

Evan Ditmars

From: Renee Roe <reneedroe@gmail.com>
Sent: Wednesday, May 15, 2024 9:57 PM
To: Evan Ditmars
Subject: APN 033-141-30 880 41st Ave Hotel - Questions and Request to read into the meeting 40th Ave Resident concerns

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Hello Evan -

I received the blue mailer "Notice of Public Hearing" regarding this project. I would like to raise my concern about **parking** for this project.

The Issue

I live on 40th Avenue, and we are already experiencing severe parking issues due to other approved commercial projects, plus new(er) restaurants and shops with a higher volume of visitors than historically.

At this time parking is very limited and usually unavailable on lower 41st Ave. Workers supporting all the commercial buildings in the area along with visitors already struggle to find parking, circling the neighborhood.

When visitors and workers can't find any parking on 41st Ave they cut through the parking lot between Zameen (851 41st Ave) and Zen Island (825 41st Ave) looking for parking, as it looks like there is a parking lot of some kind when you see the driveway from 41st. This however is not public parking, and belongs to Zameen, the AirBnb units above Zameen, and The Boardroom and Zen Island, and is well posted. So, they end up seeking parking on our residential street. (Instead of heading into the lot between the ChillOut building (where the hotel is proposed) and Flashbird.

The challenge is that there are **seven residences on 40th Ave**, and only one residence has a garage and every home has at least two cars where they have no other option but to park on their street. If residents cannot find parking on our own street, it isn't really feasible for residents to park on 41st, and there is very minimal parking on Portola, and none on 38th Street. Can you imagine unloading kids, groceries, or being disabled and having to park blocks away from your residence?

Questions

1) How do we get the hotel parking issue raised so serious scrutiny occurs? The hearing notice does not indicate if these "units" have one or more rooms, and what the expected occupancy is per unit, however doing the math it sounds like occupancy may be higher than two people per unit based on the estimated per unit size.

2) Alternate Parking Plan - The notice indicates an "Alternative Parking Plan" is proposed. How can I obtain that information? It is not on the Planning Department website with the APN project details.

3) I'm unable to attend the meeting in person on 5/22. **Can these concerns be read into the meeting notes?**

4) Will there be a way to attend via Zoom if I can break away from work to attend remotely?

Thank you.

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Regards,
Renee Roe
40th Avenue resident