

From: [Libby Tyler](#)
To: [Ingrid Little](#)
Cc: [Michelle Chavez](#); [Karineh Samkian](#); [Lehny Corbin](#)
Subject: RE: Planning Commission Meeting - Tuesday, September 27, 2022 6:00pm-reply
Date: Monday, September 26, 2022 8:08:48 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)
[image012.png](#)

Dear Ms. Little:

Thank you very much for your comment. We will forward this as a communication to the Planning Commission and will also read it into the record during the public hearing tomorrow night.

Sincerely,

Libby Tyler

Elizabeth "Libby" Tyler, Ph.D., FAICP
Community Development Director
LibbyT@sanpabloca.gov
(510) 215-3036

"Teamwork San Pablo – 2022 Year of Solidarity"



COMMUNITY DEVELOPMENT

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City Hall Hours:

Monday thru Thursday – 7:30am to 6:00pm (*closed Fridays)

Please see website <https://www.sanpabloca.gov/> for other department hours.

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<https://www.sanpabloca.gov/2676/CORONAVIRUS-COVID-19-INFORMATION>



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From: Ingrid Little <[REDACTED]>
Sent: Saturday, September 24, 2022 9:34 PM

To: Libby Tyler <LibbyT@sanpabloca.gov>

Cc: Michelle Chavez <michellec@sanpabloca.gov>; Karineh Samkian <KarinehS@sanpabloca.gov>; Lehnny Corbin <LehnyC@sanpabloca.gov>

Subject: Re: Planning Commission Meeting - Tuesday, September 27, 2022 6:00pm-reply

Hello,

Thank you so much for the information. Based on the schedule, I'm booked on conflict schedule time to make a live comment. Please consider the following as my concerns:

Noise: Currently our community is impacted by the new San Pablo Center Community Center soccer and basketball games. We can already hear the names of every child being sung for birthday parties on back to back weekends at times. There have also been entire bands playing, although very talented/professional, for a minimum of 4 hours. Roosters crowing for the past 2 years from said property that are illegal within county limits. Additional horn blowing, mufflers, and motorcycles. San Pablo once made national news as the most Senior Friendly City in America. We live on Highway 123 and already deal with enough of this. Mufflers and radios use to get addressed but not anymore. There's one muffler that wakes us up at around 4:45 a.m. 5 days a week headed southbound on San Pablo Ave.

Traffic: We only have one way out of our community. During school drop off/pick-ups/summer food distribution we have no use of Road 20 period. A police cruiser sits in the turning lane seemingly intimidating other motorists from trying to get out of the traffic to get to work, doctor appointments, etc... I sometimes have to wait 2 traffic lights to get onto San Pablo Ave. there's no courtesy anymore. AC transit can attest to this as they too are stuck in traffic. This would also hinder street and utility maintenance. Emergency vehicles by neighboring Police and Fire. We currently have to listen to the blaring sirens for additional minutes because there's no clear path since we are on the corner.

Privacy: None with a building that high. We have a pool and already chase kids out from across the street. Often times the police are reluctant to get involved and challenge us to prove they aren't residents when there's no adults accompanying them and they are under the age limit. One-third of our owners are senior citizens some well into their 90's. They have been robbed at the mailbox by persons who could watch from across the street. The proposed structure will allow no less than over 100 people to see our coming and goings. The last mailbox robberies resulted in no police action not even a report.

Vagrants: Constant overrun by homeless who continue to go unhoused and already drag enough trash into the creek from current neighboring residents that this small community of 59 owned units have to foot the bill to pay for. A bill we weren't told about when the City deeded us the creek. Additional graffiti. Once kept clean by the city but not anymore although it was a tax line item to educate and deter. Lack of access to clear trees from the creek to keep it from flooding which happened in 1982 I'm told and flooded a 2 block radius.

Parking: Neither our community nor Abella I & II (approximately 500 units) have adequate parking. We both use Road 20 as an alternate. The proposed structure is only accommodating 1 car per unit. Studies show families in the bay area have 2.5 cars per dwelling. All other options are two blocks away if available. I do not see how this could possibly pass an environmental impact study. Nor why the City would even be considering it for public comment.

Once upon a time, Campo Verde Circle Homeowner Association was featured representing West County "Why I love where I live".

These are just a few of my concerns off the top of my head.

Thank you,

Ingrid

On Friday, September 23, 2022 at 10:58:47 AM PDT, Libby Tyler <libbyt@sanpabloca.gov> wrote:

Dear Ms. Little:

Please see below for the link to the Planning Commission meeting at 6:00 pm on September 27, 2022. You can also click on the link shown on the first page of the attached agenda (tinyurl) to join the Zoom meeting.

The agenda item is highlighted in blue and will bring you to the staff report and other information.

Please let me know if you have any questions.

Sincerely,

Libby Tyler

Attached is the agenda for the San Pablo Planning Commission meeting on Tuesday, September 27, 2022.

Here is the direct link to the City website to access the agenda:

<https://sanpablo.legistar.com/Calendar.aspx>

To view, follow the instructions below:

- Click on the hyperlink next to the item number (e.g. #22-###) to view the legislative text (staff report). Please note that not all will have legislative text associated with that agenda item.
- In the Details tab, click on hyperlinks to view attachments (e.g. resolution, agreement, etc.)

