

[EXTERNAL] Public Comment - Design Review Board, January 4, 428 Mendocino Avenue DR23-041

Hamwey, Grace <GHamwey@related.com>

Wed 1/3/2024 3:03 PM

To:Janusek, Mike <mjanusek@srcity.org>;Planning Shared <planning@srcity.org>

 1 attachments (873 KB)

428 - 420 Mendocino Light and Air Diagram.pdf;

Mike and Planning Division Staff,

The ownership of 420 Mendocino Avenue, the direct neighbor of 428 Mendocino, is submitting the below/attached to be included as public comment regarding the proposed 428 Mendocino Avenue Apartments project going before the Design Review Board tomorrow January 4, 2023. There are three key points we would like to bring attention to, as outlined below and illustrated in the attached:

Impact to Neighbors

- The 88-unit mixed use project proposed at 428 Mendocino Avenue will impact access to light and air for 42 of the 168 apartments currently under construction at 420 Mendocino Avenue (25% of the 420 Mendocino project); it should be noted that 17 of the 88 proposed units at 428 Mendocino will experience a similar compromised light and air condition (19% of the 428 Mendocino project's units).
- This proposed compromised light and air condition will result in a 'light well' that varies in width from 6' to 20', with at least 5 different instances of residential units in the opposing buildings that view directly into bedrooms and living rooms.
- The 428 Mendocino Avenue project Applicant did not contact the 420 Mendocino Avenue project owner to discuss this project proposal prior to submitting it to the City.
- The 420 Mendocino Avenue project owner wishes to meet with the 428 Mendocino Avenue Applicant to discuss how these two projects can be better coordinated to co-exist harmoniously with adequate light and air for future residents and users of both projects.

Plans vs. Staff Report Inconsistency

- The proposed 428 Mendocino project plans show 70 units, versus the 88 units noted in the staff report. Applicant should confirm which information is correct and the Design Review Board should review updated plans if the provided plans are inconsistent with the project description. If 70 units is the correct unit count, then the percentage of units at 428 Mendocino with compromised access to light and air increases from 19% to 24% (17 / 70).

Zoning Requirements and Feasibility

- The referenced zoning indicates a maximum floor area ratio (FAR) of 8.0, which translates to a maximum of 108,032 square feet of FAR, versus 124,338 FAR square feet shown on the provided plans (137,387 total square footage, less 12,610 sf x 2 for below-grade space, plus 12,171 sf for the double-height level 1), which exceeds the referenced zoning maximum FAR by 15%.
- The City should receive confirmation that geotechnical studies been completed which indicate the proposed project's feasibility regarding proposed height, construction type, and underlying soil conditions.

Please confirm receipt.

Thanks,
Grace

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GRACE HAMWEY

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428

Mendocino Ave

420



Legend

- 20' Separation
- 13' Separation
- 6' Separation
- Windows
- Direct unit view

Riley Street

[EXTERNAL] 428 Mendocino ave project

Jackie Ganiy <kashmere2u@aol.com>

Fri 1/5/2024 2:26 PM

To: Janusek, Mike <mjanusek@srcity.org>

Dear Mrs. Janusek;

I logged on to zoom meeting yesterday to voice my stern disapproval of this ill thought out project you are listed as the planner of and saw that the meeting was canceled. Too bad. I had a lot of questions and no one to ask.

I would appreciate a response from your office regarding the status of this thing and whether or not it will be discussed at the next meeting on the 18th. We who live in Downtown, within spitting distance of this 88 unit apartment and 500 seat mega church project deserve to have a concerns regarding parking, traffic flow and noise addressed. We pay for that consideration.

Regards

Jackie Ganiy

(707)360-5121