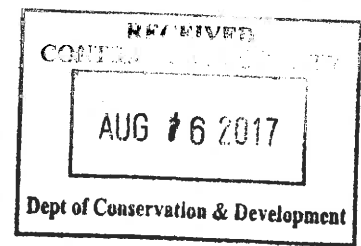


Public Comments

Contra Costa County
Department of Conservation and Development
Attn: Jennifer Cruz
30 Muir Road
Martinez, CA 94553



Re: County File #GP15-0002/RZ16-3231/SD16-9432/DP16-3018

Dear Jennifer,

We are writing to oppose the requested change for the property at 2424 Olympic Blvd from a single-family residential-medium density into a single-family residential high-density. We are particularly concerned about the .96 acre lot being subdivided into 6 residential lots.

While we are not opposed to development and beautification of the property at 2424 Olympic we feel that it would be more appropriate for a 2 - 3 home residential lot of approximately 1/3 - 1/2 acre surrounding the properties rather than 6 cramped residential lots. This is much more in line with the aesthetics of the Saranap neighborhood that are near the property. In addition, we feel that the residences should be single story in nature - again conforming to the aesthetics of its Saranap neighbors. The light pollution and privacy invasion of having multiple two-story building butting up against the neighbors on Freeman Road would be intrusive.

Additionally, we are opposed to the removal of 13 protected old-growth trees. Not only would this reduce privacy, increase noise and light pollution from the new residences and Olympic Blvd, there are also wildlife (owls in particular) that most likely nest in these trees. The mitigation plans states that the developers will replace the 13 trees removed. We would expect them to be mature trees planted with privacy, noise and light issues in mind. We are also opposed to the altering of the natural creek that flows through the property.

Finally, having 6 high-density residences would create a dangerous traffic hazard with cars entering and exiting the properties so close to a major intersection. It is also next to a small shopping mall, which adds to the traffic impact.

We are not against responsible and sustainable development and beautification of the property at 2424 Olympic Blvd, just the scope of the project and the drastic change requested by the applicant is not in character with the current residences in the Saranap area and far too destructive to the lot's historic trees and creekbed.

Thank you for your time and consideration.

Kaisa & Adam Lyon
3300 Freeman Rd
Walnut Creek, CA 94595

Jennifer Cruz

From: Sarah Johnson <raneyfish@yahoo.com>
Sent: Sunday, August 20, 2017 4:59 PM
To: Jennifer Cruz
Subject: 2424 Olympic Blvd.
Attachments: 2424 Olympic Blvd.docx

Dear Jennifer,
Attached you will find our letter of opposition to the development of 2424 Olympic Blvd.
Thank you in advance for your time.
Sarah and Mike Johnson
3319 Freeman Rd.
Walnut Creek, CA 94595

Contra Costa County
Department of Conservation and Development
Attn: Jennifer Cruz
30 Muir Road
Martinez, CA 94553

Re: County File #GP15-0002/RZ16-3231/SD16-9432/DP16-3018

Dear Jennifer,

We are writing to oppose the requested change for the property at 2424 Olympic Blvd from a single-family residential-medium density into a single-family residential high-density. We are concerned about the .96 acre lot being subdivided into 6 residential lots.

While we are not opposed to development of the property at 2424 Olympic we feel that it would be more appropriate for a 2 - 3 home residential lot of approximately 1/3 - 1/2 acre surrounding the properties rather than 6 cramped residential lots. The privacy invasion of having multiple two-story building butting up against the neighbors on Freeman Road would be intrusive.

We are opposed to the removal of 13 protected old-growth trees. Not only would this reduce privacy, increase noise and light pollution from the new residences and Olympic Blvd. We are also opposed to the altering of the natural creek that flows through the property.

Finally, having 6 high-density residences would create a dangerous traffic hazard with cars entering and exiting the properties so close to a major intersection.

We are not against beautification of the property at 2424 Olympic Blvd, just the size of the project and the drastic change requested by the applicant is not in character with the current residences in the Saranap area and far too destructive to the lot's historic trees and creekbed.

Thank you,

Mike and Sarah Johnson
3319 Freeman Rd.
Walnut Creek, CA 94595

Jennifer Cruz

From: Liz Lee <lizzylee25@yahoo.com>
Sent: Sunday, August 20, 2017 8:01 PM
To: Jennifer Cruz
Subject: Public Comment re: 2424 Olympic Blvd. Walnut Creek

Contra Costa County
Department of Conservation and Development
Attn: Jennifer Cruz
30 Muir Road
Martinez, CA 94553

Re: County File #GP15-0002/RZ16-3231/SD16-9432/DP16-3018

Dear Jennifer,

We are writing this letter as 19-year residents at 3303 Freeman Road (directly behind 2424 Olympic Boulevard) to object multiple proposed property changes at 2424 Olympic Boulevard. Our property shares the most fence line with 2424 Olympic Boulevard. We are heavily invested in the Saranap neighborhood and hope the council will consider our strong objections.

We strongly oppose the request to subdivide the 0.96 acre property into six residential lots each with a two story structure higher than 26 feet and the removal of 13 protected trees.

We believe that the proposed development is inconsistent and does not respect the local context, in particular the scale of surrounding homes and would be entirely out of character to the area and a detriment to the local environment. The three single-family homes that are immediate neighbors to the proposed development are characterized by large plots greater than half acre with lots of space between and in a low density area. The proposed development would not fit in with this pattern. Previous builders have attempted to build two story homes on this property but have been denied.

We share a fence with potentially five of the proposed six two-story structures. We believe the proposed homes that are 26 feet in height will be a direct invasion of our privacy by offering unobstructed views over the fence and into our home and property (see attached pictures). Additionally, we believe the development will create a new source of substantial light glare which adversely affects day and nighttime views in our property (we did not see this addressed in the proposal).

We believe the proposed development will produce more noise with more people and automobiles. Street access is limited off Olympic Boulevard near a very busy intersection with Tice Valley Boulevard.

The proposed development will create substantial damage to scenic resources, including 13 code-protected trees. Removal of the mature trees will reduce privacy and increase noise and light pollution from the new residences and Olympic Boulevard. The mitigation plan states that the developers will replace the 13 trees removed. We would expect them to be mature trees planted to address the privacy, noise, and light concerns.

We invite members of the council to our home to view our objections firsthand.

Thank you for your time and consideration.

Rik and Elizabeth Lee
3303 Freeman Road
Walnut Creek, CA 94595









