

Judith Goddard: Villas III public hearing Wednesday April 13, 2022, 2pm.

Commissioners, members of the planning department,

My first comment is related to the process for this public hearing. A 2pm weekday public hearing appears deliberately designed to exclude the workforce community directly impacted by the project. Additionally, the timing of document release does not allow the public or the Commissioners reasonable time to review and digest the vast quantities of documents provided. It is not fair or reasonable on anyone involved in the process to force a 33 unit development to be reviewed in the same timeline as a single family home is given. For the second time, I request an updated timeline for this major development allowing all parties at least one week for review.

As a 5 year Board member at San Joaquin Villas I am very aware that we have many deed restricted units and a majority of fulltime local workforce owners and residents likely none of whom have the luxury or financial means to simply move somewhere else when the Villas three development absolutely destroys their quality of life.

The planning department and you as Commissioners hold these peoples' futures in your hands as you make decisions related to the Villas Three application.

Please do not destroy this thriving neighborhood with a short-sighted determination to maximize TOT income.

Require meaningful change to the previously submitted plans and building designs.

Require the buildings immediately south of SJV's E building to be a reasonable distance away from the existing homes. 75 to 100 feet sounds reasonable to me.

Only allow balconies on the sides of buildings that face into the Villas three development or face the golf course.

Do not approve the requested height adjustment to the three single family homes. Plenty of developers in town have successfully met the existing height requirement.

Do not approve the Use Permit. The Lodestar Master Plan is clear that there is no guarantee of a use permit for the location in question. The vast number of concerns raised by the surrounding neighborhoods demonstrate the location is not appropriate for a Use Permit.

A new EIR is essential; An extensive addendum to a 32 year old EIR is simply not appropriate.

Lastly, with the resulting increased flow of traffic, require mitigation to address the significant road safety hazard at the dangerous staggered junction where Callahan Way, the frontage road and Main Street intersect.

Thank you all for your time and attention this afternoon. I hope that the next time we meet we will have fair and reasonable plans before us that have truly taken into consideration the many public comments raised and that the plans contain meaningful change.