Apartments from 40 units to 20 units. That would still double the number of units currently zoned for. And you must also take into consideration the current 80 existing units of low and moderate income renters that would be

evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you, Terre Thomas, former Planning Commissioner