

Planning Commissioners,

I am writing this letter to express my concerns over the notification of General Plan Amendment #24-02. The notification states that the Commission is being asked to consider a change in use from Commercial Business to Residential. The affected 8.05 acres proposed, if approved will be used for the construction of 41 residential lots as well as a self-storage facility.

Self-storage facilities are known to be a target for theft. Additionally, they are not aesthetically pleasing and are likely to reduce the surrounding property values. Should the residential lots be approved, they should all be subject to the same covenants and restrictions of the surrounding neighborhood (Oakmont 8), particularly the construction of single-story units. Currently 24 two-story lots are planned.

We purchased our lot, located at 1297 Ahwahnee Drive in 2018 and as a condition of the purchase I was required to build a single-story unit. Single-story units prevent significant views of neighbors' property. We began construction in February 2022 and meticulously designed every detail of this home, which we intend to retire in. We chose this lot specifically because the undeveloped lots to the North were to be developed for commercial office use. Why is a change in use being considered at this time?

I have concerns over the fact that a mitigated negative declaration has been drafted, and the applicant's checklist states that the project will have no impact or less than a significant impact on aesthetics. I ask the Commission to consider the effects a self-storage unit will have on the neighborhood. How would it not degrade the character and quality of the site, or not have an adverse effect on the scenic vista? How does a self-storage facility, not divide an existing community? I ask that a full EIR be required and we are in total opposition to this application's approval by the commission.

Steve & Loretta Stout

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March 14, 2025

*Steve Stout*