

**City of San Leandro
Community Development Department
Planning Services Division
Memorandum**

TO: City Council

FROM: Anjana Mepani, Senior Planner

SUBJECT: Public Comments for PLN19-0037

1. The attached public comments were received prior to the release of the City Council's agenda packet.

PLN19-0037 (903 Manor Blvd) - Traffic Concerns

Kenneth Jeong <kennethbjeong@gmail.com>

Mon 5/18/2020 10:02 AM

To: Mepani, Anjana <AMepani@sanleandro.org>

Cc: Mogensen, Andrew <AMogensen@sanleandro.org>

To the Planning Commission and Board of Zoning Adjustments Members and Andrew Mogensen (Planning Manager),

I have reviewed the IS/MND for this project and am generally supportive of San Leandro and its goals to create more housing. I do have two concerns regarding this proposed project to build 39 townhome units at 903 Manor Blvd and they are summarized below:

Trip Generation:

The Trip Generation for the Proposed Development Project Located at 903 Manor Blvd in San Leandro prepared by Hexagon Transportation Consultants incorrectly estimated that the existing land use (The bowling alley) would be responsible for 44 vehicle trips during the AM Peak Hour. The AM Peak Hour is defined by the ITE Trip Generation Manual as occurring between 7-9AM. However, the operating hours for Manor Bowl did not start until 9 or 10 AM. Since Manor Bowl was not open until after the 7-9 AM peak hour, I argue that the number of estimated trips should instead be zero and not 44. Use of the standard rates for the ITE Trip Generation Manual was inappropriate considering the operating hours of the bowling alley. Repeating the trip generation estimate using zero would change the net project trips for the AM Peak Hour from -16 to +29.

Furthermore, I think the trip generation study should have also included a weekend peak hour as this represents a typical time period when the bowling alley would have experienced the most activity.

Please consider updating the trip generation letter with this correction for the AM Peak Hour and also include an estimation for the weekend peak hour.

Parking:

I have lived at three different homes close to this site for over 40 years. During this time, I have observed that many homes have more than 3 or 4 cars per household. I see that the project is proposing 95 parking spaces which equates to approximately 2.44 spaces per unit. I am concerned that the number of parking spaces provided at this project will be inadequate to accommodate the demand as it is normal for families to have 3 (or more cars). My fear is that if insufficient parking is provided then the planners would be potentially dooming the area for parking related conflicts well into the future. The best example of a community that was built with insufficient parking can be found at the nearby Heron Bay Community. That area was built without sufficient parking and they continuously experience conflicts related to the parking scarcity. Neighbors argue with neighbors and tow trucks removing vehicles are a regular occurrence. The decision not to provide more parking at Heron Bay has been a very costly decision.

Please consider requiring the inclusion of more parking spaces for the proposed development at 903 Manor Blvd.

Thank you,
Kenneth Jeong

Padre Avenue
Registered Traffic Engineer and Washington Manor Resident

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Mogensen, Andrew

From: PaNdaPie Gurl <pandagurl@gmail.com>
Sent: Tuesday, May 26, 2020 3:38 PM
To: Mogensen, Andrew
Subject: 903 Manor Blvd Residential Project

Hello,

I live in the Manor neighborhood and am opposed to size of this project.

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100% Support for MAPLELANE PROJECT

Nima Daniel Gabbay <ngabbay@gmail.com>

Fri 5/29/2020 10:59 AM

To: Cutter, Pauline <PCutter@sanleandro.org>

Cc: Ballew, Pete <PBallew@sanleandro.org>; Cox, Deborah <DCox@sanleandro.org>; Hernandez, Ed <EHernandez@sanleandro.org>; Aguilar Jr, Victor <Vaguilar@sanleandro.org>; Lee, Benny <BLee@sanleandro.org>; Lopez, Corina <CLopez@sanleandro.org>; Mogensen, Andrew <AMogensen@sanleandro.org>; Mepani, Anjana <AMepani@sanleandro.org>

Dear Mayor Cutter, Councilmembers and Staff,

I am writing to give my 100% support of the MAPLELANE Project that has been proposed for the former Manor Bowl site at 903 Manor Boulevard. My family has owned the adjacent Manor Square shopping center for fifteen plus years and we strongly feel the redevelopment of that empty building will bring new life and new families into the neighborhood. The development team responsible for the project has reached out on several occasions to keep me informed on the project and to solicit my feedback on how our two properties will best operate side by side. They have been inclusive and transparent in their intentions for the property which I truly believe is designed beautifully.

Given the current state of retail and the economy, I fear that site could sit vacant for years and attract vandalism and other deterrents to the improvement of the Manor area.

Providing new housing and new investment in San Leandro is a win-win for everyone. I request your support for MAPLELANE at the upcoming Planning Commission hearing and Council hearing next month.

If you would like to talk further, please feel free to reach out.

Regards,

Nima Gabbay
Manor Square LLC

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Maple Lane project- for public comment

Karen Kline <km_kline@comcast.net>

Fri 5/29/2020 10:53 PM

To: Mogensen, Andrew <AMogensen@sanleandro.org>; Mepani, Anjana <AMepani@sanleandro.org>; Message Line, Planner <Planner@sanleandro.org>

📎 1 attachments (332 KB)

903 Manor.png;

Planning Commission/Board of Zoning Adjustments

I am writing in regard to the Maple Lane Project slated for 903 Manor Blvd.

I am concerned about the overall density of the project of 39- three story units. The height alone does not fit into the neighborhood of mostly single story, 2-3 bedroom homes. Yes, across the street there is a small cluster of townhouses. These are 2 story units, set back from the street and number in 5, not 39. Using the footprint of the nearby homes, the site at 903 Manor Blvd would support 14 single family homes. I realize that a 14-home project is not nearly as profitable as the current proposal. I am in support of housing in this location but I cannot support 39-3 story units crammed together in more than double in number to the surrounding neighborhood. I would like to see this project scaled back in size and number of units.

Parking and additional traffic have been addressed by other neighbors.

Please reconsider the overall height and density of this project so that it fits in more with the established neighborhood, not a 3 story "wall" of townhouses that look like they belong in some other town.

Thank you,

Karen Kline

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Comments on proposed project PLN19-0037

Anh Nguyen <my.anh05@gmail.com>

Sun 5/31/2020 1:03 PM

To: Mepani, Anjana <AMepani@sanleandro.org>

I'm a resident living near the location of the proposed project on 903 Manor Blvd, and wanted to voice my concern of this new project. The proposed project which is a development of 39 townhouse units on this address will adversely impact the neighborhood without further review and modifications. Parking in the neighborhood will be a problem. Over the years, I have seen less and less street parking in the area. If we plan to add a hundred or so more residents in the neighborhood, I respectfully ask the developer to provide adequate parking space, and 2-car parking space for each household is not enough. On an average each household takes 3-4 car parking space.

