

Written public comments

From: Magda Gonzalez gonzalez.magda9@gmail.com

Sent: Thursday, March 26, 2026 12:00 PM

To: Kanoa Kelley <kkelley@smcgov.org>

Subject: 521 3rd Avenue, North Fair Oaks - Opposition to Subdivision

Hello,

Thank you for the opportunity to comment on the above referenced address, as I will not be able to attend the meeting on March 26th. I would appreciate staff reading this comment aloud at the meeting, and making it a part of the formal record.

While I understand and appreciate the need for more housing in the area, I am strongly opposed to this project because of the very negative impacts it will have on parking and traffic in the neighborhood and particularly Third Avenue.

My family has lived on Third Avenue for nearly 60 years so we have seen the changes over time and have tried to adjust to the overcrowding and many vehicles parking in the neighborhood, and major traffic congestion. If you have visited the area, you will clearly and easily see that traffic and parking is a major problem impacting our quality of life.

Over the years, we have purchased our homes on Second, Third and Fourth Avenue to be close to our parents. Collectively, we own six properties on Second, Third and Fourth between Edison Way and Middlefield. Without exception, we are not able to park our own cars in front of our homes. Our children, family members, and medical professionals cannot park in front of our homes, and must park long distances away when they come to visit. One of our homes is on a corner lot and we still are not able to park adjacent to the home. I provide this level of detail so that you can understand the real life experiences of not enough parking.

The entire area is impacted by lack of parking and traffic. We are compressed between all the traffic on Middlefield and Edison on the east and west, and between Second and Fifth Avenues to the south and north. Further, we have other institutions within these few blocks that create a great deal of traffic and parking issues on a daily basis, for example the High School on Fourth Avenue and Sports House on Edison. These blocks have become cut throughs for the larger community. The improvements on Middlefield Road have simply caused more traffic on Middlefield and the surrounding streets - the streets where we live.

Residents that live many houses away do not have room to park in front of their homes, either because they have too many vehicles or because others are parked in front of their homes. There is a significant domino effect on parking. Further, people from other surrounding streets park their cars on Third Avenue and often leave them there for days at a time. Using the parking in front of our homes as if it were long term overnight parking. There are several businesses in the immediate area such as landscaping, restaurants, cleaning service, a residential care facility, the high school, Sports House, all requiring more parking than they have available on their properties. We can rarely park in front of our homes as a result of all of these vehicles, commercial and residential. Some neighbors put out cones or garbage cans in front of their homes so that they can park when they return from an appointment or errand.

We understand the interest of building more housing and we also understand that commercial and light industrial businesses are very close to the residential area. We also recognize that there are multi unit homes in the area. However, there must be a limit to what we as residents of Second, Third and Fourth Avenue should and can shoulder. There are real impacts and consequences to each new project to the residents. In particular, the big concern is parking and traffic. While I am sure the project owner says, they will provide on-site parking, experience has shown that is rarely enough. Most homes have 3-4 vehicles, that would require 12-16 parking spaces on site. I ask if that number of parking spaces is factored into the project. All of these projects, including Sport House's proposed reduction of parking are impacting our safety, quality of life, and property values.

In short, we are opposed to this project as the parking and traffic impacts will severely and negatively impact us as residents and our daily quality of life and safety.

Thank you,

Magda

From: E. Romero

Received at 3/26/2026 at 6:34pm

Good evening Chair Prado, Vice Chair Saman, and members of the Council,

I am writing to express **strong opposition** to the proposed subdivision at 521 3rd Avenue to create four townhouse units on a 10,491 sq. ft. parcel.

I live just a few homes from this property and have been part of this neighborhood for decades. This is a long-established residential community made up primarily of **single-family homes, along with some duplexes**, with deep roots in North Fair Oaks. This proposal represents a **clear departure from the existing character and scale** of the area.

While I understand and support the need for housing, this project cannot be viewed in isolation.

There is already **overcrowding in this neighborhood**, and we have experienced **significant changes in a very short period of time**. The impacts are compounding — and they are concentrated within a very small geographic area, primarily between **2nd and 5th Avenue; Edison and Middlefield Road**. North Fair Oaks is only about **1.25 square miles**, yet a disproportionate level of development is being absorbed within just a few blocks.

This includes not only this proposal, but also:

- The **expansion of Synapse parking**,
- The previously approved **multi-level housing project on 2nd Avenue with 70+ units**, and
- The ongoing **Middlefield Improvement Project**, which continues to create daily high traffic and disruption for residents
- Potentially **new development on Middlefield Road** for additional housing between 2nd and 1st Avenue.

We are still actively experiencing these impacts **every day**, and when taken together, this is simply **too much for such a concentrated area**.

Although these projects may be viewed as improvements, they are **not reflective of the community that is most directly impacted**.

My concerns are as follows:

- **Cumulative impact:** This is not one project — it is part of a pattern of concentrated development and ongoing disruption that is intensifying overcrowding.
- **Neighborhood compatibility:** Four townhouse units on a single parcel is not consistent with the existing scale and pattern of primarily single-family homes and duplexes.

- **Parking and traffic:** Existing conditions are already strained, and current projects are already impacting daily traffic flow. This proposal will further compound those challenges.
- **Quality of life:** Residents are already navigating ongoing construction and increased activity, adding further density will continue to impact livability.
- **Precedent:** Approval continues a pattern that is fundamentally changing this community over time.

I also want to acknowledge something important, this is a predominantly Latino community, and many residents are not always comfortable speaking up or may feel that their voices do not carry weight. That does not mean the impact is any less real.

Given that not all decision-makers live in this immediate area, I would respectfully ask you to consider:

If all of these changes ongoing construction, increased traffic, and multiple developments were happening within a few blocks of your home, how would that feel?

As this moves forward to the Planning Commission and potentially the Board of Supervisors, I want to be clear for the record: **This project, as proposed, should not be supported.**

I respectfully urge you to oppose this proposal and demonstrate to this community that their **voices and their quality of life matter.**

Thank you for your time and consideration.

Sincerely,

E. Romero