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M E M O R A N D U M

To: West Linn Planning Commission
From: Jeffrey L. Kleinman
Date: September 2, 2015
Re: ConAm Properties, LLC – File No. DR-15-11/LLA-15-01

I. INTRODUCTION

I represent Concerned Citizens of West Linn (“CCWL”), a citizen group organized in opposition to the above proposal and for the purpose of preserving the integrity of the city’s Comprehensive Plan and Development Code. Simply stated, CCWL views this application as a second, camouflaged attempt at the applicant’s unsuccessful and withdrawn application for rezoning, in mottled sheep’s clothing. Among other things, it is by no means an “Office Business Center” under CDC Chapter 21.

II. FAILURE TO COMPLY WITH THE PROVISIONS OF CDC CHAPTER 21

We refer the members of the Planning Commission to the applicant’s August 5, 2015 Plan Set Resubmittal. We suggest starting with Sheet A1.0 at page 17 of 36 of the PDF in the city’s file. This sheet discloses tiny, useless “commercial” spaces amidst 146 parking spaces for

residential units, located on the first level of the proposed structures. The “commercial” areas are darkly shaded on this sheet. The “1’s” are residential parking spaces located on the first floor of the structures. Then, for further detail confirming the above, please see Sheet A1.1, and the architectural elevations at Sheets A3.1A, A3.1B, A3.2A and especially, Sheets A3.2B, A3.3B , A3.4B, A3.5B, A3.6B, and A3.7B. Also, for the clearest view in color of the lesion-like bogus commercial spaces, please take a look at Sheet A4.0. The supposed commercial spaces are significantly smaller than any apartment, and are not feasible of actually being used or rented for any of the commercial uses permitted in the OBC Zoning District¹. In size, they resemble ice-machine rooms one finds on every floor of most motels.

As the first floor is almost entirely devoted to enclosed parking spaces allocated to and part and parcel of the upstairs residential units, it is evident that the proposal violates the requirements of CDC 21.050:

¹Pursuant to CDC 21.030, these are as follows:

1. Business equipment sales and services.
2. Business support services.
3. Communications services.
4. Cultural exhibits and library services.
5. Family day care.
6. Financial, insurance and real estate services.
7. Hotel/motel, including those operating as extended hour businesses.
8. Medical and dental services.
9. Parking facilities.
10. Participant sports and recreation, indoor.
11. Personal services and facilities.
12. Professional and administrative services.
13. Utilities, minor.
14. Transportation facilities (Type I).

“21.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS.

The following uses are allowed in this zone under prescribed conditions:

2. Multiple-family units, as a mixed use in conjunction with commercial development, only above the first floor of the structure.”

(Emphasis added.)

In point of fact, the multi-family units (1) include and fully dominate the first floor of each apartment building, and (2) are not to be constructed or used in conjunction with anything that could be termed “commercial development.” As a result, this application must fail.

This result is entirely consistent with the purpose set out for the OBC Zoning District under CDC 21.010, which in turn assists us in interpreting the language of CDC 21.050:

“21.010 PURPOSE

The purpose of this zone is to provide for groups of business and offices in centers, to accommodate the location of intermediate uses between residential districts and areas of more intense development, to provide opportunities for employment and for business and professional services in close proximity to residential neighborhoods and major transportation facilities, to expand the City’s economic potential, to provide a range of compatible and supportive uses, and to locate office employment where it can support other commercial uses. The trade area will vary and may extend outside the community. This zone is intended to implement the policies and criteria set forth in the Comprehensive Plan.”

On the other hand, the application before you absolutely contravenes and defeats the above purpose.

Finally, the applicant has persuaded staff that its application must nonetheless be approved under the “needed housing” language of ORS 197.307. To the extent that ORS 197.307 may be deemed to be applicable here, the city’s standards are in fact clear and objective and compel denial of this application. They cannot support a contrary result.

III. FAILURE TO COMPLY WITH THE PROVISIONS OF BDC 55.100

CDC 5.100.B(6)(I) requires that at least a four-foot wide pedestrian accessway be maintained pursuant to BDC Chapter 53. Proposed Finding 27 states that the above standard is subjective because it requires the exercise of discretion, and cannot be applied to an application for “needed housing.” However, this requirement is absolutely objective, and the applicant must prove compliance with it.

