

Lotz Residences: Good Neighbor Meeting Transcription

Clay Fry: So it's 6:35 welcome to the neighborhood meeting of the presentation of the Lotz way single-family home project on the screen is Camran Nojoomi who is the project sponsor. Kiran Singh who's the assistant project manager and Clay Fry who is the architect on behalf of Cameron Nojoomi who will be providing the presentation tonight and answering any questions you might have, Cameron would you like to say anything to start.

Camran Nojoomi: Good evening, welcome to this neighborhood meeting. I'm pleased to have the opportunity to present to you a project that I'm very proud of because it is strategically located at the entrance to the Old Town and I have long been involved in that redevelopment of Suisun and I feel that this project will significantly enhance the entrance to the Old Town and would be significant contribution to the neighborhood in which it's going locate. Of course, we have a permit process to follow but at this stage I'm glad to have the architect onboard to share the specifics of the project with you and then let us hear any concerns you may have so we can properly address them but with that said I'll turn that over to you Clay, be available for any questions.

Clay Fry: So I'm going to share a Google Earth screen with everyone first to sort of give you .. I'm sure you all live there and I know you all know where this is but I always go through this so you know you have The Lagoon. Lotz Way sits here it's this vacant parcel that is currently zoned for up to 38 units it has city property that's slated to become an alley which we will be doing that there's retail here there's housing here Civic Center Drive goes down this way towards the Lagoon. You have the nice public park here it's a nice walking distance to the Lagoon. So that's where the project is located. The Next Step would be to show you

the vision for the property, we've been working with the City of Suisun for several months to create a project that develops the alley with public alley with public parking along the alley. Landscaping, new sidewalks, extending the bicycle path and pedestrian path along Lotz creating a new crosswalk, a new landscape, buffer strip along Lotz Way similar to the buffer strip landscape and sidewalk along Lotz on the opposite side of the street.

All of these homes have front doors along Lotz and garages in the back until we took that cue from the existing development along Lotz and created single-family homes on individual Lots with garages in the back opening into an alley which is essentially how this entire side of the street has been developed The EVA here is a fire department you won't be able to no one will drive in and out of here except the fire department will have a turnaround which is what this circles about and drive back out so everybody coming to this will come to Alder come in go into their single-family garages and then go into their homes. We have also created a public pocket park that is not fenced, it's entirely open to the public anybody can come and park on the street or park on this side of the street cause there's no parking on this side and play in the park

Kiran Singh: Clay, I'm so sorry to interrupt but I think you have to go down on the participant's tab and admit the individuals from the waiting room cause I'm getting emails letting me know...

Clay Fry: That they can't hear?

Kiran Singh: Yea, it still shows they are waiting..

Clay Fry: Everybody's been admitted? I'll start all over again.

Kiran Singh: Sorry!

Clay Fry: No that's alright, I haven't run one of these and usually it's in a public setting and there's somebody else running the show so I'll start all over.

That's cool I'm good.

Thank you all for joining us I appreciate your patience with my naivete. Again, I'm Clay Fry i'm the architect Camran's the project sponsor Kiran's the assistant project manager.

The project is located at the corner of Alder, Lotz Way and Civic Center Boulevard. It's this vacant piece of property here this is your lagoon. I'm sure you're all very familiar with all of this property and where it is everybody's in the meeting so if you have a question feel free.

Moving on to the site plan again this is the property Lotz Ways here. Alder is here. There's some retail to this side, Civic Center Boulevard to this side, The Laguna's South and West up here.

The project is proposing 16 single family homes site is currently zoned for 38 units The Proposal is for 16 The Proposal is to provide a new improvements to the city property to create a new public alley with public parking along the entire Northern side A series of single-family garages fed off of the alley fed off of Alder there will be no curb cuts along Lotz Way similar to the southern side of Lotz Way there will be a new crosswalk new bike path a new pedestrian path in accordance with the goals of the city of Suisun a new sidewalk and Street trees along Alder a new landscape buffer approximately 10 ft wide all long Lotz Way similar to what occurs on the southern side of Lotz Way there will be a new public park dedicated to City that's open not fenced anyone can park here or park along Lotz and use this park the EVA is for fire department use only there will be no ability for any car or personal vehicle to enter this way it's only for fire department access the turnaround at the

end of the alley is this circle and... I'm happy to answer any questions, I mean the purpose of these meetings is really to hear from the neighborhood in the constituency so that you know this is the first time we're bringing this in front of the public to hear what your questions might be so if you have a question, given that everybody's in the meeting at once. I guess there's a couple different ways I could do this. I could call on each of you and say do you have questions let's try it that way and see how that goes. Mike? Pat? I see you're upper left there paying close attention to what's going on do you have any questions for me

Mike Ziess: We do. We submitted them by chat but I'll be happy to, to say them aloud

Pat Matteson: Mike..Mike...

Clay: Sorry Pat, Pat you just... your audio just cut out as you started talking.

Mike: So yes we do have questions, we submitted some and so...

Clay: Okay. And so does Jim Bermudez and his team have those questions or did you submit those to Kiran?