Traffic on Manor Blvd has become busier, which leads to more noise and makes the area less safe for walking. The development of the townhouse units will make the condition worse. I respectfully ask the city to have a plan to cope with more traffic flow - such as widening the sidewalks, or put up speed limit restriction for the residential area, or put up speed bumps to slow down the traffic.

Besides the parking space and plan to cope with more traffic flow, I would like to see more trees planted and a playground added as part of new development to make the neighborhood residential-friendly.

Best Regards,

Anh Nguyen

A resident near 903 Manor Blvd

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FW: Zone planned housing

-----Original Message-----

From: Michael Condon <michaelcon@sbcglobal.net>

Sent: Tuesday, June 02, 2020 1:45 PM

To: Message Line, Planner <Planner@sanleandro.org>

Subject: Zone planned housing

To whom it may concern colon I do not have the ability to join a meeting via zoom or some high-tech thing this project has a lot of things to be addressed and I think with the Covid and the ability not to have a real meeting everything should be put on hold I have lots of issues with this planning I live right next-door to this planned housing development. I know the city is already made a deal because they want nothing but money and I is turning San Leandro into an industrial place that is not the good old San Leandro single-family home area. I know it benefits you from More tax revenue for more spending but this is unfair the parking is hideous already now we know with the housing crisis parking is bad everywhere you need 3 to 4 spots per unit per parking the noise and the traffic on Manor Boulevard will be worse and you're taking our quality of life from our housing in the near area and bringing it down for the convenience of you receiving more tax revenue. There needs to be white in the streets speed bumps maybe lights a lot of things need to be addressed I would like a personal call from somebody involved Especially now with the COVID-19 to push this through at this time Will lead to definite lawsuits later maybe unnecessarily I would like a personal phone call from somebody in this development since I cannot at 10 and an actual meeting please give me a call at my address which is right across the street from your development which I would like to address. Michael Condon. 15009 Norton St., San Leandro CA 94579. 510-331-4771 Thank you Sent from my iPhone

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Comments on proposed project PLN19-0037

Barbara Holmes <bgkholmes@gmail.com>

Tue 6/2/2020 3:17 PM

To: Mepani, Anjana <AMepani@sanleandro.org>

We reside across the street from the proposed project at [903 Manor Blvd.](#) We wanted to voice our concerns regarding this new project.

The proposed project will adversely impact the neighborhood. We saw the traffic study which compared the expected morning traffic with the traffic from Manor Bowl. There is NO traffic from Manor Bowl in the morning. With that being said, there will be AT LEAST an additional 50 cars trying to leave the Manor in the mornings and returning at rush hour in the evenings. The traffic from Manor Bowl was later in the evening, not during rush hour, and never in the morning. Unlike other San Leandro housing developments, there is very limited access to public transportation.

Parking in the neighborhood will be completely inadequate. Over the years, we have seen less and less street parking available. We request that the developer provides much more parking. A 2-car parking space for each household is NOT enough. On the average each household will use 3-4 parking spaces.

The proposed HOA rule that the garages would be used for parking only is laughable, unenforceable, and impractical.

Traffic on Manor Blvd has become busier, which leads to more noise and makes the area less safe for walking. The development of the townhouse units will make the condition exponentially worse. We request the developers to have a plan to make the neighborhood safe.

Please consider reducing the number of units to add more parking, and lessen the traffic nightmare.

William & Barbara Holmes

PLN19-0037

Jack Cai <hjhero@yahoo.com>

Wed 6/3/2020 1:10 AM

To: Mepani, Anjana <AMepani@sanleandro.org>

Dear Sir,

I am a home owner within 500 feet of the project site and am writing to oppose the proposed of General Plan Map Amendment, Zoning Map Amendment for PLN19-0037 at 903 Manor Blvd, San Leandro. Building 39 units on a 2.3 acre site is simply too dense. Having a three-story townhome not only change the look and feel of the Manor residential community which mainly has single family houses, but most likely will lower the value of the properties in the neighborhood. Our family regularly play bowling at Manor Bowl. And Manor Bowl has been one of the favorite recreational facility in Manor community and even surrounding communities and cities. If it has to be closed because of this project, it will be really inconvenient for us to go to other similar recreational facilities, meaning our quality of life will be lowered as well. Adding the 39 unites will also create traffic issues and parking issues in the neighborhood.

Hope you understand my concerns and not to consider or approve the amendments for the project.

Best Regards!

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FW: FOR PUBLIC COMMENT Item 20-199 Resolution 2020-010 Manor Blvd

From: Ken Akerly <kenakerly@gmail.com>
Sent: Wednesday, June 03, 2020 5:15 PM
To: Message Line, Planner <Planner@sanleandro.org>
Subject: FOR PUBLIC COMMENT Item 20-199 Resolution 2020-010 Manor Blvd

Thank you for this opportunity to speak about this proposal and as the agenda item indicates, this is a proposal. Proposals can be changed. Respect should be given to those that created it and it would have been desirable for those responsible for the proposal had solicited public input prior to putting together such a volume of information. It should be well noted that this public input opportunity comes on the 20th and last day of the public period.

This proposal impacts \$16,275,000 and 120,000 sq ft in personal property residences that are adjacent to the proposed development most of which were built in the 1940s. The most recent residences were constructed in 1984, some 36 years ago. The design of the proposal does not fit with the character of those dwellings. The current density of residents is 72 per 120,000sqft, this proposal would increase the density to 117 per 100,000 which is a 61% increase in housing density. There needs to be some accommodation made for the existing citizens as well as for the new arrivals.

The proposal does not contain sufficient parking for the cars that will be present for 117 new residents. The number of parking spaces needs to be increased so that the existing residents do not have to park blocks from their homes. The developers will not be around to deal with the impact of this after the residences are occupied.

The height of the proposal is 50-75% greater than the surrounding residences. Please consider limiting the height of the structure to two stories.

Please revise the proposed site plan to move the entrance to the center of the development so that it aligns with Flemming Street instead. Then incorporate a traffic circle or rotary into the street design. This will enable a continuous flow of traffic in and out of the proposed development while at the same time serve as an engineering control to keep large trucks from using Manor Blvd as a short cut to and from Interstate 880 and Wicks industrial park, which is currently the case. These large 18 wheel trucks are causing significant damage to the roadway and creating excessive noise to the neighborhood. Efforts to reduce this traffic by the SLPD have not been effective. This is an opportunity for San Leandro to make this right.

I ask and recommend that the city work together with the developer to ensure that Manor Blvd is ground down and resurfaced as part of this development from Farnsworth Street to Beatrice Street and that engineering controls are used to reduce the speed and traffic.

I ask that the city work together with the developer to ensure that during demolition of the Manor Bowl building that engineering controls are used to keep dust and particles from getting into the air in the surrounding area.

Cheers,

Ken Akerly
15001 Norton Street

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FOR PUBLIC COMMENT

Meeting ID 97779378406, Thursday, June 4, 2020

Regarding Agenda Item 20-197

I am writing to express my concerns over the proposed development on the Manor Bowl property.

