

Nolthenius, Erik

From: Doug Chen <dchen@seenohomes.com>
Sent: Tuesday, December 03, 2024 2:01 PM
To: Bryant, Joel; Mendoza, Jovita; Meyer, Susannah; Pierson, Pa'tanisha; Oerlemans, Tony
Cc: Nolthenius, Erik; Doug Chen
Subject: Bridle Gate, 12/10/2024 City Council Meeting
Attachments: DOC120224.pdf

The Honorable Mayor Bryant; Vice Mayor Meyer; and Councilmembers Mendoza, Pierson, and Oerlemans:

I represent WCHB Development LLC, Applicant of the proposed Bridle Gate residential subdivision ("Project"), which was recently presented at the 8/27/2024 City Council meeting, and is scheduled for the 12/10/2024 City Council meeting.

The Project, consisting of 272 single-family detached units as shown on the 7/2/2024 Vesting Tentative Map ("VTM"), was presented at the 7/16/2024 Planning Commission meeting. Although staff recommended approval because the Project met all applicable standards, the Planning Commission denied the Project.

At the 8/27/2024 meeting, City Council directed staff to return with a resolution to deny Applicant's appeal of the 7/16/2024 Planning Commission decision. After the 8/27/2024 meeting, City Council discussed this Project in a closed-session meeting held on 9/10/2024.

For the 9/10/2024 meeting, Applicant provided an Alternate VTM to address concerns raised at the 8/27/2024 City Council meeting. Applicant further refined this Alternate VTM based on staff input. Please see attached for the Alternate VTM dated 9/19/2024 (now at 269 single-family units), which addresses the following key concerns from City Council:

Park:

The 7/2/2024 VTM showed 2 neighborhood parks consisting of Parcel A (6 acres gross with 1.94 acres at 3% or flatter slope, at the northwest end of the Project) and Parcel G (2.49 acres gross with 2.41 acres at 3% or flatter slope, near the center of the Project), for a total area of 4.35 acres at 3% or flatter slope. This park configuration was recommended by the City's parks staff. However, City Council preferred a single larger parcel instead of 2 smaller parks. The Alternate VTM now has a single larger park at Parcel A (8.49 acres gross with 4.35 acres at 3% slope or flatter slope, which is equivalent to the total flat area of the 2 smaller parks). Parcel G of the 7/2/2024 VTM has been reconfigured into residential lots, as shown on the Alternate VTM.

Second Access off Sand Creek Rd:

The 7/2/2024 VTM showed Bridle Gate Drive being the primary access off Sand Creek Rd. to the Project. City Council wanted a second access off Sand Creek Rd. The 9/19/2024 Alternate VTM shows Oak Ln. as this second access (see PDF page 2 of the attached.) Saxelby Acoustics, the consultant that prepared the original noise study for the Project, reviewed the noise impact with the second access; confirmed the validity of the original study, and determined that the City's noise standards would continue to be met with the same recommended mitigation measures.

St. Regis/San Jose Intersection:

At the 8/27/2024 City Council meeting, staff presented several options for the St. Regis/San Jose connection to the Project's in-tract streets. City Council did not want to add additional traffic from the Project to the existing neighborhoods to the south. The Alternate VTM presents another street configuration that would isolate Project general vehicular traffic from the existing St. Regis/San Jose traffic, and vice versa. In this configuration, the existing St. Regis-San Jose connection would remain as is, but would not connect to the Project's in-tract streets (i.e., St. Regis would not continue to the north through the Project, and San Jose would not continue west through the Project.) However, this configuration would allow for flow of bicycle, pedestrian, and emergency vehicle traffic in all directions (see PDF page 3 of the attached).

It is my understanding that the City's CEQA consultant has reviewed the Alternative VTM and supporting materials, and has determined that the previous determination of "no significant impact with mitigation" remains valid.

I should clarify that the current Alternate VTM is not meant to replace the previous VTM, but it is rather an accommodation to address concerns from the City Council. I look forward to your consideration of either VTM at the 12/10/2024 City Council meeting. Please feel free to contact me if you have any questions. I am available by email, by phone, or in person.

Very Respectfully,

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