

From: [Alexandra Restall](#)
To: [Interim CDD](#)
Subject: Olivia extension
Date: Tuesday, July 20, 2021 7:55:01 AM

Dear Clayton City Council,

I am writing to express my opposition to any and all approval extensions for the Olivia project.

Thanks for your consideration,
Alexandra Restall

Stranahan resident

Please excuse any typos... Sent from my iPhone

From: [Amy Goodspeed](#)
To: [Interim CDD](#)
Subject: Letter regarding the Olivia Project. (I am sorry about the formatting.)
Date: Monday, July 19, 2021 11:26:31 AM

Planning Commission
6000 Heritage Trail
Clayton, Ca 94517

July 19, 2021

Dear Planning Commission

The purpose of my letter is to express my concerns regarding the proposed Jordan project. I have been a resident of Dana Hills for the last 29 years. I did not settle in the town of Clayton by accident. I wanted to raise my family in a place that children can ride their bikes and walk through the neighborhood without fear. I was raised in the midwest and Clayton gave me the safe small-town feel.

Mr. Jordan states that his project is eligible for the CEQA Infill exemption. I believe this is based on many false assumptions. I am having a hard time understanding why we would qualify for this exemption. I am going to list some of the reasons I believe it does not qualify.

1.

[Will not result in significant environmental effects relating to traffic, noise, air quality, or water quality.](#) How on earth can the city of Clayton agree that this project will not cause significant environmental effects relating to traffic noise, air quality, or water quality. If we add an additional 81 residents with 1-2 cars per unit, There will certainly be significant traffic noise. The issue of not having enough parking will create a disaster in the little town.

2.

[All units are affordable to low-income households for at least 30 years.](#) This is not the case for the Jordan project, only 7 of the units will be low income. Secondly Mr. Jordan has stated on camera that he intends to sell this project after one year. The entire low-income household thing is a sham. So big deal 7 people would have affordable rent for one year. However, the feel of the town of Clayton will be gone

3. [Consistent with local general plan land use and policies and with any other applicable local plan.](#) There is nothing about this general plan that is consistent with our town. Mr. Jordan is trying to build 3, three-story buildings in the middle of our town. There are no 3 story buildings in our town. I really don't understand how the City can not see this is crazy to consider.

4. [Consistent with local zoning code.](#) There is nothing about this project that

Is consistent with the local zoning code. There are no other 3 story buildings In

Clayton.

5. **No significant effect on historical resources.** I am not sure how this has been Established. The 1932 Ranch needs to stay.
6. **Endangerment assessment has been completed.** Was this completed and If so, when was this done?
7. **Does not have an unusually high risk of fire/explosion due to materials used/stored on Nearby properties.** While I do not expect The Olivia Project to have a high risk of fire or explosion the obvious needs to be addressed. If there is a fire on the Mountain, the residents of Stranahan will be trapped. These residents will not be able to get out in a timely manner. Is the City of Clayton really ready to take on the responsibility for the non-safe Stranahan residents?. Even the residents of Dana Hills would be adversely affected in evacuating in a fire. Dana Hills Residents have 2 ways out, one, will be completely congested by the Oliva monstrosity. . .

The big problem is the City should not have allowed the zoning to change. Please correct this horrible mistake in the zoning. To allow the Olivia project to move forward will do a great disservice to the town of Clayton. Please do the right thing and vote No on the Olivia Project.

Sincerely,

Amy Goodspeed

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From: [Sansoe, Mike](#)
To: [Interim CDD](#)
Subject: Olivia project
Date: Sunday, July 18, 2021 7:15:17 AM

To Whom it may Concern,

As new home owners in Clayton it is troubling to find out the city council plans to give an extension to this awful housing project. The attracting appeal of Clayton vs Walnut Creek or Pleasant Hill was its small town feel. This project spits in the face of life long residents who will pile out of here if this project is built. I can't think of a worse idea to ruin Clayton than what this project leads to. You people were elected to represent the residents of Clayton and their voices, so I am sending this email for my wife, my 3 year old son, and myself to please deny this horrific apartment or housing development. Our family will strongly consider moving if this town turns into just another California city caving to big developer money. Please do the right thing, no one wants this built.

Mike, Ashley, and Colton Sansoe

Sent from my iPhone

From: [Dee Vieira](#)
To: [Interim CDD](#)
Subject: July 20th city council meeting regarding item 8b
Date: Saturday, July 17, 2021 4:09:45 PM

Hello

I would like my comment entered in for the record for the July 20th meeting, item 8b.

It is my understanding that a developer has a standard 2 year time frame to pull permits for their approved project. It is also my understanding that it is not uncommon to request a 1 year extension in writing to city staff, provided the developer has just cause in doing so.

I am asking you to deny the appeal request submitted by resident Glenn Miller as he has no factual evidence to have the city deny the developers request for a 1 year extension for the Olivia project. The developer is exercising his right to request a 1 year extension.