1. Traffic. Residents in this subdivision average 3 vehicles per household. This housing unit is designated for 39 households, adding about 230 residential cars to an already over-taxed Manor Blvd from side streets, at times it can take up to 15 minutes for traffic to clear enough to safely enter Manor Blvd. Sundays, the church at Manor/Kesterson so congests the street it is difficult to navigate through the area. Commuters use Manor to avoid 880 congestion, coming in from Doolittle-Weekes to Manor. I am suggesting a new Environmental Impact Report be completed, including traffic surveys of Doolittle, Weekes, Manor, Washington, Fargo, and Lewelling. Manor should be Local traffic only, and resident-only parking Norton to Kesterson.

2. Proposed housing is 3 stories tall, in an established community of mostly 1-story single-family homes. No fencing options exist that will afford especially Norton St residents any level of privacy in our own back yards! And 39 stack-and-pack units will generate greatly increased noise pollution, which will negatively impact our quality of life.

I recommend and request this proposal be thoroughly reviewed and altered to address these concerns!

Respectfully submitted,
Jacquelynn Hauser, resident

FW: Manor Bowl Housing Development

-----Original Message-----

From: Traffic Research Associates <trasurveys@gmail.com>

Sent: Thursday, June 4, 2020 1:04 AM

To: Message Line, Planner <Planner@sanleandro.org>

Subject: Manor Bowl Housing Development

I have a few questions I'd like answered by the meeting. I live on the very perimeter of the project. I was born in San Leandro. My parents came here when there were cherry orchards. I know things change and SL has done well.

If these issues are not addressed properly, then my life and others who were here before the project will be altered and not in a good way. I'm all for responsible housing. I have seen other areas given promises but once the project was built and the money was transferred, the original people were left to deal with the problems. I have put my life in living here as well as many of my neighbors. If we lose our privacy and egress and mobility, who will be responsible for that? I want to make sure that the City will take care of those of us who are under their care.

1. I haven't seen anything addressing the impact of the increased cars on Manor Blvd.

a. Manor Blvd. pavement is terrible. The exit of south bound 880 has bad pot holes that were "fixed" but not properly and are making the stop area troublesome. The boulevard itself is ridden with holes and patches. It's a boulevard but is not maintained.

b. We already have a very difficult time leaving the Manor because of people using it as a pass through. Certain times of the day there are long cues to leave at Washington Ave. Sunday's are crazy because of the church on the corner of Beatrice. We can't get out of our neighborhood unless we go miles around. The signal at Fargo is not sufficient.

c. Where are all these new cars going to park? When that many families are in such a small area, their visitors are going to be parking all along Manor. It's very difficult driving with cars lining the street like when the church is in session.

I have worked for over 20 years in traffic data collection. I have done the traffic signals of entire city of San Jose several times, did all a collection after Loma Prieta earthquake.

2. What about our privacy? Three story homes going up within a few feet of our homes?

a. Noise issues once they are completed. Their noise will travel and be heard more because of the height, multiplied by 39 houses. How high will the wall be surrounding the project?

b. The residents will be able to see into our yards and homes. What will be done about that?

If these issues are not addressed properly, then my life and others who were here before the project will be altered and not in a good way. I'm all for responsible housing. I have seen other housing projects given promises but once the project was built and the money was transferred, the original people were left to deal with the problems. I have put my life in living here as well as many of my neighbors. If we lose our privacy, egress and mobility, who will be responsible for that? I want to make sure that the City will take care of those of us who are under their care.

Respectfully,

Randy Chastain
14971 Norton St
San Leandro

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I own the home directly across from the Manor Bowl. The reason for this email is because I am deeply concerned for the safety and well-being of my family and my neighbors being affected as a result of the building proposed to replace the Manor Bowl. Neighbors at the Washington Manor and I have discussed this issue and all have expressed the following concerns:

Lack of privacy/safety

Our property is fully exposed to Manor Blvd. and the City does not permit building a fence the height the “grandfathered” fence already on the property. Our bedrooms and bathroom are fully exposed. It has been a concern since the bowling alley patrons would hang out at the parking lot and play music, yell, and sometimes broke out in fights, burning tires, etc.

Increased crime

Rumors are going around that the proposed building will be for low income residents (Section 8?). **We really do hope those rumors are not true.** However, if this is true, this will guarantee to bring crime to this neighborhood just like it has in other neighborhoods where these type of units exist. The park is right behind the Manor Bowl – parks is mostly where crime takes place. The park in our neighborhood feels safe now. If crime increases here the residents in this neighborhood

Increased noise

Regardless whether the building would be built for low income residents, the noise will certainly be a problem. Any noise that comes from the parking lot at the bowling alley echoes through our neighborhood and it has been an existing problem during the time the bowling alley has been opened and I don’t see it how it will improve if 39 units are built there. Many visitors at the bowling alley do not respect the noise ordinance now. How can there be a guarantee that it will be monitored or controlled?

Increase in traffic

Traffic (and specially speeding traffic) is a huge problem here on Manor Boulevard. A 39-unit building will just make this worse.

Road conditions

Increase in traffic only caused more potholes and in the 8 years that I have been here I have only seen part of the road repaired once that I can remember.

Garbage

We are always having to collect garbage that ends up on our property that comes from Manor Blvd. A 39-unit building will only increase this problem.

Crowded schools

Neighbors mentioned the schools will be more crowded. Also, no afterschool programs will also cause for kids to hang out in the streets. No parental or adult supervision equals to more vandalism and crime.

Constructions/debris

What safety measures will be taken to control the dust/debris when the building is taken down and a new building is built?

We do hope these concerns are reviewed and taken into account prior to making a final decision.

Carolina Garcia – 15008 Fleming Street, San Leandro, CA – email: cp.garcia014@outlook.com

FW: Hesperian Gardens HOA Opposition

From: manager@neighborhoodam.com <manager@neighborhoodam.com>
Sent: Thursday, June 4, 2020 11:44 AM
To: Message Line, Planner <Planner@sanleandro.org>
Cc: 'Charles Mitchell' <cmitchell@neighborhoodam.com>
Subject: Hesperian Gardens HOA Opposition

Good afternoon,

The Hesperian Gardens Homeowners' Association located at 15205 Hesperian Blvd is opposed to the construction of 2500 apartments at 903 Manor Boulevard for various reasons. If you desire more information, please contact our management company, Neighborhood Association Management, Inc.

Thank you.

Respectfully, The Board of Directors

Regards,

Ronni Schenk

P.O. Box 10968

Pleasanton, CA 94588

(925) 243-1797 ext. 104

(925) 373-1532 Fax

www.neighborhoodam.com**NEIGHBORHOOD
ASSOCIATION MANAGEMENT, INC.***"Affordable Excellence for Your Neighborhood"*

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Project PLN19-0037

Stan O'Young <stan_oyoung@yahoo.com>

Thu 6/4/2020 1:03 PM

To: Mepani, Anjana <AMepani@sanleandro.org>

Cc: Stan O'Young <stan_oyoung@yahoo.com>

Anjana Mepani

Senior Planner

San Leandro Community Development Department

835 East 14th Street

San Leandro, CA 94577

Dear Anjana Mepani,

My name is Stanley O'Young. I am a homeowner and a resident at 2020 Yankee Ct, San Leandro. Yesterday, during a conversation with my San Leandro neighbor and friend, I became aware of the Project PLN19-0037 at 903 Manor Boulevard, and the hearing meeting scheduled on June 4th, 2020 at 7:00 PM.