Mike: Just now we submitted them in the chat for the Zoom.

Clay: Okay.

Mike: And if there's any problem reading them we can easily say them out loud.

Clay: No no no, I'm catching up to you.

Mike: Okay no worries.

Clay Fry: So the public alley will be so the question–

Mike Ziess: I'm sorry Mr. Fry, it might be helpful for others if you could repeat the question.

Clay Fry: I'm about to do that sir.

Mike Ziess: Okay, Awesome!

Clay Fry: So his question is who's responsible for maintaining the public alley in the adjacent Vic Harbor? City forgot to provide for payment maintenance.

Two, are the carriage houses an accessory dwelling units that the owners can rent out
Three, will there be a requirement for an HHA.. I think you mean HOA... if not who'll enforce the CC&Rs and how will the amount of LLD assessment compare to the assessment for Vic Harbor? So Camran I think most of those are yours, is that correct?

Camran Nojoomi: Yes. Similar to the to the model that has been implemented throughout the city the public improvements will be placed in a maintenance district and the homeowners within the subdivision are responsible for paying for those maintenance of those improvements.

Mike Ziess: Give me just one second, Mr Nojoomi. I'm really sorry to interrupt but I just want to make sure that my question is clear. We live in Victorian Harbor which is right next door and the city unfortunately did not make any mechanism for maintaining what they call our alleys.

We own our alleys and that means it when it's necessary to repave them we have to come up with money to pave them and there's a city has said very clearly that we may not use LLD assessment money for that so there needs to be a separate mechanism for maintaining the actual Street Surface.

Camran Nojoomi: We will calculate the cost of maintaining the alleys and the Landscaping into this District.

Mike Ziess: I won't interrupt again but just to be clear... I'm just repeating what the City Attorney has told us over the years. It is illegal to use LLD money to repave alleys. That's what we've been told. I won't say it again, sorry to interrupt.

Camran Nojoomi: I'm not quite sure what the case may be there but these are public improvements and the maintenance district is formed to maintain the public improvements. Will be formed, I should say.

Clay Fry: I might phrase it a different way. We've actually had extensive discussions with the city about the alley and the park and the landscape space about how the maintenance District gets formed to take care of the alley and the park and the landscape strip and Camran and the City of Suisun have come to an agreement for lack of a better word of how that gets accomplished so that there aren't any gaps that hasn't been finalized yet but that's

the Intent and i'm sorry if your particular thing didn't get sorted out correctly but the city and Camran understand that this needs to be taken care of correctly and that's what they're trying to accomplish as we move through the process, does that answer your question sir?

Mike Ziess: I hope so I mean. I'm glad that you guys are aware of the issue and for all I know I can just type into the chat. Maybe you can draft new wording for your particular LLD that's different from current LLDs.

I want to make sure everybody understands that it's not... there is a gap in in Victoria Harbour and it's a real problem.

Clay Fry: I'm sorry to hear that. We endeavor to avoid that gap, thank you for bringing it to our attention. I see someone... "I would like to find out if front yard areas maintained by the assessment district or individual households, how wide are the homes and what is the space in between?" is the question.

So this area out here is city property. This area through here is controlled by the individual homeowner. So for example this home controls that little bit and they would be responsible for taking care of their front yard. This zone out here is city property and will be part of the maintenance District that Mr. and Mrs. Matteson just brought up and would be funded to be taken care of as well as the sidewalk and the alley.

How wide is each home? They are currently set up... Well the garages are 20 ft wide and the home is not far off of that. I can go to the floor plans and answer that question exactly for you in a minute

The distance between the homes varies between 4 and 7ft either side of the property line which is a building code requirement. So what we tried to do with sort of take the distances

between the homes across the street try and play off of that pattern and then create little three story single-family homes

so we tried to draw from the neighborhood he tried to draw from the architecture and then play off of that... granted there are some larger areas but we were trying to provide a public park in amongst the homes and not max out the density to the 38 allowable so it was a little bit of give-and-take to try and take some of the best parts and still provide you know Community benefit to the neighborhood for a little public park so it might be tighter than some want it's not just similar to what's across the street. We think we've done a pretty good job of balancing the competing interests but that's part of why we have these meetings is so you can hear kind of how we got to where we got to you know 38 units here would be a lot 16 ia about less than half so I think that the project sponsor is actually done a rather remarkable job of balancing those things, but we're all ears. I mean just my opinion right. Anybody else have a question? Vic? MDW? Brien Taylor? Fandango? I see names there.

MDW: I do. I have some questions.

Clay Fry: Of course!

Karen Barca: Hi. First of all it's great that this area is being developed and that's wonderful. I've been reading a document called The Waterfront District specific plan and I believe it was last revised in 2016 it may have been revised since then but not that I'm aware of and one of the things that struck me about that was the architectural designs section if I can quote something from section 6.2 it says building heights above the first two stories are encouraged to step back to respect the heights of existing adjacent development particularly along Lotz way

so I noticed that these are three stories with a three-story facade facing the street so I wanted to mention about that.

