

Dear Planning Commission and Design Review Board,

I'm writing in regard to the proposal for 8100 Valentine Avenue.

This project takes advantage of recently passed AB1033, which allows developers to sell ADUs as condos.

I have several questions.

- 1) Will the developer pay impact fees for the whole project, including the ADUs as they intend to see the ADUs?
- 2) The developer mentions a private water system for the ADUs. How does this work if the development is getting City water from a 6" water main?
- 3) Has the Planning Department and Public Works Department determined how much development the current Sewer Infrastructure can handle given the fact that the clay pipe which handles the sewer wastewater is in terrible condition.
- 4) Has there been a traffic study to see how 80-100 new residents could impact traffic in this neighborhood?

Thank you,  
Kate Haug