I have the following comments with regard to this project:

I have not received the Official City of San Leandro Notice of Public Hearing. I understand that this Notice of Public Hearing was sent to properties within 500 feet of the project site only. My concern is that Manor Boulevard is an extremely busy street that many San Leandro residents living in the neighborhood of 903 Manor Boulevard (including myself, my family and many of my neighbors in Marina Vista) use to access to I-238 and I-880 and to the Greenhouse Market Place. Therefore, this Notice of Public Hearing should be sent to a much larger community. Instead of a small circle of "within 500 feet of the project site", property owners and residents from at least half of one mile of the project site should be notified and made aware of this project so that they can make their comments and provide meaningful inputs to the Community Development Department.

As mentioned above, Manor Boulevard is an extremely busy street leading to I-238 and I-880 and to the Greenhouse Market Place, adding a 39-unit, three-story residential townhomes will certainly increase the volume of the already very heavy traffic in this area where the road is only a single-lane.

The Environmental Review in the Notice of Public Hearing stated that "The Initial Study did not identify any significant environmental impact arising from the project". I am wondering if this Initial Study has considered the potential increase in traffic volume as a result of adding a 39-unit, three-story residential townhomes. Obviously, this will be a "significant environmental impact", and it is a NEGATIVE IMPACT.

I should appreciate it very much if our Community Development Department will take my concerns and comments into consideration for their final decision making process on this important project, Project PLN19-0037.

Thank you very much.

Kind regards,

/Stanley O'Young.

903 Manor Blvd for 39 unit

Wai Wai <wai121@hotmail.com>

Thu 6/4/2020 1:20 PM

To: Mepani, Anjana <AMepani@sanleandro.org>

To whom it may concern:

I am one of the owners in Fleming st. I do not want or agree that they are building 39 units at 903 Manor Blvd. it's because it will increase the traffic in our area, especially, in our street , will definitely effect our parking spaces, increase crimes in our community, schools will be increasing students, more students in one class, that's no good, will effect learning. I don't feel safe to let my kids play in our street. Please don't please

Thank you

Sent from my iPhone

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Opposing comments to project PLN19-0037 on 903 Manor Blvd.

Maggie Ma <marinama8988@gmail.com>

Thu 6/4/2020 2:00 PM

To: Mepani, Anjana <AMepani@sanleandro.org>

Dear San Leandro Community Development Department,

My name is Shao Chu Gong, I represent my household who lives at 15079 Norton St of the City of San Leandro, and am writing to express **our strongly opposition** to the construction of the project at issue PLN19-0037, which has been planned to build at 903 Manor Blvd., in our neighborhood. The reasons why we are against this project are the followings:

1. In and around our neighborhood, no town house projects have been built in the middle of a street; they are generally at the ends of the streets. More importantly, these existing town houses are of only 2 stories. The town house project at discussion will be of 3 stories and be built right in the middle of one of the segments of Manor Blvd, abruptly surrounded by individual house of max. 2 stories. The design of the height of the project is **inconsistent with the overall neighborhood look and style**. It would **appear "outstanding"** in our neighborhood. With the 3-stories building, **the enjoyment of the natural view for the residents in this neighborhood would decrease**, since it would block the trees, the clouds and the birds that can be seen from the houses and the sidewalks. It's easy to build something, but difficult to take it away later on. So, it is not wise to "insert" such a tall houses that would destroy the beauty and nature of our neighborhood and we don't want such radical change.

2. If such project were approved, the construction would take more than months, even years to be completed. During the course of the years of construction, there could be **numerous inconveniences** that would impact directly, negatively us, the neighborhood. There would be noises, big trucks that comes and goes with materials, sudden blackout of water, electric or gas supplies, more congested traffic, and so on. We would not benefit from this project and it is not right for us to take these highly possible inconveniences. Our life quality needs to be guaranteed not to worsen, if not better. If the City insists on the construction of this project, the City should compensate us for any negative impacts on our daily life.

3. If such project were built, there would be various problems that rise concerns regarding our quality of life, safety, and public service. The 39 units would bring at least 39 more residents into our neighborhood. However, a household usually consists of more than 1 person, and the numbers of **new residents would be about 100 or even higher**. And there would be at least 1 car per household. Make it 2 cars per unit, there would be **at least 78 new cars** brought into our neighborhood, in reality, it would be more. The followings are problems that the influx of residents and vehicles that could cause in our area:

a. **Even more congested traffic in peak hours on intersections** near entrances and exits of the freeways 880 and 230. Before the pandemic, the traffic in the just mentioned intersections was already busy. With at least 39 more vehicles moving at the peak hours, our commute time would be much longer, which would be an upset and unpleasant situation; longer wait would make people less patient. The possibility of car accidents would go higher as well as the risk for the pedestrians; it would be harder for people to walk cross the Manor Blvd. Our children and elderly would have to deal with more danger crossing the streets. Also, the heavily-used roads would need to support more vehicles

and would be more easily broken, as we can see in the intersection of Beatrice St. and Kesterson St.: a hole showed up on the road, it was filled, then it was broke again, and then a bigger hole. With more cars, the roads would be more vulnerable to holes and other kinds of damages.

b. We doubt that this town hosue project would have a **parking capacity** for around 100 vehichles for the new residents. The cars that could not find parking inside the town house project would look for space in the streets of our neighborhood, which would greatly aggravate the limited parking capacity of our neighborhood: we can barely satisfy our parking needs now. As we can see with the town house on Fargo Ave., in front of the 76 gas station, the residents of the towns houses do not have enough parking lots inside and inmediately outside their houses and they park their cars on the neighboring streets. There are already conflicts among neighbors because of parking issues, with this project the conflicts would be escalated and our life would be impacted in a negative way. We might have to make sure our parking spaces in unusual ways.

c. With the sudden increase of residents in our residential area, what would the City do to guarantee **our safety** would not worsen? Number of police unchanged, more people means more uncertainty in the aspect of safety. We don't knoq who these people are, what they do. We don't have the right to decide who can move into these units but we would be the ones who take up the potential risks. Could the City be held responsible for the loss of properties and damages that we suffer due to the influx of new residents in our neighborhood? Our properties and safety need to be secured above all. Please don't elevate the risks to the safety of our community!

d. The **public resources** that we have now in our community are limited. With more people and thus more children, the demand of public service and resources would increase. The Washington Manor Park would be much more crowded and noisy. The Manor Public Library would be, too. The enjoyment of our times in the Park and the Library would decrease in a great way. More children seek to get into our schools, which means our children would have less resources than they have now and we minght have to compete for the educational resourse for our kids, which is something we don't want to see happen.

