

From: Emma Mederos <emmamederos@yahoo.com>

Sent: Tuesday, November 1, 2022 5:30 PM

To: Ellen Mcdowell <EMcdowell@Healdsburg.gov>

Subject: Public Comment for 3 Healdsburg Ave

Dear City of Healdsburg,

I am a lifelong Healdsburg resident and proud owner of a home in the River View Estates mobile home park on Kennedy Lane, adjacent to the 3 Healdsburg Avenue development. With a similar number of units in our park as the proposed development, and with even more parking spaces, I feel informed and concerned about the reduced parking proposed.

I appreciate the push for more housing in our town, and support the project on 3 Healdsburg Avenue as a valuable addition to the town. I am concerned that in the push to maximize the amount of units and profits, the day-to-day functionality of the neighborhood will be detrimentally impacted. Already, all surrounding streets (Kennedy, Front, and Healdsburg Avenue) have a limited number of highly in-demand parking spaces. Parking spaces, in fact, are coveted on all aforementioned streets, with a few neighbors already going to lengths to claim spaces where and how they can. The reality of current parking spaces already leads to shortages, competition, and complaints. I am fully convinced that the proposed number of unit-to-parking-spaces ratio at the Healdsburg apartments will turn the brewing turmoil and on-going struggle of limited parking at the River View Estates on Kennedy Lane (which I know of personally in great depth) and the Russian River Pines Apartments on Front street (which I easily observe by driving and walking by regularly) into a neighborhood-wide issue when another similarly impacted development goes right in the middle of the two existing multi-family developments with existing heavy parking demands with limited availability.

Additionally, the idea that the Route #67 Healdsburg Shuttle bus is an asset or of any significant use to our neighborhood is a disregard for the reality of our neighborhood's functionality. The bus is rarely used, and particularly not by future home-owning residents who have paid good money to buy these new units. The train, while theoretically in close proximity, is realistically so far off as to not be reliable for considering the neighborhood's parking needs now and for the many years to come.

Just this week, it was announced that Governor Newsom's plan to provide more housing to California is struggling to meet its goal. Situations such as these, where we are trying to maximize numbers, while risking the long term functionality of the neighborhood, make it necessary to carefully consider the numbers we are proposing to add, so that quality of the neighborhood is not permanently decreased in the name of maximizing numbers now. THE 2017 Public Works Director's opinion that 7 on-street parking spaces is not vital to the functionality of existing and future development in the area is in contrast with the reality of current parking availability.

Sincerely,
Emma Mederos
97 Kennedy Lane #27 Healdsburg