BDC 55.100.B(7)(b) plainly requires multi-family projects “to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project,” not indoors in garages. This too is a clear and objective requirement, and the applicant must show compliance with it even if this proposal provides for needed housing. Proposed Finding 29 erroneously states the opposite.

BDC 55.100.J requires that tenants be provided with measures for “crime prevention and safety/defensible space.” Eight specific requirements are spelled out. Proposed Finding 57 repeats the supposition that the criteria in question are not clear and objective, and cannot be applied to an application for needed housing. On the contrary, the eight listed criteria are in fact clear and objective. Moreover, why should the city forego the required provisions for crime prevention and for safety and defensible space only when the future residents will be occupants of needed housing? Aren’t occupants of needed housing entitled to at least the same protections as everyone else? We would certainly hope so.

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IV. FAILURE TO COMPLY WITH THE REQUIREMENTS OF BDC 99.038.E(6), IN A MANNER WHICH HAS PREJUDICED THE SUBSTANTIAL RIGHTS OF NEIGHBORS

BDC 99.038 establishes the city's requirements for applicant participation in neighborhood meetings. BDC 99.038.E6 provides:

“6. In the event that it is discovered by staff that the aforementioned procedures of this section were not followed, or that a review of the audio tape and meeting minutes show the applicant has made a material misrepresentation of the project at the neighborhood meeting, the application shall be deemed incomplete until the applicant demonstrates compliance with this section.”

(Emphasis added.)

Perhaps the most significant aspect of this application—and the one which would cause the greatest adverse impact upon the surrounding community—is the proposed alteration of traffic patterns in the area through installation of a median and elimination of the left hand turn from Tannler onto Blankenship. The result would be to divert traffic flows onto nearby residential streets, creating congestion and major safety issues. However, this change in existing traffic patterns was not disclosed at the neighborhood meetings conducted by the applicant, and the community had no opportunity to present input on this issue.

This in turn defeats the purpose of neighborhood contact as set out in BDC 99.038.A:

“A. Purpose. The purpose of neighborhood contact is to identify potential issues or conflicts regarding a proposed application so that they may be addressed prior to filing. This contact is intended to result in a better application and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands, or denials. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighborhood association to work with the applicant to provide such input.”

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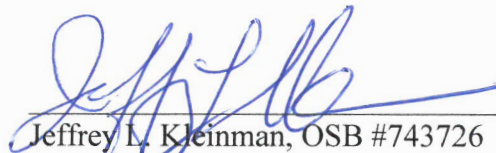
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As the applicant did not discuss the above change with the neighborhood, the applicant did not have the benefit of hearing the concerns which have now arisen at the public hearing stage, and has failed to “take the reasonable concerns and recommendations of the neighborhood into consideration when preparing” its application. This has in turn prejudiced the substantial rights of affected neighbors to timely participation in the application process. Accordingly, under BDC 99.038.A, this application must be denied as incomplete.

V. CONCLUSION

For all the above reasons, the applicant has not met its burden of proof herein. This application must be denied.

Respectfully submitted,



Jeffrey L. Kleinman, OSB #743726
Attorney for Concerned Citizens of West Linn

Good evening Commissioners,

My name is Ed Schwarz and I live in West Linn.

First, per ORS 197.763(6)(a), I request that the record of this meeting be kept open for an additional 14 days to allow for the presentation additional written evidence, arguments or testimony. *of*

Now I would like to address three reasons why this application should be denied or at least be deemed incomplete.

First, during the ConAm presentation to the Savanna Oaks Neighborhood Association (SONA), Rob Morgan of ConAm was repeatedly asked about traffic concerns and especially the ability to retain the left turn from Tannler onto Blankenship. Mr. Morgan stated that their Traffic Impact Analysis (TIA) was not yet complete but would be available once it was submitted to the city. He did show a map of the property which included the intersection of Tannler and Blankenship. This map indicated that left turns would be allowed from Tannler – no Tannler left turn restriction was indicated on the map.

The NA meeting was video and audio taped and I can make it available to anyone from the city or Planning Commission who would like to confirm my statements.

When the TIA was eventually submitted by ConAm it suggested mitigating the Tannler intersection by striping Tannler with separate left-turn and right-turn lanes. No mention was made of no left turn from Tannler. The Neighborhood Association relied on this TIA in formulating its concerns about the development.