In sum, increasing our neighborhood size with such a town house project would bring more disadvantages and damages than advantages to us. It is hard for the City to assure that the damages to us would not take place. Since our quality of life, our safety, our resources would be affected in a highly negative way, we don't welcome such project to be built in our community. Our interests need to be taken into account, we don't need this project and thus **we oppose** the construction of the 39-unit town house project! **Please cancel the plan** on 903 Manor Blvd. and search for a suitable site for it. Our neighborhood is not a suitable choice.

Thank you for your time and consideration! Please stay safe and healthy!

Shao Chu Gong

Fw: Opposition to Project 903 Proposal

From: David Nguyen <nguyen_david2000@outlook.com>
Sent: Thursday, June 4, 2020 12:21 PM
To: Message Line, Planner <Planner@sanleandro.org>
Subject: Opposition to Project 903 Proposal

To whom it may concern,

I am a current resident of the Washington Manor neighborhood and I would like to express my opposition for the proposed project at 903 Manor Boulevard. Significant effects such as overcrowded population density, traffic congestion, construction noise, decrease in property value, and increased parking difficulties will devastate the Washington Manor community. As a community, we strongly object to this proposed apartment project and we hope to see another project that benefits our community in place of this proposal.

Thank you for your time,
David Nguyen

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FW: 903 Manor Blvd. Residential Project

From: J J <starjj7@hotmail.com>
Sent: Thursday, June 4, 2020 11:41 AM
To: Mogensen, Andrew <AMogensen@sanleandro.org>
Cc: Lee, Benny <BLee@sanleandro.org>
Subject: 903 Manor Blvd. Residential Project

To the City of San Leandro:

It is disappointing to see the City of San Leandro's lack of concern for the Washington Manor neighborhood by overcrowding it with 39 townhouses in a very small plot of land that was the Manor Bowl, on 887 Manor Blvd.

My concerns include:

- A 3-story high building of 39 townhouses overlooking and invading the privacy of the homes next door on Norton St. and the back street of Devonshire Ave.
- Safety concerns for the preschool daycare next door, Bubbly Tots, on 963 Manor Blvd, where parents need to drive pass the 39 townhouses to drop for their toddlers; and the A++Learning Center on 979 Manor Blvd., a few storefronts from Bubbly Tots, making it dangerous for children and parents coming in and out.
- Safety concern for children crossing Manor Blvd. on their way to schools in the immediate area: Corvallis Elementary, Washington Manor Middle School and Saint Felicitas Catholic School.
- Traffic congestion, not just on weekdays, but on weekends when there are 3 churches in the immediate area where traffic is grid-locked on Manor Blvd. from the 880 freeway exit on Kersterson St., all the way to Farnsworth St. and all the cross-streets in between. Your study omitted the weekend life of this active neighborhood.
Churches on Manor Blvd.: Faith Fellowship - 577 Manor Blvd., St. Felicitas - 1662 Manor Blvd., Hope Lutheran - 1801 Manor Blvd.
- Overwhelming pollution of cars to Washington Manor residents and the children, adults and seniors using the Washington Manor Park right behind the 39 townhouses bordering Norton St., Manor Blvd., Devonshire Ave., and Zelma Street, where there are many daily and weekend activities.
- Air Quality conditions to excessive traffic for residents and park wildlife in the immediate area.
- PG&E cables and power surges that occur in the neighborhood.

I object to the City of San Leandro's crowding-in the 39 townhouses with lack of input from the current residents.

Je Jui - Washington Manor resident

Sent from [Outlook](#)

Fw: Proposed Project at 903 Manor Boulevard

From: Chen Mei <meichen3657@gmail.com>
Sent: Thursday, June 4, 2020 2:03 PM
To: Message Line, Planner <Planner@sanleandro.org>
Subject: Proposed Project at 903 Manor Boulevard

To whom it may concern,

I am the resident of 14994 Norton Street, Jennifer M. Hsu. Regarding the project that is being proposed for the 903 Manor Boulevard, I will be unable to attend the meeting that is being held tonight, June 4th, 2020 at 7 p.m, however I would like to vote via email. I want to oppose the project that is being proposed. I oppose this because I believe that our community will benefit more with the original buildings rather than new apartment complexes. My concern will be that if the proposal goes through, the quality of living for those who already do live here, will decrease greatly. Therefore I would like to vote against this proposition regarding this matter.

Thank you!
Sincerely,
Jennifer M. Hsu

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Re: 20-197

DENY The Proposed Three Story, 903 Manor Boulevard Development

FOR PUBLIC COMMENT

planner@sanleandro.org

June 4, 2020

Dear Planning Commission and Board of Zoning Adjustments,

I am writing in response to the proposed three story, 39-unit townhome development, at 903 Manor Boulevard, San Leandro, 94579. I believe that is the wrong development for that site. The proposed development will be out of character and it will increase traffic beyond existing capacity. The development should conform to the height of the current single story building and to the height of the other homes in the neighborhood. Most of the homes in that area are single story homes.

“What are the most popular housing types in Washington Manor in San Leandro?” The predominance of single detached homes in the housing stock of this area is an important part of its character. This area is primarily composed of two bedroom and three bedroom homes (Zillow.com, June 2020). Keep the development to one story, do not let the development be obtrusive!

With the proposed 39 units and the assumption that each unit will have 2-3 drivers, the proposed development could potentially add 80 – 120 more cars to the commute. Can the existing infrastructure handle this increase in traffic? I don't think so.

In conclusion, the three story development is obtrusive because it is out of character of the predominately 2-3 bedroom neighborhood and could add 80 - 120 more cars to the heavy commute. Please deny the proposed three story development.

Thank you for your consideration,

Devonshire Ave, Cul-de-sac

Fw: MAPLE LANE


From: Jolene Smith <larry2jo@yahoo.com>
Sent: Thursday, June 4, 2020 3:00 PM
To: Message Line, Planner <Planner@sanleandro.org>
Subject: MAPLE LANE

Our concerns are the overloaded dumpster that something or someone has now gotten in to and the debris is being left on the asphalt. What is going to be done about the garbage???

Second concern is the overgrown weeds both in the parking lot and back and side of the building. The weeds are coming thru our fence. This has usually been trimmed by now by the bowling alley people.

Larry & Jolene Smith

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 Delete ...**RE: The proposed project at 903 Manor Boulevard in San Leandro, CA** Label: 2 Year Delete - Inbox (2 years) Expires: Sat 6/4/2022 9:03 PM**T** Trinny <gagalua@sbcglobal.net>

Thu 6/4/2020 9:03 PM

To: Message Line, Planner

   ...

To whom it may concern,

We are residents of the Washington Manor neighborhood and we recently heard about the proposed project at 903 Manor Boulevard. We strongly oppose this project as it bring on a number of problems to the neighborhood such as increased traffic and further deterioration of the already poorly maintained roads.

