

**Hagen, Jennifer**

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**From:** Sarah Buckhout <[REDACTED]>  
**Sent:** Monday, June 19, 2023 9:40 PM  
**To:** Web Planning Division  
**Subject:** Strong Objection to the proposed housing project at 1777 Apricot Lane

CAUTION – EXTERNAL SENDER

Good Evening,

As a homeowner that lives on Cherry Blossom Ct, I strongly wish to voice my objection to any new home construction that is proposed for 1777 Apricot Lane. This lot backs up directly to my home. Many of my neighbors in the Ashford Park neighborhood, share my concern over the proposed 63 new homes. When I purchased my home in 2019, I did so under the guidance that my home backed up to open space that was zoned for farmland and that any new construction would need to go through a re-zoning. Never did I expect in only 4 years I would be fighting this battle.

With the new sports complex off Sand Creek yet to be built, we still do not know what the impacts on traffic and our neighborhood will be. A new home community is already being built further up on Apricot, and again we do not yet know what the impact will be on our quiet neighborhood. I do not believe that we should be moving forward with more new homes that will only bring more cars to the already busy Sand Creek/Apricot/ and Fairview area. At minimum we can expect 126 more cars coming in and out of our quiet neighborhood, with the average Brentwood family having 2 cars.

Adding more homes will impact our dangerously overcrowded schools. The last Freshman Class at Heritage was over 900 students! We already need at least one more high school, middle school, and elementary school in the city to accommodate current students. Schools should come before any new homes are built.

Disturbing the open space will inevitably lead to rodents, ants, and bugs being displaced out of their homes and will end up in my home and backyard. I understand that the environmental review was conducted 9 years ago, but a lot can change in that amount of time. Why is another environmental report not required? As someone who will be directly impacted, I would like to review a copy of that report, as well as request a new one be completed. What will be done for the current homeowners to lessen the rodent and bug impact?

As a nightshift worker, I intentionally picked a quiet court to buy a home so that I could continue to work at night in the hospital and have undisturbed sleep during the day. With this new project being considered my livelihood is being put in jeopardy. Construction noise will completely alter my life and well-being. Construction noise pollution will take place during the middle of the time that I sleep and will directly impact my quality of life.

Adding this many homes to such a small piece of land will only lead to a decrease in my home's value. Cherry Blossom Ct has large lot sizes and high square footages. Anything less than what these homes offer is unacceptable. Our homes were built with an ample amount of space in between them, and not built right on

top of each other. It's part of what brings value to our neighborhood. Our home values should not go down because lesser homes are being built with so many being forced on such a small piece of land.

Another wonderful reason our court is great is our current unobstructed view of the gorgeous Mt. Diablo. Location brings value to a home. Having multiple two-story homes built behind my home will lead to a decrease in the value of my home. I will lose my view of the gorgeous sunsets that were a large reason why I bought the home that I did. I will no longer have privacy when using my pool, because with this proposal there will now be two-story homes peering into my backyard. My home will now have the afternoon sun blocked by two-story homes, limiting the sunbathing that we currently enjoy during summer afternoons.

I urge the city council to deny this proposed new home development. With so many unknowns on the impacts to the local neighborhood this project should not be allowed to move forward. I feel like we were tricked into believing that the land was zoned for farmland, and not housing. There are already so many new home construction sites in Brentwood, we simply do not need to develop every open space of land. Highway 4 is already a nightmare racetrack; we do not need any more cars brought to the area with new home builds.

Again, I wish to appeal moving forward with the new proposed construction at 1777 Apricot Lane. I love my city of Brentwood, but I do not love the direction it is going.

Sarah Buckhout  
Resident on Cherry Blossom Ct

**Hagen, Jennifer**

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**From:** Sinziana Todor [REDACTED]  
**Sent:** Tuesday, June 20, 2023 3:07 PM  
**To:** Web Planning Division  
**Subject:** Trumark Trailside project

CAUTION – EXTERNAL SENDER

Hello,

In reading the packet for tonight's meeting and asking questions of city staff, I realized that the Trumark Trailside project is NOT following the established process. This project should go to Design review committee before it comes to Planning Commission. I understand that the Director of Community Development and the City Manager are flip flopping when it comes to the right process and course of action for design review. Not sure what their intent is, but looking from outside in, regular residents can conclude that the city staff (their leaders in particular) wants to push thru projects without proper review. Please bring this up and get clarification, and ensure there is no confusion on the process going forward.

Since staff failed to review this project with the design committee, it is your responsibility to go line by line and make sure all criteria outlined

in <https://www.brentwoodca.gov/home/showpublisheddocument/3578/637808560644070000?fbclid=IwAR3V77wBNhI1cfCWhhIXvRWrvzYhIEFr6AVdojzvWyoOC1KNzHJh7Doh8M> is met.

The design for Trumark Trailside development does NOT meet the criteria outlined on page 22 of the Residential Design Guidelines, and this is just one aspect that comes to mind.

## 2

## SUBDIVISIONS



*Houses without porches should still have a strongly articulated entry*



*Avoid blank side walls visible from the street*



*Avoid abrupt material changes on visible side walls*

### 2.7.5 Side and Rear Treatment

- Avoid tall blank walls.
- A minimum of 50% of all two-story houses should have a minimum 3-foot horizontal offset in plan.
- Add variety to second floors with varied eave heights, windows and ridge line variations.
- Where visible, articulate elevation and roof planes to minimize the visual impact of repetitious flat planes.
- Provide variations in ridge lines to avoid repeating elements such as continuous gable ends, identical building silhouettes, eave heights and ridge heights.
- Provide windows on street-facing facades.
- Avoid sharp changes in wall materials from front to side walls when side walls are visible from streets or open spaces.

### 2.7.6 Windows and Doors

- Window and door types and proportions should generally be consistent throughout a development and sensitive to those of adjacent neighborhoods.
- Window and door types and proportions should be consistent with the architectural style.
- High-quality window and door trim and detailing should be provided and used on all facades of the dwelling.
- Window trim styles used on the front elevation shall be consistent on all other elevations.
- Window dividing grids are encouraged and when used, the grids should have some visual depth (i.e., not flat snap in grids). When utilized, they should be continued on all windows visible from the street and adjoining homes, not just on the front facade.

Also, I would like to point out the lack of design features for the duets to be built as affordable units. Do we need to really make them look and stand out as low income? I thought we are subscribing to the concept of inclusionary affordable units, so please make sure the design for the affordable integrates with the rest of the subdivision.

Thank you,

Sinziana Todor