With the challenges of the recent law suit and the covid pandemic, this is just cause enough to grant this developer 1 more year to get his project off the floor. Both the law suit from residents and pandemic have taken valuable time away from the Olivia Project.

Thank you,
Dee Vieira
Clayton, ca

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From: [Karen Patera](#)
To: [Interim CDD](#)
Subject: Olivia extension
Date: Saturday, July 17, 2021 3:30:47 PM

I am a homeowner in Clayton and am very opposed to the Olivia development as proposed. Granting the developer an extension on a seriously oversized project when he has had two years to proceed is not good for our community.

The council needs to re-examine what our city will allow. I understand there are some state mandates but we can determine where these high density housing projects will be located. Perhaps we will need to work to change the states mandates. They exist to serve the electorate, not the reverse

Thank you for listening to my concerns.

From: [Debbie McCarthy](#)
To: [Interim CDD](#)
Subject: Olivia Extension
Date: Tuesday, July 20, 2021 2:57:51 PM

No to the extension!. Enough with this developer. The Clayton community was duped. Two stories fine, then three stories. Just a mess and such division. He should finish his project so we can all move on.

Thank you,

Deborah McCarthy

Sent from [Mail](#) for Windows 10

From: [William Walcutt](#)
To: [Interim CDD](#)
Subject: Item 8.(b) On the Agenda, Olivia Appeal
Date: Tuesday, July 20, 2021 2:18:39 PM

Members of the City Council,

Please approve the appeal filed by Mr. Glenn Miller and deny the one year extension requested by the developer of the Olivia project. I see not reason to give an unqualified and under-financed developer an additional year to start the construction phase.

The developer has until March 3, 2022 to pull his building permits and start the construction phase. He doesn't have to build Olivia by March 3, 2022, he just has to enter the construction phase. I believe the appeal period for the lawsuit expired in March 2021. So what has he done for the last 5 months to enter the construction phase? Nothing. Instead of putting together his construction plans, he has been working on a one year extension.

Why hasn't he moved forward with the construction phase thus far? The lawsuit is over and has been for 5 months and he knew his entitlements would expire on March 3, 2022. By this, he has already had an additional year to stop the clock. Why has he done nothing during this period and why should the city council give more time to do nothing?

Why can't he enter the construction phase in the next 8 months? What is going to change? The lawsuit excuse is a good excuse and that is all it is-an excuse. He has had an unburden opportunity to move forward with his project since March. It obvious to me that he does not have ability to build this project. If the council approves this extension they must really want this monstrosity to be built in historic downtown.

Here are some more reasons to approve the appeal:

- Building cost have skyrocketed, will continue for years to come, and the council should consider whether Mr. Jordan has the financial capacity to complete the project.
- Mr. Jordan redesigned his project from a 2 story building to a 3 story, 3 building 81 unit apartment that he knew would generate considerable community opposition, a potential lawsuit, and eventual delay.
- Mr. Jordan has changed the scope of the project from senior housing to market rate apartments.
- The state wants the city to approve viable projects that can and will be built in a timely manner to increase the housing inventory.
- Approving this extension and tying up these parcels for two more years with a bankrupt project project will exclude another developer from coming forward with a viable project that can be built within this time frame.

Bottom line. The city council should approve the appeal and deny the one year extension. If Mr. Jordan really has the capacity to build this project he should move into the construction phase NOW.

Bill Walcutt

From: [Renee Waterhouse](#)
To: [Interim CDD](#)
Subject: 7/20 council meeting-Olivia Project-Citizen comment
Date: Tuesday, July 20, 2021 12:54:08 PM

My name is Renee Waterhouse and Clayton has been our home for 21 years. My husband, Randy and I, are opposed to giving an extension for the Olivia Project to the developer. This project should never have been considered because the design and the size of the project does not fit into our charming Clayton. Three story buildings do not belong in Clayton. Many citizens of Clayton have expressed their displeasure of this project and our voices should be heard, especially if we're the ones who pay the taxes in Clayton.

Thank you,

Renee Waterhouse

Sent from my iPhone

From: [Kelly Hirschboeck](#)
To: [Interim CDD](#)
Subject: City Council Meeting Comment: Olivia Project Appeal
Date: Tuesday, July 20, 2021 10:59:59 AM

Good Morning Clayton City Council,

My name is Kelly Banchemo and I am a homeowner in the Stranahan neighborhood. I am reaching out to you to consider approving the appeal and denying the one year extension to build the Olivia Project. I believe that this project will change our sweet town of Clayton by bringing in traffic, congestion, noise, and not even enough parking for this project. This project is also still being advertised as a "senior living project"; however it is not a project just for seniors as the developer led people to believe. The developer has already been given plenty of concessions, and has shown that he cannot deliver as he is asking for permit extensions.

I am not opposed to growth in Clayton, but I don't think an 81 unit monstrosity is the answer.

Thank you for your consideration,
Kelly Banchemo