

From: [Thomas Adams](#)
To: [Public Comment](#)
Subject: Aurora Cottages UP 20221
Date: Wednesday, February 9, 2022 6:16:44 PM

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I represent the owners of 1819 Foothill Blvd. Michael Glover and Curtis Wilhelm and we raise the following objections regarding the project and ask for a continuance to allow more time these issues to be further evaluated:

1. Proposes use of a private residential driveway and utility easement for access for commercial uses that are not allowed by the easement.
2. Conflicts with existing residential users of driveway and emergency vehicle access, especially due to guest having to back into or out of the parking spaces directly into the travel lane. No commercial use of easement is allowed. Parking stalls 11- 14 are located almost directly across from my client's driveway entrance.
3. Survey prepared by a professional surveyor raised issues regarding the accuracy of the existing survey markers due to them not being consistent with legal description could result in project improvements being located on my client's property. Should be resolved prior to approval.
4. CEQA Categorical Exemption is inappropriate given property designation as Very High Fire Hazard. Project is not in an urban area and use of this exception is inappropriate given recent and increasing fire risks,

ongoing fire studies being conducted by the City. CEQA Initial Study was recently amended to include evaluation of Wildfire Risks associated with new projects and this project should be evaluated for such risks.

5. The City Code provisions allowing for Bed and Breakfast establishments state clearly that such uses are to be accessory/secondary to the primary residential use of this residentially zoned property (17.35.010). Residential use is proposed to account for no more than 600 SF of a >6000 SF project. This is 90% of the square footage of the use of the property. This is NOT allowed, City Code states that the B&B uses shall NOT exceed 49% of the use of land and/or buildings. Clearly this is an over commercialization of a residential property proposing to use a private residential driveway easement for access.
6. The City did not evaluate the City Code requirements in 17.35.040(C)(3) for findings necessary to approve additional units and instead used the more general findings for exceptions to standards without evaluating the project against the directly applicable findings necessary to approve an increase in rooms above 2 to a maximum of 6! Instead they propose to approve 10 total units the project without even analyzing it against the City's own standards. Which required consideration of surrounding uses and ingress and egress, parking adequacy, and vehicle maneuvering. This discuss and analysis was not included in the staff report.

7. Request summary of annual inspection reports required by 17.35.020. Should not approve expansion without evidence of current compliance.

We respectfully ask for a continuance to allow more time these issues to be further evaluated

THOMAS S. ADAMS
PARTNER

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