

Summary of public comments for Development Review Committee meeting on January 4, 2023. (Full comment letters are attached)

Name	Subject	Comment Summary
<p>Rou Galan, Resident of 512 East Greystone Avenue</p>	<p>Public Comment regarding Agenda Item AR-1</p>	<p>Resident has concerns regarding potential project impacts to their sewer lateral that runs along the street side property line of the subject site (Greystone Avenue), and privacy impacts, due to two-story construction.</p> <p>The comment letter also includes four requested conditions of approval to help protect their sewer lateral. These include:</p> <ol style="list-style-type: none"> 1. The city stake the lateral with 4-6 feet tall, labeled stakes, 4 feet on either side of the lateral, and the lateral stays staked the entire duration of the project 2. No grading occur above, or immediately next to the staked lateral to prevent shifting 3. No heavy machinery drive over the staked lateral. All heavy machinery enter the project site from Valle Vista Ave 4. No roll off bins, heavy construction materials, equipment, etc. be placed on or parked within 4 feet of the staked lateral

To whom it may concern:

This email concerns the proposed demolition/construction project located at 289 Valle Vista Ave. Per the notice we received on 12-22-22, any concerns about the project must be voiced at the 1-4-23 hearing or in writing prior to the hearing. I am out of town for the holidays, and thus unable to attend the hearing in person. The city declined to postpone the hearing by a few days, per my request, until I return, and so I submit these written comments.

I am located at 512 E. Greystone Ave. I am adjacent to the project site. Seeing the plans prior to writing my comments would have been ideal, but it was not possible. I stopped by the the planning division on 12-23-22, prior to leaving town, but it was closed. I did subsequently call the planning division to inquire, and I spoke with Vincent. I learned what I could by phone and I believe reached some concessions with the architect that I will describe here.

(As an aside, I support my neighbors and my neighborhood.)

My biggest concern is my home's sewer lateral line, which runs the length of my neighbor's property line in the city's easement (parkway), along Greystone Ave. connecting to Valle Vista Ave.'s mainline. To protect the integrity of my older cast iron lateral during the construction project, I request that the following conditions be attached to project approval:

- 1.) The city stake my lateral with 4-6 feet tall, labeled stakes, 4 feet on either side of my lateral, and my lateral stays staked the entire duration of the project so it will it will be visible to all construction workers.
- 2.) No grading occur above, or immediately next to my staked lateral to prevent shifting.
- 3.) No heavy machinery drive over my staked lateral. All heavy machinery enter the project site from Valle Vista Ave.
- 4.) No rolloff bins, heavy construction materials, equipment, etc. be placed on or parked within 4 feet of my staked lateral.

My sewer lateral is permitted by the city and thus the city must protect that lateral from damage to avoid direct liability.

These conditions are critical as they will prevent serious and costly damage to my existing property. My husband is a government civil engineer, and if permitted, he intended to testify to the importance of these conditions at the hearing along with explanation, but again, the city would not postpone the 1-4-23 hearing until we returned from vacation.

My next concern is about privacy, which I believe we have resolved with the architect through Vincent via concession. Thank you. (Please confirm that these conditions are attached to project approval.) We agreed that the location of my neighbor's new two-story home will overlook and into my living space windows of my one story home. So, we agreed that the three bathroom windows overlooking/into my property windows will be smaller than proposed, with the exception of the one bedroom egress window. Additionally, the architect has agreed to plant tall bushes at my neighbor's property line to increase my privacy. We ask that if there is anything else that could be done to reasonably maximize our privacy, that it be done.

Thank you for considering our reasonable requests to protect our property rights and to avoid costly damage.

With Respect,
Rou Galan, Esq.