

From: [Sheree Kansas](#)
To: [Sheree Kansas](#)
Subject: FW: I need to comment on item 9 system won't let me could you please help or should I just send to all council people?
Date: Monday, December 07, 2020 2:03:46 PM

From: THERESA ACERRO [REDACTED]
Sent: Monday, December 07, 2020 1:12 PM
To: CityClerk <CityClerk@chulavistaca.gov>
Subject: I need to comment on item 9 system won't let me could you please help or should I just send to all council people?

Warning:
External
Email

141 homes on this tiny piece of land is way too dense and dangerous. When times return to normal, having a hundred-forty-one plus people trying to exit at same time in the morning through that one narrow entrance/exit would be an internal nightmare. Same returning in evening. Twenty four foot wide streets for this much traffic seems kind of narrow. (Fire road entrance has bollards and cannot be used for entrance exit except for fire (or other emergency?)) Moss is main way to enter I-5. The traffic during rush hour is already congested on Moss.

This clearly is too dense a project for the site. There are numerous variances needed. The 15 foot distance from property line varies to as little as 10 feet in one place, 12 feet in many places. Variances are needed for front yards and rear yards. Fence for building near private ST. E is only 10 feet front center of eastern trolley tract and home is only 10 feet from fence !! Imagine the amount of noise every 20 minutes or so.

PRIVATE ST G, H and fire lane go up to rear fence but there is no provision for emergency exit to Arizona. **Most of existing Arizona St is covered by this project.** A very old aerial picture shows a narrow continuation of Arizona behind it almost to trolley tracks, which SUHSD is going to have to use for its buses and access to its properties, which diminishes their utility.

The easement for Telegraph Canyon Creek bisects this property. It has 3 inlets and they are adding unspecified number more for drainage of property. NO problem this year-La Nina, but last year El Nino those pipes overflowed on to property and this likely will happen again with flooding of homes since 45-foot easement is to be totally paved with street, sidewalks and parking. The water has to go somewhere when it comes out of inlets. We saw this with flooded streets all through the city last year, but curbs kept water in the streets. Buildings north of culvert need to cross this area to exit or enter their properties. This will be hazardous in rainy years.

Parking includes garages which typically are not used for parking and some of spaces are tandem, so it is ingenuous to say there is more parking than required.

North of culvert there is a private sewage pump that will need maintenance which will add even more expense to monthly assessment for these townhomes This is actually

two developments stuck together. The south half uses sewer pump and waterline in Moss Street.

Balanced Communities Policy requires that every new housing development over 50 units sets aside 10 percent of the total units to low- and moderate-income households. The current waiving where other affordable housing is in neighborhood makes no sense.

Where is the solar? State law now requires solar on all new homes: **The California solar mandate is a new building code that requires new construction homes to have a solar photovoltaic (PV) system as an electricity source. This code, which went into effect on January 1, 2020, applies to both single-family homes and multi-family homes that are up to three stories high. This project meets those criteria.**

Theresa Acerro

President SWCVCA commenting for the board