I worry a little bit. I live in Victorian Harbor not on Lotz Way though I worry that it may be rather overwhelming to the neighborhood next door. Another thing that struck me was another section of 6.2 in the Waterfront specific development plan that says the character the architectural character of the new residential neighborhood areas should reflect elements of the historic and residential styles and it talks also about cookie cutter appearance shall be avoided by incorporating significant changes in massing and roof lines between the elevations at the same floor plan and that I don't see in this proposal the facades do look cookie cutter.... And the overall look of it doesn't seem quite compatible with the Victorian-esque look of the neighbor Victorian Harbor so that would be something I would ask everyone to consider if our plan is to build something there that fits in with the neighborhood the look of it to me really doesn't come in that even includes the fencing proposal with the iron railing versus a wooden fence that the neighbor's have so those issues concern me and I definitely wanted to mention them in a meeting.

Clay Fry: So...Thank you very much I did spend time along the street looking at these homes. Oddly enough one could argue these homes reverse images of each other and are cookie-cutter by definition but there is some unique features to these homes and they are two-story one story we did try to draw from the Gable moments that these homes have and try and pull those into these homes. I wouldn't classify architecturally any of these homes along here as Victorian I would classify them more as a Cottage California cottage-style pseudo trying to be Craftsman.

We of course did try and pull some of those elements into this one of the issues with doing multiple homes and a series homes like this is identifying a floor plan and identifying a

marketplace and trying to create an architectural style that is consistent and tries to play off the people across the street. I mean this is mobile homes this is retail so there is no really directly adjacent architecture in my opinion that this project needs to respond to its more how it relates across the street.

MDW: How it relates to the retail center and the mobile homes?

Clay Fry: No I'm saying that you're asking for an architecture that relates to the adjacency?

MDW: To the people across the street, yes.

Clay Fry: And so it's how does architecture across the street work and so is this architecture that we're doing sympathetic to the architecture across the street. Yea, it's a story taller. But it is trying to draw from the architecture across the street.

MDW: So would you call, what you're— excuse me. Would you call what you have proposed more of a Craftsman look?

Clay Fry: I would say that it's trying to draw from The Styling of the Bay windows in the Bay Area Regional Style with brackets awnings overhangs exposed Eave's projecting balconies to breakdown the massing so having done quite a few projects in The Bay Area I would say this draws from the Bay Area Regional style without being very literal.

MDW: Well to my eye it really doesn't blend well with the Victorian Harbor next-door neighbor and I would disagree that Victorian Harbor is cookie-cutter I think they're —they

range from 1,000 to 2,400 square feet and there are lots of different bedroom arrangements and such and anyway I really did want to bring that up for the city folks listening.

Clay Fry: Ma'm I totally get it. Architecture is a very subjective interesting thing. so it's these are the homes you're talking about, correct?

MDW: The ones along Lotz Way and back on Bay Street and Driftwood. The Victorian Harbor neighborhood and yes I agree they're cottage-y but I assumed they wouldn't have named them Victorian Harbor if they didn't think they'd at least derived a little bit of their charm from the Victorian era and I think that was the intent to make it pedestrian and walkable these three stories sort of very... I mean the facades are exactly the same it looks like.. Isn't quite the same and personally I'd rather see a little bit more variety in the facades and that's my two cents worth.

Karen Barca: My name is Karen I live on Lotz Way and I had a question about the... What is the total height at the very top of the roof for the new units?

Clay Fry: So looking at this house you're asking the question what would that ridgeline be?

Karen Barca: No I'm asking if the new Lotz Residences, what will be the uppermost height at the roofline?

Clay Fry: I understand, so you're asking on this house you would ask what that point is? Correct?

Karen Barca: Okay, yes. Correct, whatever the highest point.

Clay Fry: I just want to make sure I'm answering your question correctly, that's all.

Karen Barca: Okay. Thanks. I appreciate that.

Clay Fry: I don't want to give you an incorrect answer to whatever the question might be.

So it is 34 ft to the ridge...that's the ridge

Karen Barca: Okay.

Clay Fry: That's the ridge the height limit in the area as permitted by code is

I want to give you that reference well is 35 ft so we're... actually we're 33 ft 3 inches to the Ridge and the height limit allowed by the planning code is 35 ft so we're just a shade under two feet shorter than what's allowed by code there.

Karen Barca: So are these units...are they slab-on-grade or they have crawl space underneath?

Clay Fry: Currently slab-on-grade.

Karen Barca: Okay so then the minimum at the elevation the flood elevation is now what 10 feet versus it used to be I think 7 feet for our houses...for the Victorian Harbor...

Clay Fry: Yea, so all of these homes as you can see the finish floor is up a little bit and these little guys are vents which means crawlspace so all these houses are elevated, there finished floors up here. Right?

Karen Barca: Right. Yea So it's not just the crawlspace they actually have depending on where they are they were how they fit they actually have dirt they're mounded up a little bit to increase the elevation.

Clay Fry: Right... Suisun floods and you have to raise the floor elevation of the homes to avoid that and so everybody on Lotz Way across weighs up a little bit and everybody on Lotz way in the new development will be up a little bit to match that...cause.

