



Outlook

[EXTERNAL] Regarding the proposed apartment building on Piner Road

From DAVE FREUND <dtf001@aol.com>

Date Wed 11/20/2024 8:59 PM

To Toomians, Kristinae <KToomians@srcity.org>

8:53 PM Wed Nov 20



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**Dave Freund**

To: KToomlans@srcity.org >

Regarding the proposed apartment building on Piner Road

To whom it may concern,

I am very much opposed to the proposed 4 story apartments to be built on the lot on Piner Road. I believe it is too big as there is nothing in the area that is 4 stories. As I live on the adjacent street would be an eye sore to look at everyday.

Besides, how are the residence to access the property with cars? Will the adjacent street widen or is the only access on Piner Road? I believe it will make the area a lot more congested to drive for not just locals, but folks that use Piner Road as a way to get to the area.

I am not able to attend the meeting but I believe you need to reconsider building a large apartment building in this neighborhood community. Do the folks who designed it even live in this area? If they did, the design would not be this big.

I believe the design should have been more reflective of the housing in the area. At the most. At this rate I believe the area will get way too overcrowded.

Sincerely,
Dave Freund
Local resident

**postmaster@srcity.org**

To: Dave Freund >

Delivery has failed to these recipients or groups:KToomlans@srcity.org (KToomlans@srcity.org)

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Sent from my iPhone



[EXTERNAL] 2000 Piner - Community Comments for DRB meeting 12/5/24

From Lara Presti <lpresti@vitainc.com>

Date Wed 11/27/2024 2:53 PM

To Toomians, Kristinae <KToomians@srcity.org>

Good Afternoon,

My name is Lara Presti, and I am a homeowner living on Bay Village Avenue and I would like to express my vehement opposition the proposed multi-building apartment/mixed use complex at 2000 Piner Road. I have only just begun to review the actual conceptual plans, but right away there are significant concerns about the building height, massing, proposed color, etc. In addition, the parking along the back fences of the homes on Bay Village Ave brings up safety concerns/issues not to mention light and noise pollution as well as a heat island effect.

Other concerns include:

- Trash receptacles being along the existing backyards of myself and my neighbors
 - Trash areas bring pests and smell
- Due to the narrow nature of the road, and the limited parking on Bay Meadow drive, current residents put their trash bins on the side of the road where I assume entrances to the new buildings would be. How will parking, garbage bins, street cleaning etc. be addressed.
- Light from buildings, parking lots, etc. coming into the homes of the neighbors directly abutting the property. Headlights from parking will shine directly into the back of my home which includes bedrooms.
- Noise issues with people parking, moving cars, etc. during the night, again, very close to the back of homes.
- The building height
- Planting plans

As a neighbor to the proposed property, whose bedroom and backyard would potentially be seen from higher elevations, I am firm in my belief that this is not only an eyesore to the existing neighbors, but cause for serious concern as the plan is currently presented. I realize that something will likely be built whether we like it or not, however, as this is being called a Concept Design Review, (and in my experience working for 16 years in a Landscape Architecture office who specializes in master planning for luxury private communities) it is my understanding that this is preliminary design and we should be able to have our comments on all facets of the plan including massing, reflectivity, color, etc. While these plans feel far along in the process for a concept design review (and this being the first time any sort of notice was given to the neighbors), I hope these serious concerns will be taken in to account.

I will be at the meeting in person on the 5th and hope to get answers to many other questions including, but not limited to:

1. Are variances being requested. If so, what are the requests.
2. What are the actual parking requirements for this many proposed units.
3. What is the proposed landscape plan along the back fences of the homes on Bay Village Ave, at a quick glance it does not appear that there is one.
4. What is the proposed security for the complex.
5. Have traffic studies been completed on how an additional 200 cars (conservative number based on the unit count) will impact traffic on Piner Rd and through the existing neighborhood.

The signs went up on the property a week before the meeting was first scheduled, then it was changed and the only reason I was able to find that information is because I searched for it, there was no community outreach

aside from this meeting (and again, I call out the fact that the plans posted online are much further along than a typical concept plan). I will be reviewing the plans in depth and will follow-up with specific issues in another email. I did, however, want to ensure that my opposition was clearly noted to the plan in its current form.

It is my belief that this will negatively impact the quality of life of the neighbors as well as our property values.

Thank you.

Lara Presti

LARA PRESTI | DIRECTOR OF OPERATIONS

VITA | Planning, Landscape Architecture, Architecture

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Outlook

[EXTERNAL] project viability

From Mark Greenberg <greenberg.mark@comcast.net>

Date Tue 1/7/2025 8:51 PM

To Toomians, Kristinae <KToomians@srcity.org>

2000 Piner Apts

My name is Mark Greenberg. I live on 1919 Spinnaker Place, in the Piner Village 10 acre development across from the proposed project.

Piner Village is meant to be administered as a chartered HOA. This HOA became 'dormant' several years ago without volunteer help to

maintain it. The function of the HOA here is to maintain the Piner Road soundwall fence, shrubs, walkways etc. from the Park Vue apts.

on the east to Waltzer Rd. on the west.

Some long years ago I served as VP (8yrs) then Pres. (4 yrs.) of said HOA, so I have solid knowledge of the workings of such.

By the time I was Pres. the homeowners wanted to have the city take over the operation, but you the city declined though previously

this had been possible.

One my volunteer functions along this soundwall fence has been to pick trash and abate graffiti along said strip, literally tens of

thousands of tags, a large proportion of which gang related. Without taking down tags the city threatens to fine the now dormant

HOA with fines...

Along with graffiti, the foot traffic provides me with a prodigious quantity of trash, including heavy dumping, as well as the 'thrashers'

intent on ripping boards off the planters and setting fire to the fence, sleeping behind the bushes, prying open the comcast and att

boxes, not to mention the trees and planters taken out by vehicle incursion..

Where are you the city in this? I went to city hall 12/5 as indicated but meeting had been moved to 1st street where at the new location

was one lone secretary who told me that planning commission overflow meetings occur but at that point was she, I, and the breezes that

blow.

Finally, how can the sewer, water, power be brought in for this project??

Honestly, this idea doesn't merely approach absurd it is ABSOLUTELY ABSURD!

Thank you and heres to the MONEY

Mark Greenberg, Taxpayer