

## Williams Homes/River Rock (Project No. 14-CDP-02, VTT 5028)

1226 Ojai Road, Santa Paula, CA 93060 [APN: 1 00-0-040-015]

The following comments refer to the River Rock IS-MND dated 11-4-2015.

1. On page 9, the following statement is made:

*The existing General Plan land use designation for the Project Site is Hillside Residential. The zoning designation is HR 2-PD (Hillside Residential 2PD, 0-3 du/ac). Based on the allowable density of 0-3 units per acre, the 19.27- acre site would permit 57 single-family dwelling units.*

The site plan on page 16 shows Lot A Open Space which appears to reduce the total site by 50%. Would this then reduce the total housing allowed by 50%? The calculation should be 30 homes minus the one existing or 29 new homes. A 2:1 up-zoning is unacceptable. As described on page 76, the PD (Planned Development) request is unacceptable. The PD as described on page 78 is unacceptably tight and will result in tenement style living unassociated with the country look and feel of the 19<sup>th</sup> century ranch property. The development of the upper part of the property is not possible due to slope considerations and the buyer was aware of this at time of purchase.

2. On page 16, Redbud Street appears to extend into the existing subdivision. The integration of these two subdivisions should be shown on a drawing. There appears to be no such drawing in the document. If Redbud Street is a dead-end, then there is only one way of ingress-egress. Page 18 later clarifies this as an emergency exit. If so, what type of gate would be present and what would trigger ingress/egress? Why is Rosewood street not opening to Ojai Road?
3. On page 16, lot 35 appears to be the existing historic home and potentially the site of the relocated historic barn. There should be a drawing to show the placement of these buildings on the lot and their relationships to the rest of the subdivision. Is there a physical separation between the open space and the Hardison house?

4. On page 14, the following statement is made:

*Approximately 9.18 acres of the Project Site will be retained as open space on lots designated as A through D on the proposed Vesting Tentative Tract Map 5928.*

The words "in perpetuity" should be added.

5. On page 23, the Hardison house is discussed as a featured property; however, there is no description of the upgrades to be made to this property which appears to be in need of repair.

Upgrades to the interior or exterior should be period relevant. There should be a section on planned upgrades and renovation to this house.

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6. Page 17 describes the hillside elevations of the homes. With only two 5 foot setbacks between each home as shown in Section A-A (five feet per home), there is no privacy. Window to window views are possible and lighting from each property will be visible by the other property. Ten feet is too tight between the homes.
7. Page 17 shows the use of vinyl fencing. Vinyl should not be permissible. A complete list of project materials should be made available in this document and shortcuts like vinyl fencing should be disallowed.
8. Page 17 shows no earthquake stress patterns which might affect the homes and how the houses are reinforced to adjust for the earthquakes.
9. Page 19 Construction Schedule Phasing. No worker parking allowed on the east side of Ojai Road opposite of the site. No worker parking in existing residential neighborhoods.
10. Visitor Parking: there is no designated visitor parking. Existing street parking has been reduced due to the reduced setbacks between the homes. In the event of a 3 to 4 car household, several cars will always be on the street causing a dangerous situation in the event of an emergency and will leave no guest parking.
11. Façade elevations: not provided. This project was started over a year ago. Applicant should have provided elevations. Are all homes multi-story?
12. Loss of pastoral street view. The current street view looking west is pastoral with the large house and the view of the mountains. The new street view will be partially walls and partially open space which is potentially walled. There is no grandeur to the proposal from the street view. See point 13 below.
13. Page 22 discusses Loss of Scenic Vista:

***a. Have a substantial adverse effect on a scenic vista?***

***No Impact.*** *A significant impact may occur if the proposed Project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. The term scenic vista generally refers to panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance). No scenic views are provided from or through the Project Site. The Project Site is an infill lot within a developed area of the City of Santa Paula and **does not possess any unique scenic vistas.** Therefore, no impact to any recognized or valued scenic view would occur.*

No unique scenic vistas? This is highly subjective and most people would disagree particularly those living in the adjacent areas.

14. Hillside Residential. The property is zoned Hillside Residential but the proposal does not appear to include any hillside homes. Rather the elevation shows townhouse style homes which are built on a level pad. THIS IS NOT A HILLSIDE HOME. A hillside home takes advantage of the hill.