Karen Barca: Right, cause you have that big mound of dirt right now as part of the lot and so...

Clay Fry: Yea.. that's just... they're storing dirt there for the moment that will be used to establish the finished grades for all the homes so don't all...

Karen Barca: So how high will the finish grade be before the homes are built on them?

Clay Fry: They'll match what's pretty much across the street cause that's required by The City of Suisun. So it'll be like that high and slope up just like this.

Karen Barca: Okay but if the elevation of the existing homes is only 7 ft and you're supposed to be at 10 how do you achieve that additional 3 feet of elevation?

Clay Fry: You're throwing out numbers that I'm unfamiliar with...

Karen Barca: Well I talked to the city planner and he told me that the new elevation requirement is 10 ft versus our homes which were like 7 ft.

Clay Fry: I will need to confer with our civil engineer and surveyor to see if that set of facts is what we're working with. Camran are you familiar with what the finish floor is...cause this lady's throwing up some numbers that I'm not familiar with.

Camran Nojoomi: The finished floor per... flood regulation needs to be at about 10 feet and I'm not quite sure that Victorian Harbor is at 7. I think it should be higher.

Karen Barca: No it's not. It's not. I have my elevation certificate and it's not higher than 7. I talked to the city planner, that's where I got those numbers from.

Camran Nojoomi: Laws have changed.

Karen Barca: I just talked to him about a month ago so I don't think the laws have changed in a month.

Camran Nojoomi: But the new law, the requirement is on us.
This project is 10 feet not by choice but by law.

Karen Barca: Right that's what I'm saying but it's so how high do you have to build the dirt up... the base... to before you start actually constructing. How high does that dirt have to be?

Camran Nojoomi: I think it's about a couple of feet.

Karen Barca: Okay.

Clay Fry: Let me, let me dig up while we're talking. If everyone can just give me a second let me go dig up the survey... hang on one second.

So the Finish floors will be at approximately 10.0 the existing Street and sidewalk is in curve is around 6 the existing... hang on one sec. Give me a minute...

The existing so this will... I'm going to bring up a cut from the bike lane again... so i'm going to stop sharing the video there and I'm going to bring up this cut so this is Lotz Way right here, can you guys see that?

this is the new bike lane this is the new landscape buffer that goes up to the proposed finish so there's 8... 11 there's almost twenty feet from the back of the bike lane and almost 30 feet from the existing curb that's out there. It slopes up like that so if you go out there and that little curb sits out there today and this is asphalt at the moment and then the existing site does that this is the property line so there's a landscape buffer of 20 ft is a mention 10 ft of the proposed bike lane.

This is where all the Trees and Landscaping will be so it's a pretty gentle one-in-four slope up to a home that is a couple feet less than whats allowed by Planning and Zoning code.

Karen Barca: So I guess is the on the very... to the right side of that diagram where it has 11.00 FFE is that the finished floor elevation.

Clay Fry: Yes.

Karen Barca: So my question is... if these are three-story units and they are setup on 11 ft does that still give them a total height of 33 ft. 3 in. or is that...

Clay Fry: So you measure from here...

Karen Barca: Right so you're measuring

So basically it's almost like another story of elevation on top of the three stories of the unit.

Clay Fry: When you're in... No it's not another story you're going from basically 7 ft to 11 ft so that's 3 ft.

Karen Barca: Okay. So another almost half story.

Clay Fry: Well it's like ... the houses across the street are set up on a little porch. These aren't. So it's the same concept just flood elevations keep rising cause of sea level rise and BCDC requirements and climate change. And so when you... when you're in a floodplain you measure from the height of the flood plain, that the city sets you don't measure from the street.

Karen Barca: Correct. So flood insurance will be required for these units height?

Clay Fry: It shouldn't because we are setting above the height. We are setting per current flood plain requirements. But if somebody changes all the data next week then everything will change. But at the moment we believe we're...well we don't believe. At the moment we know we're designing to current zoning and planning standards and floodplain standards we're setting the floors accordingly and I've been working with the city of Suisun to do that. Those are great questions.

Karen Barca: Yeah so because of... the... I used to be in construction...so because of the higher elevation that you're building these at...off the ... you know elevated from the floodplain. Even though they are in an AE Zone... Adverse Events Zone you will not... they will not be required to have flood Insurance where the houses right across the street if they still have mortgage on them, will be required.

Clay Fry: I can't speak to houses across the street. I don't have any information

Karen Barca: Well I have to have flood insurance... and you know I'm just a couple blocks down which is frustrating... sorry which is frustrating because the chances of a flood are very slim at this point but yet you know I'm paying like \$1,200 like it's a thousand dollars a year additional for flood insurance on top of homeowners insurance and the only way to get out of that is to have no mortgage.

Clay Fry: I understand...

Karen Barca: I know that's not your issue... that's not your problem.

Clay Fry: I do housing in flood plains...I totally understand your frustration as flood lines move up and down and things change. It's a very frustrating exercise.

