
Subject: RE: PC meeting 11/16/22 item 4 Gables concept

From: Bill

Sent: Wednesday, November 16, 2022 1:38 AM

To: Shari Herbruck <shari.herbruck@ojai.ca.gov>

Cc: James Vega Lucas Seibert Robin Godfrey Nick Oatway sean mcdermott Dale Hanson Letters Ojai Valley News Jeremy McBride Jeffery Becker Ted Moore Wendy Hilgers Brian Aikens Anson Williams Suza Francina Steve Mason Betsy Watson Carol Smith Larry Yee

Subject: PC meeting 11/16/22 item 4 Gables concept

11/16/22

To: Planning Commission

Cc: city manager, planning director, others

From: Bill Miley

Subject. meeting 11/16/22 item 4. Gables.

Hello:

My thoughts....

****Rental i assume? I did not read "rental".

****Parking in front of residences on west side of Olive Street should be dedicated for residences.

****Colors to match the environment.

****Area lighting at night? None overhead...walkways yes, but only motion detection activated. This should not become an aerial or horizontal light source.

****Number of trees planted...especially along Olive Street . In coming years the more trees we have the more they will help mitigate climate warming.

****Vehicle traffic at Olive and Grand...that intersection is risky...from Grand (from Montgomery) going west, vehicles accelerate towards Signal/Grand curve as it goes up slope. I don't always "see" the Olive intersection.... An example, Suddenly an Olive street vehicle turns right or left... squeesch!!!!

The problem is the acceleration from Montgomery and the acceleration going east as they round the Signal Curve heading east not knowing about Olive.

It will be a problematic intersection which will be used by employees and rental residents and service folks. There need to be mitigation to slow traffic and make drivers aware of that intersection.

****there will be a similar but less frequent use of the Park Avenue and No. Signal Street intersection. That maybe even more risky as down speeds on North Signal frequently exceed speed limits. Vehicles accelerate north from Grand and have been accelerating going south and down slope

on North Signal...some beyond 30 mph. That intersection line of sight view is hard to see north and south (Signal) when on Park and wanting to turn left. It has a potential dangerous potential.

****at market rate rental charges, there will be no options for low income seniors to live there. Because of the crisis existing here for senior rentals, our city government should negotiate and or require a % of units to be affordable. State law usually requires 10-15%. That would show a clear public benefit to our city. If this requires a density bonus, it should be provided.

Sincerely, Bill Miley