



Public Comment Received for: Item 4: 1922 De la Vina St (PRE2022-00142)

From: [Marilyn Rickard](#)
To: [Community Development ABRsecretary](#)
Cc: [sbrown@radiusgroup.com](#); [trish@sepps.com](#)
Subject: correction to ABR agenda 8-22-22
Date: Sunday, August 21, 2022 7:01:35 PM

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EXTERNAL

August 21,2022

To Whom it may concern:

The Fluck Family LLC has consistently responded that their property APN 025-363-019 (125 W Mission St) does not grant access through the parking area, and may not be used as access to Project know as Mission Paseo.

John Fluck
Fredericka M. (Fluck) Hopper

From: [Sharon Sutton](#)
To: [Community Development ABRsecretary](#)
Cc: [Eucalyptus Hill HA - BM](#); [Sharon Sutton](#)
Subject: RE: ABR Meeting on 8.22.22 RE: Mission Paseo discussion--Question from "Interested Party"
Date: Sunday, August 21, 2022 7:57:25 PM

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EXTERNAL

Dear ABR Secretary and Associates:

We are lessors of two properties at 1922 De la Vina Street, dba The Cat House Hotel (R), since 8.1.2000. We renewed our new lease on 12.31.21 for 5 yrs. with a 5 yr. renewal. So we are very interested in the plans for the new Mission Paseo and understanding how the construction and ongoing operation will possibly affect our 7 day/week private cat hotel.

Our questions:

1. How will our current business at 1922 be assured there are designated parking spaces for our Staff and Clients with their cats?
2. Where will construction vehicles be stored/parked during the Paseo construction? Where will Construction workers park?
3. How will the entrance/exit from the current parking lot on De la Vina Street be configured for the construction project (people and trucks,etc.) For example, will only one or both access points from the one way De la Vina be used for construction traffic? OR /AND Will the access from two-way Mission St. include additional access points for construction activities?
4. Where will the Marborg trash bin for the businesses be located?
5. Once approved, what is the project timeline? How many years from start to occupancy?

Overall, our major concern is how the large residential population parking needs will not overwhelm our commercial parking needs.

Sharon Sutton and Robert C. Meltzer, Co-Owners, SBCAL Properties Inc., dba The Cat House Hotel
B: 805.563.9999
C: 805.729.3377-24 hrs. emergency #
C: 805.729.2486

From: [Richard Lloyd](#)
To: [Community Development ABRsecretary](#)
Subject: PRE2022-00142 - 1922 De La Vina
Date: Monday, August 22, 2022 11:47:00 AM

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EXTERNAL

Dear Board Members,

Generally speaking this appears to be a well-intentioned project and also a good re-purposing of space, including accommodating a reasonable amount of on-site parking and setting back the development from the main thoroughfares to minimize the view impact. That said, this project is significantly larger than any of the surrounding buildings, and story poles should be required to understand how this project will appear relative to its neighbors.

Further, the fourth story is excessive and unnecessary, and appears to be required by the inclusion of equally excessive and unnecessary on-site amenities such as a large on-site gym and multiple "work spaces". The City should discourage design proposals whose goal is to have residents living, working and exercising without ever having to leave their "compounds" or encountering their neighbors. High-density housing such as this project always come with compromises, but can also benefit neighborhoods by increasing the number of potential customers, generating walking traffic and attracting new public-facing businesses. That benefit is lost if services such as workspaces and gyms are provided "in-house", giving residents no reason to leave their buildings.

Here, the project could easily remove the fourth story--which contains only four units--and incorporate those units into the lower floors by replacing the unnecessary amenities. This would reduce the visual impact, increase neighborhood compatibility and encourage the eventual residents to venture out and be part of the community.

Regards,
Richard Lloyd