Karen Barca: Yeah it is because there are other areas like Sonoma County where they have regular flooding almost every year but yet those places don't require flood insurance. And the once in a 100-year chance in Victorian Harbor somehow still does so... Anyways thank you for answering the questions about the elevation.

Clay Fry: You're quite welcome! Thank you for bringing them up.

I want to make sure that I scroll back through the questions.

Hi, would like to find out if the front yard area maintained by the assessment district? I think we answered that one Vicharbor, raise your hand or send me another message if I missed it.

Will the bike lane improvements from Karen Barca to everyone will the bike lane improvements be only in front of the Lotz residence or continue down Marina Boulevard? This project will only be improving the property directly in front of itself, the city's goal is that the people to the east will do theirs when those projects go. we've been working with the city to make sure that we do ours so that it'll all mesh together and ultimately tie in further east and north hopefully that answers that question feel free to send another one if you have another question.

...Thank you for your answers... are the homes zero lot lines on one side short answer is no we have a 4-foot setback on one side and a 6 ft 6 setback on the other side to allow windows and space between the homes so the way we've set up the home so there's one sided 6 ft the other size has 4ft plus there's 10 ft between the two with fence between the two

Are the carriage homes the separate fully functioning unit with a kitchen and bathroom?
They are set up that way, that is correct they do have the little one bedroom homes the drawings are on the city's website you're more than welcome to go in and look at them Kiran our assistant project manager is collecting emails so if you send an email or question Camran and I will get those answered for you.

That's the last question I have, if anybody... we're at 7:12pm

Hi Mike and Pat you're certainly welcome to turn your microphone back on and ask another question

Pat Matteson: We have multiple questions...

Clay Fry: I'm having a very difficult time hearing you.

Pat Matteson: Ok so well so we have some unanswered questions... [inaudible sound]

Mike Ziess: The unanswered questions... How will the amount of LLD assessment compare to the assessment for Vic Harbor?

Clay Fry: So Mike and Pat, your audios are very difficult at the moment which is fine. I would appreciate it if you would create an email and send it to Kiran and we will get your questions answered for you because you're cutting in and out.

Pat Matteson: How about writing in the chat...will that work?

Clay Fry: You can do it that way too.

Camran Nojoomi: The question that I heard was about homeowner's association. There is no homeowners association, CC&Rs will be written and will be submitted to the city. City will be in charge of enforcing CC&RS as it's the model throughout the city. Now if you're saying CC&Rs not being enforced... is that the question?

Mike Ziess: I said the city has made it clear in the past that they are not legally responsible for enforcing CC&Rs...so without an HOA I don't think anybody's going to enforce them.

Camran Nojoomi: I don't know ... I'm not quite sure where you go I mean that's... I disagree with that but...

Mike Ziess: As it may be, but that's what City Officials have told us. Okay and the last question that is already in the chat is: How does the amount of LLD assessment compare to the assessment for neighboring Vic Harbor?

Camran Nojoomi: We will launch the formation of the assessment district and the civil engineer will determine what the assessment should be. We haven't done that yet.

Karen Barca: What will be the price, the anticipated price of these homes?

Camran Nojoomi: It's very difficult to say today as I'm sitting here the construction costs keeps going higher and higher and I really wish I could tell you what they're going to be... commensurate with construction costs.

Karen Barca: Well but I'm sure you didn't go into this project not having some idea what you would sell them for?

Camran Nojoomi: Well...anticipating something and then stating it here out loud are two different things.

Karen Barca: I understand. With interest rates rising and homes... yea I understand.

Camran Nojoomi: It's very uncertain right now. I mean to be honest with you if the prices keep going higher and higher we may reach a point of having to stop and not go forward with the project. It's very uncertain these days.

Karen Barca: Because the location is not ideal with a free... Highway off-ramp and then mobile homes behind. I mean it's not a great location so yeah you can only...

Camran Nojoomi: I can only charge so much. Yes—

Karen Barca: Otherwise people will go elsewhere where they can get a nicer ...you know location. Maybe not a brand-new house but

Camran Nojoomi: Yes, that's very true.

You know I have a long-term relationship with the city of Suisun and in I have played a major role in the past in the redevelopment of the town and quite frankly I'm doing this project because I feel it would be a significant improvement to the City as well as Victorian Harbor. It will become a nice transition between Harbor Park... Victorian Harbor to the

mobile home park behind it. But yes I do have considered... I do understand those are the disadvantages of this location which will ultimately push the price down and now we're facing increasing construction costs. I'm hoping that's at the end of the day we will be upside right

Karen Barca: I mean... I welcome it as an improvement.

I moved to Suisun seven years ago seen the potential. I think it's just starting to get on the ball when it comes to development and redevelopment and actually wish they had have done more especially in the downtown I see there is so much potential there So I hope it is successful and I hope you get a great price because that will only help our prices.

Camran Nojoomi: Yes I'm committed to make it successful and I believe what we have...the product that we are offering.

One of the advantages of this project is that it does have an additional dwelling unit on top of the garage and these are some of the amenities that probably you don't find it and other products that might compete with this one.

