

October 10, 2017

PLUM agenda item 6. No. [17-0982](#)

3861, 3865, 3781, 3909 and 3919 Barryknoll Drive

Dear PLUM committee,

I am an eighteen year resident of Glassell Park and I've spent a great deal of time in and around Barryknoll Canyon. Over the years I've witnessed rainfall that sent water runoff rushing down the streets and flooding intersections. We've had floods that have destabilized hillsides and red flagged homes. Red Flag alerts were put into law to allow emergency vehicles access into our hills in case of fire. But residents are aware that those vehicles are unable to traverse many of the streets and the steep switchback on Kinney prevents access to one of two entry points into the hillsides.

Barryknoll Canyon is part of a fragile watershed area that is home to the endangered California Black Walnut trees. It also supports a thriving community of hawks, rabbits, skunks, raccoons, possum, coyotes, owls and numerous species of resident and migratory birds. All the current life in this hillside will be compromised or lost if over building in the area is allowed.

All these lots were downzoned from R1 to R11, not necessarily to protect the fragile flora and fauna, but to compensate for a fragile infrastructure. These hillsides are limited in their ability to handle water runoff and the greatly increased number of vehicles on the narrow or broken roadways. The density increase that the downzoning meant to regulate will further compromise the safety of all the residents who live here.

By forcing the up zoning to R1 and not following the current R11 zoning the existing limitations of our hillsides will be jeopardize by over densification. As this developer owns 5 contiguous lots, and possibly more, it would be a self-imposed hardship to claim an inability to build 3 homes on his 5 R11 lots. As there are plans for the complete build-out of Barryknoll Canyon, the cumulative impacts of up zoning all these lots would be seriously deleterious to the area. It's important to set precedent now for the future safety of all the residents.

The issues that need to be seriously considered are:

*The lack of storm drains capable of handling a heavy rain, especially as we add hardscape to former permeable land.

*A transportation report that considers the cumulative impacts of 2 car trips X 2 cars X the number of homes possible in R1 zoned Barryknoll Canyon.

*The true limitations on emergency ingress/egress for residents as well as public service personal.

I would request of this committee that you take the broad overview of this unique and fragile area, consider the reasons that brought about the downzoning, and act for the safety and stability of Barryknoll Canyon and this hillside area.

Sincerely,

Helene Schpak
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