

Gina Konrad

From: Kim Chafin
Sent: Monday, July 16, 2018 5:25 PM
To: Gina Konrad
Cc: Nicole Ellis; Ken Robertson
Subject: FW: New eComment for Planning Commission - 7/17/18

Hey Gina!

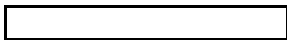
Please include this public comment as an attachment to the agenda item regarding 70 10th Street.

Thanks, Gina!

Kim Chafin, AICP, LEED-AP

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From: noreply@granicusideas.com [mailto:noreply@granicusideas.com]
Sent: Monday, July 16, 2018 5:17 PM
To: Yuritzy Randle; Kathy Khang; Nicole Ellis; Ken Robertson; Kim Chafin; Planning Commission-Group
Subject: New eComment for Planning Commission - 7/17/18



New eComment for Planning Commission - 7/17/18

jeff sparks submitted a new eComment.

Meeting: Planning Commission - 7/17/18

Item: 11. REPORT 18-0445 Precise Development Plan 16-7 and Parking Plan 16-2 to allow a new three-story, detached 2,744 square foot commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and a Parking Plan to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

eComment: I have lived here for 24 years. The existing available street parking on 10th street is a burden on both homeowners and renters a like. This high density neighborhood has many

homes without any parking and limited tenant parking for the numerous rentals. There is virtually no guest parking, especially in summer, and adding two stories of commercial office space will result in the need for more than the 8 parking spots required by current zoning. This area was down-zoned from R-3, to R-2, then to R-2B to address the over-crowding issues. The existing structure –slated for rental income- already monopolizes parking at the corner and does not use the fenced in back yard for guest parking-instead they presently have an RV parked and use the street for guests as well as the side yard on 10th. Although zoned commercial, the existing structure was a residential home for decades. 10th street has numerous rental units without parking and already services business at both ends of the street that have their employees park on 10th when spots are available. Instead of allowing fewer parking spots –the commission and city council should require necessary parking be included in any design or plan to construct any new commercial building so they do not further burden the neighborhood with congestion. This section of the city is so over-crowded with commercial and residential use that it is almost necessary that an EIR (environmental impact report) be authored for any new commercial multi-story building. The potential for the new hotel at the Mermaid site magnifies the need that for all new construction that adds office/living space to provide parking so as not to erode the existing resident's quality of life by increasing the number of cars that will compete for the existing limited street parking. 10th street is one of the few remaining streets with roots to our past when life was simpler, land cheaper, and living at the beach was a dream not a privilege for the rich and famous. If they can't afford to provide the required parking then they shouldn't have bought the land for development. The zoning laws requiring providing parking for new construction were in place when the property was purchased by the new owners.

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