Karen Barca: Yeah that's right it makes it very unique and I think much more desirable so It definitely will improve the neighborhood. I think those of us in the neighborhood we just want the same consideration for things like maintenance and things that originally were given when our project was built and now has just Fallen by the wayside so you know I don't see that the City does a good job at enforcing CC&Rs and some basic things like weeds and yards and you know RVs Parked in alleyways, cars parked in alleyways so much that the

tires are gone flat and they've got spider webs growing on the wheels. I hope they do a good job with you know this project that you're developing.

Camran Nojoomi: The CC&Rs are enforceable by the City the same way that zoning is.

Clay Fry: So we've gotten a few more questions that i'm happy to answer.

I'm concerned about the light fixtures which throw white upward?

The fixtures we're showing are shielded and don't do that part of code is dark sky...so you're not allowed to throw light fixtures up, in the drawings that I've provided don't do that, they are opaque on top, that's how they're designed.

The bioretention and self-retaining areas are acquired under California state law now to process stormwater before it makes it into the system so you have to have the self-retaining areas. We have a large one on the Eastern Edge.

The life span of these homes given sea level predict rise predictions... The prediction is that sea level rise will hit 10 in 100 years so these homes are set for that. BCDC, you can go on to their website and see what they are not predicting these days. The problem with sea level rises is that cities need to protect their cities and at the moment there's not a plan to raise sea walls all the way around Suisun, that I know of. I'm doing two projects with the BCDC that are dealing with sea level rise the grades people are chasing or between 10 and 14 depending on which predictions you look at and how long But ultimately each City will end up having a responsibility to respond to their seawalls such as the Lagoon these projects this project is being designed to current requirements.

The facades do not reflect the big homes across the street and monotonous Wall, please make them more Victorian-ey. I believe that is a subjective design comment and you know we all have our aesthetic opinions, right?

Camran Nojoomi: I would like to add something to that Clay. So far as I've been involved with the City the idea has been to be true to the turn of the century design and some of it is Victorian and then some other than Harbor Park is Craftsman and what you have created there ... it will fit in the overall architecture of the town as you said it's a very subjective matter.

Clay Fry: I don't take that comment lightly but I also you know I have buildings that I've done that are on the national register of Historic Places. and I've done work with the state architect and I've done projects that are historic and renovated them and the idea here was to draw from elements that exist along Lotz and create something that didn't copy Lotz way because under the Secretary of interior's guidelines you're not supposed to fake it you're supposed to draw from it and try and compliment it and so most of the pieces in this project are stolen from the houses across the way now granted these are three-story those are two these are tall and narrow those are short and fat. But the idea was to create something that played off of it and didn't copy it.

And of course the Marketplace wants something a little bit bigger with a little more bells and whistles than what exists across the street. So when you're trying to deliver a product to society that provides a nice single-family home for somebody, provides potential rental income cause you could do the apartment out back and provides a home office which is what front floors design to do. You're designing to the Covid Era, you're not designing to 1950s so you try to create something for the marketplace that splits the baby so to speak. Cameron was very supportive in that exercise and I think that you probably will be pleasantly surprised should all this show up. There's no guarantees in the marketplace right. There's porches there's doors there's patios there's eyes on the street there's nice landscape

buffer there's a new bike path there's a new park it's doing quite a bit for the community. It might be a little taller...a little bit different they want people wants but there's a lot of community benefit to this other than just 16 homes.

It's not often you get to work for the project sponsor that says do 16 things not 38 things it's not often that you have a project sponsor that decides to put a public park in the middle of their project it's not often that they take city property and create a new alley for them because that's what he's doing.

I have done quite a few projects over my gray-haired career and he's trying to do something special to infill this neighborhood. A pocket park is a nice thing as somebody pointed out a couple units are trying to close to Civic Center. Those will be tough, the ones next to the park will be really nice. If you buy one of these, you have automatic ADU rental income. It's good stuff here. I understand change is hard and taller buildings are difficult.

Camran Nojoomi: A lot of people's children are coming home and staying home these days.

Clay Fry: Front doors facing Lotz it looks like patio French doors. Good question Fandango, we purposely did not put the front door's along Lotz. We purposely put them on the side in the back so it's not to cut up Lots way with bunch of stairways and a bunch of stuff so we wanted a very...

Cameron was very adamant about this.

I want a very nice bike path. I want a very nice pathway. I want a very nice landscape strip along Lotz and all the guests will go into the alley but Park back there they'll come through the walkway so we purposely did not cut up Lotz Way with a bunch of concrete and front steps. We wanted a very nice landscape buffer between all of these homes and the sidewalk so we consciously made people go around back.

... would be an improvement to our neighborhood..thank you for listening ...

You know I love these meetings where you get pushback, you get comments and get challenges. You know Kiran, Camran and I have been working on this for a while trying to deliver something that we hoped most of you would like that you would hear what we have to say and why we didn't things with the way we did what are you free with them or not that's the beauty of our environment right we have our opinion.

I like the little cottages off the alley in the back. I like the verticality of the unit along Lotz.

That's what Victorians essentially are, I mean that's what skinny tall vertical things are.

