

**Bonita Glen Apartments Issues and Responses**  
**DR17-0040**

	Issue	Response
1	<p>Parking along Bonita Glen Drive: Residents expressed concerns that the apartment complex across the street was part of the reason there was no off-site parking available for the project along Bonita Glen Drive.</p>	<p>A Code Enforcement case has been opened in response to this. The use of off-site parking is not the reason for the case; it is due to property owners charging the apartment residents for on-site parking. Therefore, the residents park on the street to avoid paying for on-site parking. The original design review conditions of approval specifically prohibit charging for parking. The Code Enforcement case will resolve charging renters for parking and the apartment complex will then provide parking within the complex to prevent an overflow onto the public street.</p> <p>In addition, parking studies show that the new project will have adequate on-site parking for the expected parking demand that it generates.</p>
2	<p>Residents expressed concerns with the traffic light at E Street and Bonita Road. With the increase in the number of vehicles from the proposed apartments, residents are concerned that the left turn onto Bonita Glen Drive will not be able to accommodate vehicles on the street and coming off the freeway.</p>	<p>Staff reviewed the concern and has implemented revised westbound LT signal timing to allow for a longer left turn duration onto southbound Bonita Glen Drive. The stop bar will also be moved further west to allow for more stacking room and should be done soon. The extension of the left turn pocket would be for city to do as a future capital improvement project.</p>
3	<p>Residents expressed concerns about pedestrian traffic along Bonita Glen Dr. There is no sidewalk or street lights under current conditions.</p>	<p>The project will provide sidewalk and street lights for the entire project frontage along Bonita Glen Drive. Walking paths through the project will also be open to the public to further improve pedestrian connectivity.</p>
4	<p>Residents expressed concerns regarding the increased number of vehicles and the impact to existing roadways, especially along the unpaved segment of Bonita Glen Drive, such as speeding, pedestrian mobility and safety as well as commercial trucks use.</p>	<p>Staff explained that paving on behalf of the City is expected to occur in 2019 due to the new Measure P sales tax. This job is out for construction bids now and paving schedule will be provided by contractor by May. The developer's traffic engineer response to road capacity stated that the road allowed for 7,000 vehicle trips per day, and current use remains at 3,000 vehicle trips per day with a proposed impact of 1,000 vehicle trips leaving</p>

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		the roads with more than enough to accommodate the proposed apartment's additional vehicle trips. Similarly, there is capacity within the County's roads of Pepper Tree Road & Vista Drive for project trips.
5	Why is Density Bonus and affordable housing being used on this project?	Under State Density Bonus Law (California Government Code Section 65915), a project that sets aside a certain number of units for either very low or low income residents is entitled to certain incentives to assist in the production and maintenance of such affordable units. Such waivers and incentives requested by the Applicant are the reduced parking standards and a waiver of the height limitations. The City is required to implement State Density Bonus Law and has adopted CVMC Chapter 19.90 in compliance.
6	Is the park used as an environmental buffer? Who will be responsible for maintenance of a park?	A park is not to be used as a buffer but as a public amenity. The park will also be owned and maintained privately, and will be open to the public.
7	What is the status of areas owned by the county?	The County requested that the applicant upgrade the segment of Vista Drive that is adjacent to the project site. The applicant will upgrade the road to the appropriate County standard. The County would like the City to consider annexing this segment of road through a future annexation process.