

September 6, 2023

RE: Notice of Public Hearing  
MV # 11956 & TTM #84046

TO: Hearing Officer & Ms. Jennifer Driver,

Thank you for the opportunity to comment regarding the subject development.

We are property owners directly adjacent to the proposed development on the westerly property line.

We do not oppose the variants for the front offset or conversion from rentals to condominiums being requested. We request that the City and developer consider the temporary and permanent impacts to us as neighbors as the proposed development continues through the design phase and through construction. Please ensure that all applicable laws, regulations, guidelines, and best management practices are followed for this project.

We are submitting the following comments:

- The preliminary plans show the garages to the proposed units will be located at the back of the property and adjacent to our back yard. We request that City requires an 8-ft wall at the rear of the property to increase privacy, security, and reduce noise. Other similar walls exist on the same block between the single-family homes on San Marino Ave and the multiunit developments on Oak.
- The plans show balconies from the units facing and opening to a view of our back yard. This will create an uncomfortable condition for us and the new owners in terms of privacy. The back bedroom window to our home would be visible from the balconies. We request for the proposed balconies to face north toward the mountains which will provide a more appealing and less intrusive view.
- Please confirm what the requirements are for backyard setback between multiunit development and single-family homes. Please provide the section of the City code, etc. that governs for this setback. Please confirm whether the balcony extension and possibly the second-floor west wall meet the encroachment plane requirements.
- If the combination of two lots into one, allows for further rear encroachment closer to the west property line (that is used as a single family home), then we strictly oppose consolidation of the two land lots. Our concern is privacy and maintaining single family use on our lot since the lot is so small. When we go to the City for improvements, we are regulated as a RS due to our lot size

despite the fact we are zoned for an RM-16. To be encroached by a multiunit development equally as if we were an RM-16 or even have potential to develop as an RM-16 is unreasonable.

- There are existing old structures currently within a few feet from our property that have chipping paint that likely contain lead. We have concerns about flying lead paint particles that may travel to our property during construction. We request that lead containment regulations are strictly followed and enforced during the demolition of the structures.
- Lastly, we want to comment that the development renderings make it seem like the property is surrounded by multi-residential units. This may be true for those properties adjacent to the north and south along Oak Street. However, our back properties in the 92 and 100 N. San Marino Avenue side are single family homes and as my purpose in submitting these comments, we request that the developer consider the temporary construction impacts and the permanent design impacts to us as they move forward with the project. We request that the City enforces all regulations and planning guidelines and best management practices throughout this development process.
- There are other items questions regarding hours of work, surveyed property lines, and dust and noise control during construction that Ms. Driver has answered separately.

We understand that there may be an opportunity to bring up our concerns and comments during design review. However, by bringing these items on the record early, we hope it will help the design moving forward.

Thank you again for this opportunity to express our concerns.

Respectfully,

Daniel and Alma Quintana

Adjacent homeowners