

May 9, 2022

Dear Planning Commission and the Developer of Villas III at Obsidian:

Thank you for thoroughly reviewing this Villas III development before approval. I appreciate many of you speaking with me. I am still very concerned with several areas of this project.

First, the proximity of units 22-25 being so close to San Joaquin Villas (SJV) Building E continues to be a big problem. The 5' additional setback is appreciated, but still does little to improve the diminished Quality of Life due to loss of privacy, sunlight, peace and quiet.

The Villas III current Duplex Plan B (for units 22-33) is 6.5 feet shorter in length/depth than the original plan. **This creates 13 feet of unbuilt space behind units 26-33, and that extra space should be used to increase the units 22-25 setback from SJ.** By increasing the setback from 25' to 38' the development's negative impacts would be much smaller. **Why waste this new unbuilt space when it could be used to preserve the Quality of Life for workforce housing residents?**

Second, I still have serious concerns about Callahan Way's many problems. At the top of the road there is the awkward junction from Main Street onto Frontage Road onto Callahan Way that is tight and dangerous. Then Callahan is a long, narrow, downhill road towards SJV's parking where many of our neighborhood's children ride bikes and play. In winter Callahan gets icy, and snow is piled high on both sides of the road and at the end. It is a difficult situation now, even before the Villas III plans.

Villas III wants to make their new road a "through lot" which will make **Callahan Way an entrance and exit for 66 additional units** (Villas III's 33 units, Villas at Obsidian's 24 units, and 9 Obsidian private residential homes). Why is there no detailed traffic analysis published? The Villas III plan is for all 66 units to allow Transient Use overnight renters which allows people unfamiliar with Callahan Way to drive it day and night past SJV residents and children. More evaluation is needed before allowing this.

Third, the **proposed gate next to SJV is very poorly planned**. The road does not have any room to turn-around when the gate does not open. Delivery drivers and renters will have old or wrong codes and they will be stuck. Vehicles will be forced to back up over 50' into SJV's parking lot, where SJV residents exit and enter, and children play. The Staff Report claims the gate will "improve public safety," but it will make it much more dangerous SJV residents.

I would debate the need for a gate, but, if there must be a gate, then it should be set back 30' into Villas III property to allow a turn-around area. This also improves

accessibility to the Multi-Use Path by the public, who may otherwise mistake the Villas III gate as blocking their public access.

I appreciate your consideration and action regarding these problems. While I would have preferred the Villas III development provide some affordable housing units, at the very least it cannot be allowed to make the lives of working residents significantly worse.

I strongly encourage the Commission to (1) require an additional 13 feet of setback behind units 22-25 before approval, (2) make a serious evaluation of Callahan Way's traffic and safety related to SJV residents before allowing it to become a through lot, and (3) deny the Use Permit for the gate, and require it be set back into Villas III property with a turn-around area.

Sincerely,

Lindsay Barksdale
Homeowner at San Joaquin Villas

March 28, 2022

Dear Planning Commission and the Developer of Villas 3 at Obsidian:

Thank you for your time to thoroughly review the Villas 3 at Obsidian development project. I appreciate many of you speaking with me on the phone or in person over the past few weeks.

I am still concerned with the proximity and height of units 22-25 with regard to San Joaquin Villas (SJV) Building E. Units 22-25, as proposed, are broad, very tall and imposing. They tower over the existing SJV Building E and throw it into shade and shadows for the entire day, diminishing quality of life for residents. The back of Units 22-25, which house the living spaces and bedrooms, will stare directly into the living rooms and bedrooms of the existing SJV Building E. Can smaller and shorter buildings be planned for this area? Or can the existing building be angled so both the living spaces of the new units and living spaces of SJV Building E are not staring directly at each other? Or could this area be changed into a community open green space and also be used as snow storage in winter?

With the current affordable housing shortage, what if units 22-25 were made smaller and more affordable for our local workforce? You would have new affordable units backing up against current affordable units. My current affordable townhome is 1,100 sq ft with 4 bedrooms. The developer could create 4 units within each 6,460 sq ft building in the current plan and sell double the number of units per building, each for half the price of the original plan. Or make the buildings half the height and half the size to fit better within the existing neighborhood and sell the smaller units for half the price, as perpetually affordable units. The developer would be deemed a local hero for thinking outside the box and supporting our local community.

Other concerns I have revolve around the use of Callahan Way as an entrance and exit for Villas 3 at Obsidian as well as snow storage for snow removed from Callahan Way. The plans say the use of the existing gate at Meridian will be used for Villas 3. I would like it clarified whether the Meridian entrance/exit will actually be open for Villas 3 because rumor around town (yes, we are a small town and rumors abound) is that Villas 3 will not be able to drive up past the existing Obsidian units and clubhouse. If Meridian is not going to be used then Callahan Way will become the only entrance and exit for Villas 3. Callahan way is a sneaky uphill when trying to get up to Main Street in the winter. More use will cause congestion and more stuck cars during snow storms, to say nothing of the wiggly tight turns to turn from Callahan Way, onto Frontage Road and then up onto Main Street. This awkward junction causes issues all the time during storms and icy conditions. I urge the Planning Commission to discuss and get clear answers from the developer on access roads for this project.

Regarding snow removal and snow storage from Callahan Way, currently Callahan Way snow is stored in a huge pile at the base of Callahan Way where the forest begins. The project snow removal plan states that snow removal will utilize trucking out of snow, but

snow is trucked out after the storm passes. What will happen to snow during our big storms to allow access for local residents? If this junction at the base of Callahan Way becomes the current proposed entrance gate into Villas 3, I would like confirmation about a useful and timely plan for snow removal and snow storage.

Is the proposed gate on Callahan Way necessary? I am concerned that the proposed gate will deter users of the public path on Callahan Way and down through the Villas 3 project. This path from Main Street is very popular and I would hate to see public users come down Callahan Way, see the private gate and get confused about accessibility. Even if there is an opening for the public path next to the gate, I believe it would be a visual deterrent for the public to see a gated road as they come down Callahan Way. The opposite end of the public path, near Meridian, does not come in next to the Obsidian gate. It comes in from Joaquin Street and curves over next to the newer Obsidian property. I ask the project developer to rethink the need for a gate on Callahan Way.

I appreciate your consideration of the impact this project, at its northern end, will have on the existing neighborhood due to the height and proximity of units 22-25, the added traffic on Callahan Way, the reduction of current snow removal areas created by the new road into the project, and the limited access to the public path caused by the proposed gate. I feel confident the Villas 3 at Obsidian project will be a positive addition to our neighborhood with some additional changes to the project plan.

Sincerely,

Lindsay Barksdale, Homeowner at San Joaquin Villas