In the Reports tab, click Legislation Text to view the staff report.

To those with aol.com, hotmail.com or yahoo.com emails, delivery may either be delayed or emails may go into spam or junk mails. Please check your spam or junk mail folders for emails from the City.

Regards,

Michelle Chavez

Administrative Secretary

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From: [Jonathan Rasmusson](#)
To: [Planning Commission Meetings](#)
Cc: [Karina Chang](#)
Subject: PUBLIC COMMENTS – AGENDA ITEM #PC22-13
Date: Tuesday, September 27, 2022 5:29:48 PM

Greetings San Pablo Planning Commission,

I, Jonathan Rasmusson, a resident at 108 Padua Street San Pablo, CA, along with my significant other, Karina Chang, the homeowner at 108 Padua Street San Pablo, CA, write to have our objections submitted to the record and read into the record for the proposed 5 story complex planned to be developed at 2364 Road 20, San Pablo, CA APN# 416-120-029.

Karina and I object and wish for the San Pablo Planning Commission to decline to approve the proposed development due to the below-listed negative impacts on our right to quiet enjoyment, health, privacy and home values, among other things. We object to the development proposed at **APN 416-120-029** due to the following negative impacts:

- 1. noise pollution and violation of quiet enjoyment** -- the volume and scope of additional noise from the additional vehicles in connection with said development and its residents in 64 units is sure to create significant and negatively impacting noise. Further, the noise that will surely be associated with the construction of said proposed development at APN 416-120-029 will be voluminous and long-lasting;
- 2. the violation of privacy** -- our home, and those within the Abella Vista development are two story homes. Any building taller than 2 stories will allow a large number of people to view into our home and will greatly reduce the enjoyment of our home and privacy that now exists prior to the development. We would not have purchased this home if we knew that people from several stories would be able to view into our home;
- 3. increased health impacts** -- increased traffic and vehicles within close proximity with our home will create additional air pollution, which we will be forced to breathe. Further, there will be significant dust, debris and potentially chemicals and fumes that result from the construction process itself;
- 4. increased traffic congestion and reduction of parking** -- parking is already sparse along road 20. The additional vehicles in connection and as a result from the said proposed development will surely have a negative, significant impact on traffic congestion and parking availability on Road 20 and adjacent streets;
- 5. loss of aesthetic value and scenery** -- currently, our home and the complex we live in has a nice view of the trees, and the wildlife that frequents it. This value will be completely removed by the proposed development and is certainly a reason why we purchased the home we did. Both Karina and I work from home, and enjoy views of the trees and wildlife associated with those views. It was part of the reason to buy this home and is a substantial value we see in working from home, from our house;
- 6. light pollution** -- in lieu of a nighttime view of the sky, the said proposed development at **APN 416-120-029** will then be the feature we see from our house, not the night sky along with the light pollution in connection with the homes there,

the street or parking lot lighting that will inevitably be included in the development;

7. environmental impact concerns and potential instability of the ground to support the weight of the development -- *First*, we have significant concerns that a development of the size and weight on an adjacent property will compromise the ground support for our home, and the surrounding areas and thus could cause economic damage to our home. It is no secret that a 5 story, 64 unit complex will have massive weight implications and this planning commission seems poised to approve such a development right next to a creek line with a steep decline and right across the street from our home. There exists a potentially improperly assessed risk of compromising the ground support and the related effects to foundations of our home and nearby homes, in developing such a large and heavy structure. *Secondly*, we object to the development near the creek due to the potential environmental harm and impacts to the following: the water source in the creek immediately to the backside of the proposed development; the wildlife that frequents the creek including the air corridor that is provided for the bird-life that we see every day from our home;

8. negative economic impact / loss of home value -- having a large complex directly next to our house will reduce the home value, especially where the proposed development at **APN 416-120-029 directly and indirectly results or causes: (1)** greatly reduces privacy, (2) decreases parking, (3) increases traffic congestion, (4) increases pollution and health impacts, (5) violates rights to quiet enjoyment, (6) removes aesthetic value, (7) potentially compromises the foundation of our home and adjacent homes, (8) create risk of environmental damage and negative impacts to ecosystems, water sources and human health. These negative impacts to human health, environment, aesthetics, among other things, jointly and severely amounts to a reduction in home value, removes aesthetic value in the form of scenery and wildlife.

Further, we have a three year old son, and with respect to the environmental and health impact concerns here, children are particular vulnerable to such pollution sources, pollutants and any related human health impacts. There are a great number of children in this complex as well that would be affected as well.

In making this comment submission, *we reserve all rights to raise further issues in a court of law or in equity, and Karina and I each make our statements and this statement herein without prejudice.* The enumerated list of negative impacts and objections to the allowance for the building of the proposed development at **APN 416-120-029** is not exhaustive and is not intended to be.

Our contact information is provided below:

Karina Chang: [REDACTED]

Jonathan Rasmusson: [REDACTED]

Sincerely and without prejudice,

Jonathan Rasmusson & Karina Chang

--

J.D. University of California, Berkeley, School of Law
B.A. Legal Studies - University of California, Berkeley
B.S. Society & Environment - University of California, Berkeley