

From: [ellenamber](#)
Sent: Wednesday, February 10, 2016 8:36 AM
To: , Community Development
Subject: Project: 2025 and 2065 San Luis Avenue

To Whom It May Concern:

I am not able to attend the public hearing on February 24 on the above-referenced project. However, I am a homeowner at San Luis Avenue, adjacent to the project, and would like my views considered as a comment during the meeting.

The vacant lot next to my complex has long been a nuisance (it is an eyesore, a fire hazard, and an invitation to vagrants) and a new development on this lot, and its neighboring apartment area, would be an upgrade to the community. However, the Zoning Administrator and Subdivision Committee should considering the following issues before approving any building plans:

- 1) Traffic on San Luis and cross streets (Rengstorff and Sierra Vista) is already heavy and ingress/egress to these streets is dangerous. A stop sign for cross traffic at Sierra Vista, and a traffic light and pedestrian crosswalk on Rengstorff should be in place before additional housing is added on San Luis. Please also consider using crossing guards for school children who use Rengstorff to get to Monte Loma Elementary School one block away and Hobbledehoy Pre-school half a block away during peak school traffic hours. An additional police and fire assignment in these areas will also be necessary, as well as safety signs with appropriate warnings.
- 2) On-street parking on San Luis is already limited and overflowing when there is guest parking in this area. Please ensure that the new developments have adequate on-site parking for residents and guests to accommodate the 67 new units at the new development. This amount would probably amount to a capacity circa 134 parking places at the new residences, and does NOT include additional guest parking, which will also impact our street.
- 3) Ensure that there is adequate garbage and recycling on the premises of the new developments, so that garbage does not impact street parking space on garbage collection days.
- 4) Use caution in removing valued Heritage trees on the subdivision. Heritage trees provide natural landscaping, a habitat for birds, privacy, noises control, and space and beauty in heavily built, dense residential areas.

Thank you for your attention and respect for the neighborhood and its existing and potential residents.

Sincerely,

Ellen Murray
San Luis Mountain View

From: GAIL BALLINGER
Sent: Monday, February 22, 2016 8:58 PM
To: , Community Development
Subject: Development at 2025 and 2065 San Luis Avenue.

My primary concerns are traffic flow and street parking issues.

The main concern is how the cars from San Luis will be able to turn onto Sierra Vista to head for the freeway or Central Expressway? **I am requesting that stop signs be put on Sierra Vista at San Luis so residents on San Luis can get out of the street before we add any more cars to the mix.** If one is driving on San Luis, coming from Rengstorff, and wants to make a left turn onto Sierra Vista, that corner is completely blind. A driver needs to pull half way into the intersection, requiring oncoming cars that couldn't be seen, to go around that car. Since more cars will probably be parked on Sierra Vista and more cars will originate on San Luis, the situation will be worse than it is with the construction traffic that goes home at night. Please give us a chance of getting out of our street.

I am concerned about building another high density complex on San Luis. We have not yet absorbed the impact of the Oro Lomo development. This complex has units with two, three, and four bedrooms. Each unit will most likely have at least two cars and the larger units could have four or more cars per unit. Each unit has a two-car garage and there are about six extra spots within the complex. I've observed that very few people actually park a car in their garage. In addition, a number of street parking spaces have been painted red so that removes space for four to six cars. Where will all the cars park?

The 2025-2065 San Luis complex will replace 17 units with 34 units, doubling (at a minimum) the number of cars in that area. Again, where will they park and will they let us out of our driveways?

When we add in the children walking and biking to and from two schools in the area, the entire situation even more congested.

In addition to parking and traffic woes, we had construction noise, dirt, and debris for most of last year during the construction of Oro Lomo and it continues. With the approval of the complex on Montecito and the one at 2025-2065 San Luis, this will continue for another year or two. We are still dealing with noisy contractors at Oro Loma who have equipment in the street all day long. Besides, they seldom have anyone there directing traffic around the equipment. While they do not begin construction noise until 7 am, many workers with vehicles with back-up warnings begin arriving shortly after 6:30, and it's very common to be awakened by the sound of beep-beep-beep.

We have also had frequent short power outages. The noise and the power outages make it difficult for those of us who work from home.

Please require that construction companies consider residents as they block streets and make excessive noise. Let us know their planned schedules and significant changes to them. Please require that the city install a four-way stop at Sierra Vista and San Luis as part of the approval for this project.

Gail Ballinger
San Luis Avenue