Whether you like the way they look or not, I think that's subjective. It's in pieces from the neighborhood into these things that can wind our way through the process.

Oh, somebody asked about paint.

So oddly enough if your paint is Southwest if it faces North or East I don't care what paint is southern and western sunl fight off your house in 5 years or less Kelly-Moore

Sherwin-Williams, Behr. I don't care it won't last the sun destroys it.

but Camran has in house construction and we pay very close attention to quality materials.

Hopefully I won't fry off in less than 5 years.

I'm sorry if yours is going in less than 5.

I'm happy to stay here and answer any more questions. Did I miss something?

Karen Barca: I have a question, is the city having you pay any developer fees for the roads in around the area with all the construction coming and going on Lotz are you going to repaving up section of Lotz way when you're done with the project or contributing towards that somehow with some developer assessment or fees?

Clay Fry: My understanding Camran, right is we have all the standard development fees that you're required to pay for project of this size. We will be overlaying Lotz and Alder and doing new sidewalks, right?

Camran Nojoomi: Yes. With the developer fees, they are also requiring us to repave.

Clay Fry: So the short answer to your question would be yes.

Karen Barca: Oh okay so you are going to repave or resurface the portion of Lotz in front of the project not all the way across.

Camran Nojoomi: Correct.

Clay Fry: To the centerline, I believe not all the way across.

Camran Nojoomi: I believe you're right.

Clay Fry: I'd have to look at it.. So again that question you could look ...

Karen Barca: I mean...construction trucks and such will be driving on both sides of Lotz Way not one half.

Clay Fry: Most of the construction will be served from the back so when you develop a project if you damage the street. The city has the right to ask you to repair it. So all the water lines are... all the water lines...

So the waterline is on the far side of Lotz Way so all of that'll have to be patched and slurry coated so that was actually a comment Jim Bermudez the head of your planning department and he's writing and condition of approval that ultimately when the first meeting is talking to you all about the project the next meeting as we end up in front of Design Review, Planning Commission, that path. And the conditions of approval get maintained or get written by Jim Bermudez and will be reviewed by the public so you should follow along on the city website to make sure that the paving condition is written to your satisfaction. Cause this meeting doesn't decide anything it's simply to have the neighborhood and ourselves understand where we both are so to speak but as far as I can tell the water line goes almost to the far side of Lotz so which means there's a bunch of cuts cause you got to cut 16 times. It will all get repaved, would be your short answer.

Karen Barca: That's good to know. Thank you.

Clay Fry: Well I can't guarantee it but if i'm looking at the drawing. I'm betting this is what occurs.

..pulling up to the comments likes just having front yard maintained by the maintenance District?

So the front yard on public this part of the maintenance district on the private property is the homeowners and that's private property they get to do what they want.

concerned that it won't be maintained up for several years since won't be walking through it you know it seems like most of the people in the neck play spend some time driving around there take pretty good care of their front yards seems like pure pressure would cause people across the street to do the same hopefully that's the case but we all know that people call not

everybody can keep up with the Joneses so to speak that is private property and it's up to them to take care of their own property.

The suggestion that the city LLD should maintain the front yards when people come and go only to the back of the house attention and bad no maintenance again it's private property and the fact that the ADUs are rentals...

There's no guarantee that the ADU will be rental. I don't think we're permitting them as ADUs, there's simply of one flat in the back it.

Your mom may live there. Maybe a home office you under remember state law correctly if I bought this house I live in one of the two structures I can't rent from both so a homeowner will be in one of the two things.

But you can look at senate bills and make your own judgment on that but should be maintained by the city again private Landscaping is private so that be like telling the people across the street that their front yards are not there's.

I don't really understand how to force that on a private homeowner... Camran thoughts on that one?

Camran Nojoomi: again the cities are in charge of maintaining districts in as well as enforcing CC&Rs and I think you would have a lot more leeway with the city and homeowners.

Clay Fry: So I do know in my town if my neighbors aren't taking care of their properties there actually is a code enforcement in abatement simply report them to the city and hopefully the city does things in my town they will cause. I know people that report people and not one of those but that's how you do it so if the private property owner has a 57 Chevy parked in the front lawn you reported to Code Enforcer and hopefully David winding down

code enforcement will do something... but asking the city to maintain that's the right course of action.

I don't have any more questions answer don't you have if you think of something we've been on for an hour and a half he's technically only supposed to go an hour but I don't I'm going to stickler for things like if you have more questions Kiran you can pull her email and send her stuff and we will get you answers there will be public hearings coming up correct Camran?

Camran Nojoomi: Supposed to yes.

Clay Fry: We go through the public process in the first step in Suisun public process is this meeting Step 2 is public hearings usually there's a couple present to your appointed officials we have been working with staff for several months with Jim Bermudez and his team you're certainly welcome to reach out to him and ask him questions then again we are available to try and get you answers if there's something that we didn't do tonight.

I would like to as I would like to thank all of you for your engagement as a next design review commissioner and one of the towns that I sat on for 10 years. Public questions are critically important challenging questions are appreciated especially like by Architects like me I like the process thank you.

