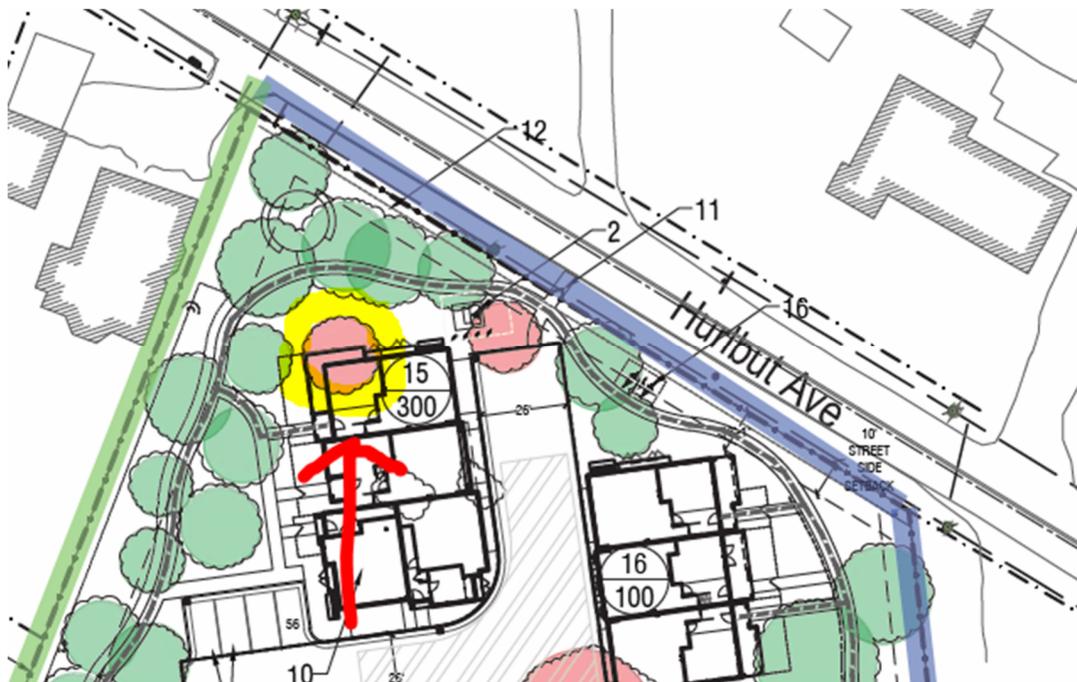


From: Troy E [REDACTED]
Sent: Monday, April 22, 2024 4:40 PM
To: John Jay
Subject: Canopy Project

I live on 970 Hurlbut Ave and my property adjoins the proposed development in the northeast corner. In the northeastern portion of the project there is an existing redwood tree approximately 40' tall that is proposed for removal per the site plan prepared by City Ventures (snippet below). The tree that is proposed for removal is a mitigation tree and was installed as part of the O'rielly project. The tree's installation location is intentional, and is there to screen and reduce any visible impact that the Orielly project or any other project could have on my residence. This tree (along with most trees planted to reduce visual impacts) can't be removed and is part of the approval process and mitigation of the Orielly property. The snippet below shows the tree of concern. The remaining trees that are mitigation trees that are proposed for removal shouldn't be torn out either but they are of less of a concern and do not screen the impacts of this development from my home. The design proposed by Venture City will need to be slightly modified accordingly. This topic was brought up during the City Council meeting and needs to be addressed.



I also have a concern with the height of the proposed units within the Canopy Project along the eastern portion of the project. My home is 20' tall so a towering 37.5' proposed triplex is an obstruction. How can a unit that is proposed to be +/-37.5' high resting only ~28' away from existing homes that are 13' & 20' high be considered compliant with the General Plan's CD1-2? It is not, and the proposed units that are surrounded by the existing residential homes should be reduced to two floor maximum (24' max) to reduce height obstructions and at least "attempt" to have a design coexist with the existing community.

Currently the Canopy project is a basic low level design without much thought being added to the site plan and the architectural element to this proposal can use some improvement.

Final notes, the pedestrian access to Hurlbut Ave. from the Canopy project will need some traffic calming mitigation measures. In addition to public safety being a threat, there needs to also be a "No Parking" limitation/design along Hurlbut Ave and the east portion of the project as many people who may live in this fulltime will be using Hurlbut as a secondary parking area (streetside parking in lieu of accessing the property from Hwy 116) since parking normally overflows in poorly designed communities such as this one.

Troy Eggleston