Manor Boulevard already has a lot of damage caused by heavy traffic in the morning and afternoon. We strongly believe our neighborhood does not have the proper infrastructure to support this type of project. We feel we are already paying high property taxes and want our local government to work harder to find better ways to produce revenue without over exhausting our already limited resources.

As residents of the Washington Manor Neighborhood we definitively oppose this project.

Best Regards,

Your Neighbors.

Comments For Official City Of San Leandro Notice Of Public Hearing

Zhibo Liu <zliu173@ucsc.edu>

Wed 6/17/2020 12:22 PM

To: Mepani, Anjana <AMepani@sanleandro.org>

Dear Anjana Mepani

My name is Hui Wang. I am a homeowner and a resident at 15062 norton street san leandro CA 94579A few days ago, I became aware of the Project PLN19-0037 at 903 Manor Boulevard through community news and friends' reminders, and the hearing meeting scheduled on June 4th, 2020 at 7:00 PM.

Below are my comments to this event and explanations for why I stand on the opposite side on this project.

First, this Notice of Public Hearing, which was sent to properties within 500 feet of the project site only, is very limited. For more explanation, Manor Boulevard is a busy street and many San Leandro residents are living around this area. According to this fact, the Notice of Public Hearing should be sent to a larger community. Compared to "within 500 feet of the project site," I believe property owners and residents from at least "half of one mile" should be notified and aware of this project. These people can provide their comments and ideas to the Community Development Department.

Second, the relative information of the Project PLN19-0037 is not available on the CITY website. I think the details about the Project PLN19-0037 should be posted online for free. Everyone who lives nearby has the right to know this information. If the residents can not check for information online about this project, the lack of information violates the public right to access to environmental information, which could lead to significant changes and passive adjustments to the daily life of residents.

Third, just as mentioned above, Manor Boulevard is a busy street with the Greenhouse Market Place. Adding a 39-unit, three-story residential townhomes will increase the volume of the road. This area is already very heavy traffic because it is only a single-lane.

Last, this community is dominated by single storey and independent houses. In other words, adding a 39-unit, three-story residential townhome will impact other residents' living experiences. Insufficient infrastructure will cause power outages, traffic jams, and network congestion.

I appreciate it if our Community Development Department will take my concerns and comments into consideration for their final decision making process on Project PLN19-0037.

Thank you very much.

Kind regards,
Wang Hui

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Manor Boulevard Project

Gwen Burastero <gwenbee@sbcglobal.net>

Wed 6/24/2020 8:54 AM

To: Mepani, Anjana <AMepani@sanleandro.org>

To whom it may concern,

I was not sure who I should address this to but noticed this email address on the official notice of public hearing.

I wish to make known my displeasure with the proposed project at 903 Manor Blvd.

I do not feel it fits with the current large amount of low density, single family homes. The project is at least a medium/high density development.

The large number of additional cars will result in an increase in the amount of pollution and wear and tear on our streets. It will expose the children in this area to the increased pollution as they walk to and from school. There are several schools in this area including private and public.

I feel that if this project is to happen it should be for far fewer units than the current proposed amount.

Should you wish to contact me I can be reached at (510) 351-6150 or at the email address below.

Regards,

Gwen Burastero
15014 Norton St.
San Leandro
gwenbee@sbcglobal.net

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120 Estudillo Ave. San Leandro, CA 94577
P: 510.317.1400
sanleandrochamber.com

“Your Business is Our Business”

June 23, 2020

The Honorable Pauline Russo Cutter
Council Members
Mr. Jeff Kay, City Manager
835 E. 14th Street
San Leandro, CA 94577

Subject: Maple Lane Development – Manor Neighborhood

Dear Mayor and City Council,

The mission of the San Leandro Chamber of Commerce is “Be the source of advocacy, education and connections for business in San Leandro; to foster a vibrant, smart, and current business climate.” To ensure we deliver on our mission thoughtfully and effectively the San Leandro Chamber of Commerce adopted a set of guidelines that we use to determine our support of housing and development proposals. Housing development projects are absolutely necessary in our city to address the regional housing shortage in the Bay Area and to grow the local economy. Housing provides the residential density needed to support the current businesses and attract new retailers and restaurants to our city.

We support the D.R.HORTON proposed development project as it satisfies our guiding criteria. Our city deserves the opportunity to thrive by welcoming this type of home ownership opportunity. The proposed development also helps achieve the housing goals of the City of San Leandro’s Housing Element as stated in the City’s General Plan

There is a competitiveness among Bay Area cities to attract and retain business. The addition of new residents to our city will provide the demographics needed to improve shopping, dining and living in San Leandro.

Sincerely,

Emily Griego, Pres. / CEO
San Leandro Chamber of Commerce

Board of Directors
San Leandro Chamber of Commerce

2020 Board of Directors

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Emilio Garcia
Owner, 440 Creates

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Surlene Grant
Principal, Envirocom

Shannon Hackley
Principal, Shannon-Leigh Assoc.

Oswaldo Jauregui
District Manager
Waste Management DSTS

Ray Malgradi
General Manager,
FH Dailey Chevrolet

Mitchell Winnik
COO, Kaiser Permanente

SLCC Staff

Emily Griego
President & CEO

Natasha Fernandez
Event & Marketing Manager

From: Carolina Garcia [mailto:cp.garcia014@outlook.com]

Sent: Saturday, June 27, 2020 7:42 PM

To: Message Line, Planner <Planner@sanleandro.org>

Cc: esjaz66@gmail.com; michmelly@sbcglobal.net; Zeka71@sbcglobal.net; lily.chu1024@gmail.com; quocphu1989@gmail.com; cajtjlat@yahoo.com <cajtjlat@yahoo.com>; p.t.paris1422@gmail.com; one_earth98@live.com

Subject: Re: REMAINING CONCERNS RE: MAPLELANE Project (Manor Bowl) - 903 Manor Boulevard

Some of the neighbors had an opportunity to meet Chris Zaballos recently. Some of us were relieved that the proposed project will not be for low-income units.

However, the concerns still stand with regard to the following:

- 1) Lack of privacy for existing homes
- 2) Volume of traffic – (*Our house on Manor Blvd rattle due trucks that clearly do not obey the signs*)**
- 3) Road maintenance
- 4) Speed violators on Manor Blvd
- 5) Street lighting
- 6) Crime control
- 7) Parking – (*parking was already an issue on Fleming St when the bowling alley patrons would park in front of our homes – I was even threatened by a patron when I asked that my driveway NOT be blocked*) – NEIGHBORS ON FLEMING AND NORTON WILL REQUIRE SIGNS WITH PARKING PERMITS.**
- 8) Better lighting in our neighborhood
- 9) Over-crowded schools

We are aware that each project requires a “donation” to the City. Will this money be invested into making the necessary improvements listed above?

Please be mindful of the concerns expressed by home owners here at Washington Manor. Please provide remedies on how the City plans to address these issues.

Please consider LESS units. The 39 units proposed will simply not have enough parking within the property to avoid parking problems to the neighboring blocks.