I would like to think that find something that will be a benefit in an asset to your community there maybe some bells and whistles that always tends to be the case negotiations you know if you got 90% happy in my world I really like that Cameron the park to the community I liked that he is improving a city street on two sides.

Camran Nojoomi: I personally hope that like one of the participants indicated you look upon this project as a significant Improvement to the City and Lotz Way for many years for those of you who have been looking out to this vacant lot at the mobile home park. I guarantee you we can do anything worse than what it is and I can assure you you will be pleased with the end product let's just hope and pray that we can get there.

Clay Fry: Lets hope the market comes to us so we can get some more housing in Suisun.

Karen Barca: Will you be keeping the palm trees on the lot?

Camran Nojoomi: No.

Clay Fry: No.

Karen Barca: Okay are you going to sell them? They're worth some good money.

Clay Fry: Oh you're certainly totally welcome to get up and take it wherever you want...yeah that little palm trees isn't within the city's philosophy of Street trees but it would be useful to somebody.

VicHarbo1: Hi.

Camran Nojoomi: Somebody's trying to talk.

Clay Fry: Yes.

VicHarbo1: Hi, I just wanted to find out if on the form of the structures would be nice if there was maybe a little bit, had mentioned a little bit of push & pull. I just have a little bit names on the on the streets aside so anyway something to consider as mentioned earlier.

Clay Fry: So when you say push and pull what do you mean exactly?

VicHarbo1: So...send the front the front facade have it on one of the houses perhaps steps back whether it's on the entire facade or perhaps just on the third floor and then have the adjacent house be in a slightly different plane. So that you keep the same programs and scope but you have variations of the facade within a couple of feet. Just to provide some relief to the setback. So it the three-course three-story facade to side and to bring some some variety to the streetscape.

Clay Fry: Thank you for explaining what that meant now I want–

VicHarbo1: I'm an architect too.

Clay Fry: I'm with ya. I just wanted to so you know architects sometimes throw around words words sometimes don't describe the movement what's an architect you understand that I have a bay window popping out I have balconies popping out of balconies pushing in so there is quite a bit of movement to the front facade of the home, would you agree with that?

VicHarbo1: I guess it would be nice to see the streetscape 3D view I saw earlier not just in relating to their specific to the house itself but how it relates to other houses?

Clay Fry: Okay, fair enough. We will take a look at that between now and when we get in front of... are we in design review or planning review Camran? Refresh my memory what's next?

Camran Nojoomi: I would be Planning Commission.

Clay Fry: We can talk... I personally think there is quite.. a bit of movement but I understand your comment as well so we will see if there's anything we can do. I can't push forward right yards between the Carriage House in the house.

VicHarbo1: I guess it's the idea Victorian Harbor currently has makes it one story two-story i realized in the real estate everyone wants to maximize the square footage could some units be slightly smaller so that they do have a setback. There's a little more vertical and horizontal movement as we saw on the street from Victorian Harbor vertically

Clay Fry: I would encourage you to go onto the city's website and study the individual somewhere that you could make room smaller and then we can visit that we get to Planning Commission I would thank mention now considering cell definitely look at it it's not it's not as though we didn't look at it it's this is The Balancing Act solution it's whenever you design things as you well know there's trade-offs.

VicHarbo1: Yea.

Clay Fry: so there's you know how deep is the driveway how big are trucks in Suisun and how big is the garage what's the right size for the courtyard the largest bedroom and how far is this house really away from the curb and the home is almost 30 feet away from the curb line and at 30 ft tall that's a one-to-one ratio that is a pretty and then from the houses across the way it's almost what 70 ft / 80 feet away.

So if you looked at proportions of street with two home height and the way space is feel that's a very American proportion. Europe they tend to be a one to one so it'd be a 30 ft wide street with a 30 ft wide house on either side.

America tends to be much wider streets be an interesting section to cut to study to see what proportions are, so I'll take a look at that before we get in front of Planning Commission .
Thank you.

Karen Barca: will this recording be available to those who couldn't make it this evening or those who are not proficient at Zoom?

Clay Fry: I think... Kiran you will have to help me here, cause you're the organizer of all things Zoom.

Umm this recording gets submitted to the city.

Kiran Singh: The recording will be available to everybody—

Clay Fry: So you'll be able to watch it as many times as you would like.

Karen Barca: Thank you.

Mike Ziess: *Inaudible noise*

Clay Fry: I'm sorry Mike could you repeat yourself again? Please.

Karen Barca: I think will the chat also be available?

Clay Fry: I think the whole thing is recorded and transcribed so everything will end up available for you guys to value and I say I think because I don't know for sure but and Kiran just chimed in yes the chat transcript and recording will be available and we've kept you way longer than I hope to but I appreciate the inner no thank you for the time to answer all our questions and concerns anything else, everyone?

Karen Barca: No thank you for taking the time out to answer all our questions and concerns.

Clay Fry: Thank you for participating. I will log everybody off now if that's acceptable or you can log off on your own so I don't boot you out. Take care everybody, thank you for your time.

Camran Nojoomi: Thank you so much, appreciate it!

Clay Fry: I will end the meeting now.