

From: [Ken Berkman](#)
To: [Comments](#)
Cc: [Allison Cook](#); [Denis Weber](#)
Subject: Planning Commission 10/21/21 - Item #2 Comment
Date: Thursday, October 21, 2021 12:50:46 PM

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Mr. Chairman, Commissioners - thank you for your service to the City and for considering my comments on the subject item. I'm not sure I can call in due to my commute, so I wanted to make sure my thoughts were entered into the record.

I am a civil engineer and have been a Public Works professional since 1991, and I currently work for a city that is feeling the impacts of the housing crisis, and much more so than us here. I've seen my share of State mandates before, but none as short-sighted as this one to force housing construction upon us without considering the impacts or providing the infrastructure funding to support it. There is a high potential for very negative impacts for cities like us that have no real transit services and no major downtown working centers. If constructed, the people who live in these "opportunity sites" will bring their cars with them because they have to in order to work.

Quite simply, the lay of the land in our region does not lend itself to getting around without a car.

That said, I appreciate staff's effort to at least place the vast majority of the potential sites within the freeway corridor so the travel distances would be shorter. But that brings up the Thousand Oaks/Kanan sites that my neighbors and I are so concerned about, not to mention our friends in Oak Park who are watching this closely as well. As you know, peak hour traffic flow on Kanan is very bad with people travelling to and from school and work, and now there is potential to add so many more vehicle trips. Personally, I would love to see the Vons and Ralphs parcels get redeveloped and include a *rational* amount of new housing so we can reconfigure the access points on both Kanan and TO to improve flow and safety. However, if I'm understanding what happened based upon my research and today in the Acorn correctly, it was Council that added those sites to the map?? Normally, with most projects, staff has the opportunity to condition the developer to make public infrastructure improvements based upon the impacts of the project. But the scariest part of the State's housing legislation is that staff may not be able to tell or even ask the developer to do so bc the development meets certain thresholds for very low income housing and they could proceed "by right"! Including these parcels in this plan was a really, really bad decision for us and future generations. They need to be removed, as staff originally, and wisely, recommended in the original plan.

I understand this is just the NOP but we will all be watching this very carefully and insisting the Commission and Council do everything you can to protect us from what is essentially yet another unfunded mandate from our wonderful friends in Sacramento.

Thank you,

Ken Berkman
Fountainwood resident since 2004