Carolina Garcia

From: Michelle D. [mailto:michmelly@sbcglobal.net]
Sent: Sunday, June 28, 2020 12:01 AM
To: Message Line, Planner <Planner@sanleandro.org>
Subject: Maple Lane proposed project

To whom it may concern,

We have lived in our home in the Manor for 20 years. We STRONGLY oppose the building of the proposed 39 condo units in place of the bowling alley.

Adding 3 story units in the middle of single family homes definitely doesn't fit the "look" of the neighborhood. That was a big concern years ago when we remodeled our home. Why should it be any different for a developer?

Based on the plans, proposing that the future residents will park their cars in their 2 car garages isn't realistic. The garage dimensions are pretty small to fit 2 full size SUV's inside of them. Adding more cars (possibly 100+) will only add to traffic, make it a burden for parking and making an already failing infrastructure throughout the streets in the Manor neighborhood WORSE!

We are aware that the developer has made some heavy contributions to the city on a couple of occasions and would like to see that money be put towards improving our neighborhood. A few examples of that would be: FIX OUR ROADS, for example, grind down and repave Manor Blvd from Farnsworth to Beatrice Ave. add a bike lane on Manor Blvd. Make intersections ADA compliant throughout the neighborhood, Add more street lighting, Add safer flashing crosswalks, add speed limit radar signs on Manor Blvd or install speed bumps down Manor and Fargo Ave. to help with the continuous speeding problem that for us in particular has resulted in 3 hit and run incidences through our backyard fence and our front yard!

Please consider our concerns before making a final decision on the project. Thank you for your time.

Respectfully,
J&M DaRosa (Fleming Street)

[Sent from AT&T Yahoo Mail for iPhone](#)

From: Kenneth Jeong <kennethbjeong@gmail.com>

Sent: Monday, June 29, 2020 1:56 PM

To: Mogensen, Andrew <AMogensen@sanleandro.org>

Subject: Re: Agenda for the Planning Commission & Board of Zoning Adjustments meeting scheduled for Thursday, July 2, 2020

Hello Andrew,

Thank you and your staff (including consultants) for all the preparation on leading up to the planning commission hearing this week for the project at the former Manor Bowl location.

I have read the Response to Comments and wanted to point out that one of my concerns was not addressed. In my letter to staff (dated 5/18/2020), I requested that the IS/MND should also consider the change in trip generation on during the weekend peak hour since that is (presumably) a peak hour for the former bowling alley. This request was not addressed in the comment response document posted online at: <https://sanleandro.legistar.com/View.ashx?M=F&ID=8628276&GUID=356AF4AA-E953-40E2-8D3E-47DE1591007F>

Thanks again,
Kenneth Jeong

From: Wai Wai <wai121@hotmail.com>

Sent: Monday, June 29, 2020 2:17 PM

To: Stan O'Young <stan_oyoung@yahoo.com>

Cc: Mogensen, Andrew <AMogensen@sanleandro.org>

Subject: Re: Agenda for the Planning Commission & Board of Zoning Adjustments meeting scheduled for Thursday, July 2, 2020

I am 100% agree with Mr. O'Young. I live not even a block away from the site but I did not receive any notice from them for this project. One of the neighbors shown me the note. Otherwise, I don't even know this is happening.

Thanks

Wai

Sent from my iPhone

On Jun 29, 2020, at 2:01 PM, Stan O'Young <stan_oyoung@yahoo.com> wrote:

Dear Mr. Mogensen,

Thank you very much for the meeting agenda for the Planning Commission and Board of Zoning Adjustments meeting, scheduled for 7pm on Thursday July 2, 2020.

I am writing to make an urgent request that this meeting be postponed for the following reasons:

1. I can reasonably assume that most residents, including myself, are not familiar with the remote teleconferencing technology such as Zoom. As a result the attendance will be very low, and the result of the meeting will not be meaningful.
2. The Notice of Public Hearing was sent to properties within 500 feet of the project site only. It is obvious that the impact of this MapleLane project is far beyond an area of 500 feet because of the importance of Manor Boulevard which leads to I-238, I-580, I-880 and the Greenhouse Market Place. Local residents within at least 1 to 2 miles of the project site use Manor Boulevard, but they have not been made aware of this project. As a result they have not been given the opportunity that they deserve to participate in such an important decision-making process. This is not fair.
3. According to the Public Comments for PLN19-0037, except one single person, all are opposing this project with their concerns. If the Notice of Public Hearing was sent to more homeowners/residents as suggested above, certainly there will be much more comments, and most likely more opposition to this project.

I would appreciate it very much if you could seriously consider my suggestion to postpone this meeting till the pandemic lockdown period is over so that more impacted homeowners/residents can attend the meeting that surely will generate a more meaning result.

I am confident that our leaders are doing their best for the well-being of our City of San Leandro.

Kind regards,
/Stanley O'Young.

From: Basil Wong <basil@basilwong.com>
Sent: Wednesday, July 1, 2020 11:18 PM
To: Message Line, Planner <Planner@sanleandro.org>
Subject: FOR PUBLIC COMMENT - Item 6.A.

Dear Planning Commissioners:

I have been a resident of Washington Manor for the last 13 years and have spent a combined 36 years in the Oakland/San Leandro/Castro Valley area watching the demographics of the area change. In light of the need for more affordable housing in the Bay Area, this project would serve that purpose. However, the Planning Commission needs to consider the unique characteristics of the Washington Manor area to fully understand the impact the dense housing will create. In particular, I want to call your attention to the potential parking problems this housing project may create.

Most of the homes in the Washington Manor adjacent to the development projects were designed with the intention to house 1 vehicles in the garage and 1 vehicle in driveway. The typical home in the area has an approximate frontage length of 56'. Excluding the driveway entry and side yard, each home has enough room to park 1 additional vehicle along the frontage of the home. Over the years, I have observed an increasing trend on the number of cars per household due to multi-generational families in a household (families with adult children and their parents) and even multi-family households due to the high cost of housing. With a family of 4 drivers, most households are now having 4-6 vehicles. In the 5 houses surrounding me plus my own house, there are a total of 25 vehicles of varying sizes including ¾ Ton pickups, oversized SUVs, and work vehicles that do not fit in traditional driveways or garages.

The limitation of parking within the development will most likely cause an overflow parking issues. Residents within the developments will park their vehicles on adjoining streets which will add to the already crowded streets as they exist today. The study fails to study the availability of parking on adjacent streets to determine whether the neighborhood could accommodate the overflowing cars from 39 new residences. Furthermore, there is no practical way to enforce rules on requiring residents to use their garage to store vehicles and not property. There are no rules currently that prohibit vehicles owned by the residents in the development from parking in spaces in front of other people's houses on adjoining streets.

To do this properly, the developer should either send a survey to each home on the 3 adjacent streets to determine the average number of vehicles in the household and how many vehicles are parking on the street today to determine how many available parking spaces are left for overflow vehicles. Another alternative would be for the planner to drive by at night to informally survey the number of vehicles on the street. Without doing one of these two things, there is no way to adequately determine if the adjoining neighborhood could absorb the overflow of cars generated by the new development.

