



## **NEIGHBORHOOD OUTREACH SUMMARY**

### **116 Vallecitos Avenue**

Following the Planning Commission hearing on May 13, 2026, the applicants conducted additional neighborhood outreach to provide neighbors with an opportunity to discuss the project, share concerns, and ask questions directly of the project team.

On May 28, 2026, invitations were sent to neighboring property owners who had previously expressed concerns regarding the project as well as to the owners of 115 Vallecitos Way who are supportive. The invitations referenced the specific issues raised by each neighbor and invited them to attend an open house at the property on June 4, 2026, from 6:30 PM to 8:00 PM. The homeowners, project designer Michelle Miner, and landscape designers Sarah and Haley were present to discuss the revised project and answer questions. Several neighbors responded positively to the invitation, while others who could not attend provided comments in advance. The outreach effort was intended to create an open dialogue and provide neighbors with a clear understanding of the revisions made since the Planning Commission hearing.

The neighborhood open house was held as scheduled on June 4, 2026. Five neighboring residents/owners/tenants attended the meeting. Attendees were able to review the project, discuss concerns directly with the project team, and receive additional information regarding project changes, landscaping, privacy measures, and tree-related issues. Several additional neighbors who were invited indicated that they were unable to attend due to scheduling conflicts but appreciated the outreach effort.

A significant portion of the discussion focused on the existing Douglas fir tree and the large walnut tree located on the property. The project team explained the reasons these trees are proposed for removal, including the safety concerns identified during the review process. The landscape designer provided additional information regarding the condition of the trees and discussed how replacement landscaping would be implemented. The project team also explained that the City's consulting arborist had identified the walnut tree as a significant hazard requiring removal.

The landscape designer discussed the proposed landscape plan in detail, including the use of privacy screening shrubs and a variety of replacement plantings intended to enhance privacy along property lines and address concerns raised by neighboring residents. Neighbors were shown how new landscaping would be strategically placed to supplement existing vegetation and provide additional screening where appropriate.

The project team also reviewed the design revisions that were made in response to neighborhood and Planning Commission feedback. These revisions included:

- Reducing the overall size of the residence by approximately 115 square feet.
- Lowering the height of the residence by approximately 19 inches.
- Revising the second-floor balcony design by enclosing the north-facing wall adjacent to 112 Vallecitos Way to further mitigate potential privacy concerns.

Throughout the meeting, the applicants and design team listened carefully to neighbors' comments and concerns regarding privacy, compatibility, landscaping, tree preservation, and overall neighborhood character. The project team explained the revisions that have been made in response to community feedback, including reducing the size and height of the residence, modifying the balcony design to address privacy concerns, and enhancing the landscape plan to provide additional screening. The applicants made every effort to understand and respond to neighborhood concerns. The applicants remain committed to continuing a collaborative dialogue with neighbors and City staff throughout the remainder of the review process.

Overall, the meeting was constructive and respectful. It provided an opportunity for direct communication between the applicants and neighboring property owners, allowed neighbors to better understand the project firsthand, and helped clarify the rationale behind the proposed changes and mitigation measures.

Respectfully,

*Michelle Miner*

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