

From: [Holly Hewitt](#)
To: [General Plan](#)
Subject: Comment on higher density options
Date: Saturday, August 17, 2019 9:01:17 AM

I attended the planning commission meeting to review areas of increased development.

I am dismayed about the suggestion to expand 2 blocks additionally to either side of El Camino. Those areas already have higher zoning in effect above R-1.

If increasing to above R-3 I believe it will set up buying up multiple houses with the intention of building higher and denser buildings encroaching into R-1. That is the case on the proposed El Camino group of parcels from the Union 76 station north. Fronting El Camino but exiting onto Jasmine.

Multi story at the front with Town Homes facing Jasmine. If the expectation is to increase units in historical R-1 i believe it will degrade values in the areas over time but developers can buy up property and hold it for very long times waiting for the right environment. Just looking at the South side of Borel Ave vs the North side. It looks like an easy jump across the street and into those single family homes. Better to use ADUnits in these areas.

Regards,

Holly Hewitt

Sent from my iPhone