In recent years, there have been an increasing trend of San Leandro residents complaining on Nextdoor about the lack of parking. The Heron Bay Development is a more recent example of medium density housing with parking problems.

I urge the Commissioners to hold the recommendation to City Council to adopt the Initial Study and approval of General Plan Map Amendment and associated findings until the developer has adequately study the parking issue. While more housing is needed, it must be done thoughtfully to avoid negative impacts.

Basil Wong
Purdue Street
Realtor and Washington Manor Resident

IS - MND Reference	Question / Comment - A. Tejada 14987 Norton St.
Page 14 / Section 8	On what grounds can an amendment to the General Plan (GP) occur, given that the GP is approved through 2035? Similarly, on what grounds can a waiver for the provision of open space be dealt, since clearly the required amount of open space per the zoning code is not met by the proposed site plan?
Page 14 / Section 8	17 on-site surface parking spaces is insufficient and will cause undue stress on neighboring residential streets as new tenants seek to find overflow parking availability. 2 off-site surface parking spaces along Manor Blvd. would introduce a parking condition that currently does not exist from on Manor Blvd. east of Zelma St.
Page 14 / Section 8	Confirm eastern project boundary trees to be removed do not include and/or will not impact trees within the footprint of existing residences?
Page 16 / Figure 4	<ol style="list-style-type: none"> 1. An Evergreen Screen is called out on the North boundary; at minimum, a similar Evergreen Screen should be accounted for along the East boundary. 2. A wood fencing Detail B along the East boundary is referenced but not included, please provide / describe. 3. A CMU block wall Detail A along the West boundary is referenced but not included, please provide / describe. 4. To supplement the Evergreen Screen at the North boundary and suggested along the East boundary, the CMU block wall Detail should be applied along both the North and East boundaries to serve as a noise transfer deterrent and privacy shield.
Page 17 / Section 8	All open space and private patio areas and bistros should be centrally located to the proposed development; as described / depicted, said areas are located within a close proximity the East boundary residents - excess and undue noise transfer is of concern.
Page 19 / Photograph 1 & 2	Existing multi-family residences across Manor Blvd. should be the standard for the proposed development - all of which are (2) story ranch style dwellings. The Manor Square commercial center is a (1) story complex - both are consistent with the approved GP and match the architectural and character of Washington Manor. The proposed (3) story 39 townhome unit development is an anomaly in both look and feel to the community.
Page 26 / 1 / Aesthetics / a	At a height of 37.5', the proposed project would be roughly two stories taller than surrounding existing buildings - unclear as to how elimination of views from East to West (vice-versa) is considered a Less than Significant Impact?

Page 27 / 1 / Aesthetics / c	Beg to differ, Washington Manor is not a 'fully urbanized area of the City'. The proposed development would detract from existing unobstructed sight lines, not to mention that its proposed site density is substantially greater than that of the surrounding neighborhood. Plain and simply, the proposed development will stick out like a sore thumb in the quaint community that is Washington Manor.
Page 28 / 1 / Aesthetics / c / Table 1	At a height of 37.5', sunlight access to nearby residences on the North and East boundaries will be drastically obscured if not eliminated altogether - not to mention the introduction of lack of privacy with the proposed townhomes perched at 37.5' directly looking down on residences backyards on the North and East boundaries. Unclear as to how these concerns have been deemed Less than Significant Impacts?
Page 35 / 3 / Air Quality / c	Given the amount of CY of cut and fill to support the proposed development (3,150 CY of cut and 7,650 CY of fill); the introduction of airborne contaminants during demolition and earthwork activities is of serious concern to the vulnerable at-risk population that surround the North and East boundaries. Contrary to the IS - MND document, demolition and earthwork activities is not a one month duration set of activities. Unclear as to how this is deemed a Less than Significant Impact?
Page 61 / 9 / Hazards and Hazardous Materials / b	With Manor Bowl constructed in the 1960's, there is a certainty that asbestos containing material (ACM) and lead based paint (LBP) will be prevalent throughout. The introduction of airborne hazmat contaminants during demolition activities is of serious concern to the vulnerable at-risk population that surround the North and East boundaries. Even with all required state and federal remediation provisions accounted for, the site is uncontained and not in a negative pressure environment - Unclear as to how this is deemed a Less than Significant Impact?
Page 67 / 10 / Hydrology and Water Quality / c	The introduction of bioretention facilities throughout the site will alter the existing drainage pattern for the site and can fail causing standing water and/or pooling to occur. Notwithstanding the fact that bioretention facilities along the north and east boundaries will lead to undue flood zone concerns and considerations to those adjacent residences.
Page 69 / 11 / Land use and Planning / a-b	Aesthetically, the proposed (3) story townhome development will stick out like a sore thumb and adversely divide the look and feel of an established quaint community.
Page 69 / 11 / Land use and Planning / a-b	GP Amendment from Neighborhood Commercial to General Commercial is not-warranted and changes the intent of the GP which is valid through 2035. The proposed development would set precedent for similar GC projects of size and scope, destroying the character of Washington Manor.

Page 70 / 11 / Land use and Planning / a-b	The proposed development would produce a residential density over 3X the current density of units per acre in Washington Manor (5 units per acre vs. 17 units per acre) - notwithstanding the fact that the development does not match the style of (1) story, single-family ranch style residences. Unclear as to how these Land use and Planning concerns are deemed Less than Significant Impact?
Page 76 / Noise / 13 / a	<p>With the required cut and fill to support earthwork activities; vibratory compaction and other invasive operations will create excessive vibration. The need exists to research other city's standards for threshold limit models.</p> <p>Vibration monitoring control points should be required for the duration of the project to ensure threshold limits do not structurally affect adjacent residences.</p>
Page 78 / 13 / Noise / a	<p>An 8' wood fence is not sufficient to damp noise along the east boundary. A CMU wall application should be deployed along the east and north boundaries.</p> <p>Why is the main access road proposed to run parallel to the east boundary / the backyard of residences on Norton St.? The main access road should be central to the development or along the west boundary adjacent to the Manor Plaza community center.</p>
Page 83 & 86 / 15 / Public Services / General	<p>The project directly adding population growth is immediate - not at a gradual incline as projected by 2035 in the GP. Services and needs of the community at large will be compromised.</p> <p>The estimated total of 113 new residents is a best-case-scenario figure; factoring differing family structures, this figure could easily swell in excess of 200 new residents. Which would stress available resources.</p>
Page 92 / 17 / Transportation / General	The main access road parallel to Norton St. on the east boundary is a significant impact and will cause continuous undue dB levels of nuisance and traffic noise. Again, the main access road should be centrally located to the proposed development or along the west boundary near the Manor Plaza community center.
Page 101 / 19 / Utilities and Service Systems / General	477 pounds of solid waste per day or 87 tons per year is the best-case-scenario with 113 new residents, but again, factoring differing family structures, this figure could easily swell beyond service capacity should 200+ new residents be the closer to reality figure.