

John Manuel
13122 Neptune Dr.
San Leandro, CA 94577
President – Marina Action Committee

DATE: February 4, 2013

TO: Mayor Stephen Cassidy

COUNCIL MEMBERS:

Michael Gregory	Benny Lee
Ursula Reed	Pauline Cutter
Diana Souza	Jim Prola

RE: 13533 – 13537 Aurora Dr.
Rezone from RO to RO(PD)
PLN 2012-00039

TO CONSIDER:

First mention of “Aurora Cottages” was sent to me via email from Shelia Young on 9-12-12. The email mentioned market rate housing to accommodate “Kaiser Hospital professionals” who would be coming here once the hospital is complete.

A work session was scheduled for 9-20-12. I attended the work session and offered objections to the project.

OBJECTIONS/QUESTIONS:

- The work session of 9/20 brought many things to mind—specifically, rental units rather than marketed as individual ownership units? How can rental units improve the desirability of a community and in turn promote increased value of existing owner-occupied housing?
- The scope of the project is overwhelming in terms of lot coverage. Minimum green-belt consideration as proposed.
- Units could never meet the definition of “cottages.” The exterior elevations suggest quite the opposite.
- Any consideration toward increased demands on existing infrastructure?

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- Would the rezoning be a good example of “Spot Zoning”? By definition it is not allowed in San Leandro? This is another attempt to promote development of large lots in Mulford Gardens.
- Would/could the construction of these units qualify in the future as condominiums? Would the requirements for fire protection be so involved, in the conversion, it would not be feasible to retrofit?
- Planning Commission concern about trash pickup and the possibility of a northwest access to the property? Is the project compliant with fire department turnaround dimensions?

SUGGESTION:

- This project be returned to staff for further review.

MGIA
Mulford Gardens Improvement Association
13055 Aurora Dr.
San Leandro, CA 94577



February 1st, 2013

Mayor Stephen Cassidy and
San Leandro City Council
835 East 14th St.
San Leandro, CA
RE: 13533-13547 Aurora Drive, San Leandro, CA

Dear Mayor and Council persons,

Our association in Mulford Gardens is made up of home owners and residents. We are very concerned about this proposed project on Aurora Drive. The building of this 16 unit project on land intended for farming and/or single family homes is not and will not be approved or welcomed as it is planned by the Aurora Partners LLC.

The Notice of Public Hearing document is at best misleading. Proposed "onsite improvements" such as "driveway access", "visitor parking spaces" and "landscaping" are below minimal. The description in the notice that was distributed to our neighborhood is written like a sales brochure and does not address any of the variances the project requires to be lucrative. Zoning laws are intended to protect neighborhoods from developers who do not care what happens outside the areas they develop. The term "law" is not vague reference or gray area left to the interpretation an individual, a lobbyist, or City Staffer who promotes a development that insures profits for the likes of Aurora Partners LLC at the cost of huge frustration to our residents and the degradation of Mulford Gardens.

We are a Residential Outer District. That is the law. The residents here have a history of farming and raising animals. Animal husbandry is a part of the benefits of our zoning. This project is touted as a "high quality urban design" and "being compatible with surrounding uses;" and "will provide superior urban design in comparison with development under the base district zoning regulations..."

There can be no comparison. THIS IS NOT A URBAN NEIGHBORHOOD!!! According to the Federal Register/ Vol.67, No.51/Friday, March 15th, 2002, Notices, Urban Area Criteria for Census 2000 defines that an Urban Area "consists of contiguous(1), densely settled census block groups (BGs) (2) and census blocks (3) that meet minimum population density requirements, along with adjacent densely settled census blocks that together encompass a population of at least 50,000 people." This clearly is not the case for Mulford Gardens as defined by the map on the notice published by your own City Staff. This "superior design" is a subjective statement not shared by the residents who live there.

It is ludicrous to read that City Staff's interpretation of California Environmental Quality Act Guidelines says that "it can be seen with certainty that there is no possibility that the rezoning in question may have a significant effect on the environment." What do they understand the terms "significant" and "environment" to mean? We at MGIA do consider this project to be very significant to our environment.

Because of this project and how it is being represented, it is our belief that the intention of City Staff and Aurora Partners LLC is to develop our neighborhood into a high density revenue producing urban area bringing with it the crime, congestion, and other problems associated with "urban blight". We urge you all to allow Mulford Gardens to keep what is left of it's RO status throughout it's boundaries and keep this and similar Planned Developments that promote Urbanization out of our neighborhood. The Marina development was forced upon us and now this. When will it stop? Or is this just the beginning?

We strongly urge all of you to uphold the laws of San Leandro, zoning or otherwise, and do not make exception for this project until it can comply with those laws. Please vote an emphatic NO!

Thank you,
Steve Modifer,
President of Mulford Gardens Improvement Association
On behalf of it's Board and Residents.