So it came as a shock to those of us from SONA when at last Wednesday's Planning Commission meeting the no left turn from Tannler was suddenly presented as the mitigation for the Tannler intersection. In addition, also introduced were the changes to the 10th Street intersection and the traffic light at Haggen's. None of these items had been mentioned before.

I believe that this amounts to a material change in this application from what was presented at our NA meeting. CDC 99.038.E.6 states that if a material misrepresentation of the project was made at the NA meeting then the

application shall be deemed incomplete. I believe that these issues certainly rise to the level of a material misrepresentation and thus the application should be deemed incomplete and returned to the applicant.

Second, the above mentioned changes to traffic mitigation along with other material changes to the application such as building height and the amount of commercial space (which has dropped from 3500 square feet as was presented in the SONA meeting to 1973 square feet now) render the application materially changed from what was originally submitted to the city. In this case, the Planning Commission can find that the application does not meet our CDC and should be denied.

Third, at last week's Planning Commission meeting Mr. Robinson, representing ConAm, stated that the application had received an approval from the fire department, TVF&R. He referred to an email from TVF&R. In actuality, the email from TVF&R was dated July 30 and was based upon an earlier version of the project. TVF&R had not yet given their opinion of the latest version of the project. Their opinion letter eventually came out two days after the Planning Commission meeting where Mr. Robinson stated that the project had their approval. I believe that Mr. Robinson knew this to be the case yet he led you to believe that TVF&R had signed off on the latest version of the project. This is a grave misrepresentation of the facts of the project. It leads me to wonder what else might not be exactly the truth in the submittals from the applicant. I believe that this misrepresentation is enough for you to deny this application.

For the reasons stated above I ask you to find that this application is incomplete or to deny this application outright.

Thank you for your time.

Ed Schwarz
West Linn

Submitted By ROBERTA SCHWARTZ

For City Planning Comm.

Country Club Apartments

Reporting District 011

Last year calls for Police:

2 assaults

1 stolen vehicle

1 arrest for a warrant

Numerous calls for disturbances: noise, music, domestic violence, family disturbance

As per Crime and Prevention Officer Van Sickle

Yelp Canyon Club Apartments

26 reviews. 16 of them gave only a one or two star out of 5 rating. 14 of those gave a one star out of 5 rating.

Complaints listed included but is not limited to the following:

Cockroaches

Fleas

Theft

Lack of Parking

Gangs

Lack of Maintenance (Including pool, Jacuzzi, washing machines, drying machines)

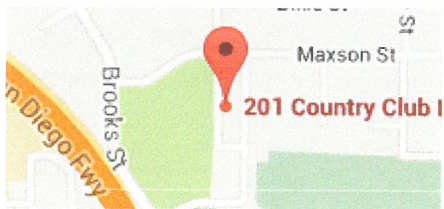
Dog feces



Image capture: Jun 2015 © 2015 Google

Oceanside, California

Street View - Jun 2015





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Home > Low Income Housing

Country Club Apartments



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Oceanside

Map data ©2015 Google

View a map of all Low Income Housing

Property Manager:

Country Club
Apartments LP

Address: 201 Country Club Ln, Oceanside, California
92054

Contact Phone

Number: (619)
677-2345

Size: 89 Low Income Units

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Country Club Apartments is located in
Oceanside, California and is owned by

Country Club Apartments LP. This Low Income Housing (LIH) project has been in service since 2009 and has a total of 89 low income units, which is slightly more than other LIH properties. All of these units are set aside with rent lower than the rent/income ceiling. If you are interested in securing housing here, call Kristine Sanchez at (619) 677-2345.

[View All Oceanside Low Income Properties](#)

Total Low-Income Units

89

Total Units

91

Unit Type	Number of Units
Studio Apartments	11
1 Bedroom	57
2 Bedrooms	22
3 Bedrooms	0
4 Bedrooms	0

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✓ Contact Information

Management Details

Property Manager Country Club Apartments LP

Company Address San Diego, California

Contact Name Kristine Sanchez

Contact Phone Number (619) 677-2345

Non-Profit Sponsor Yes

Property Address

Address 201 Country Club Ln
Oceanside, California
92054

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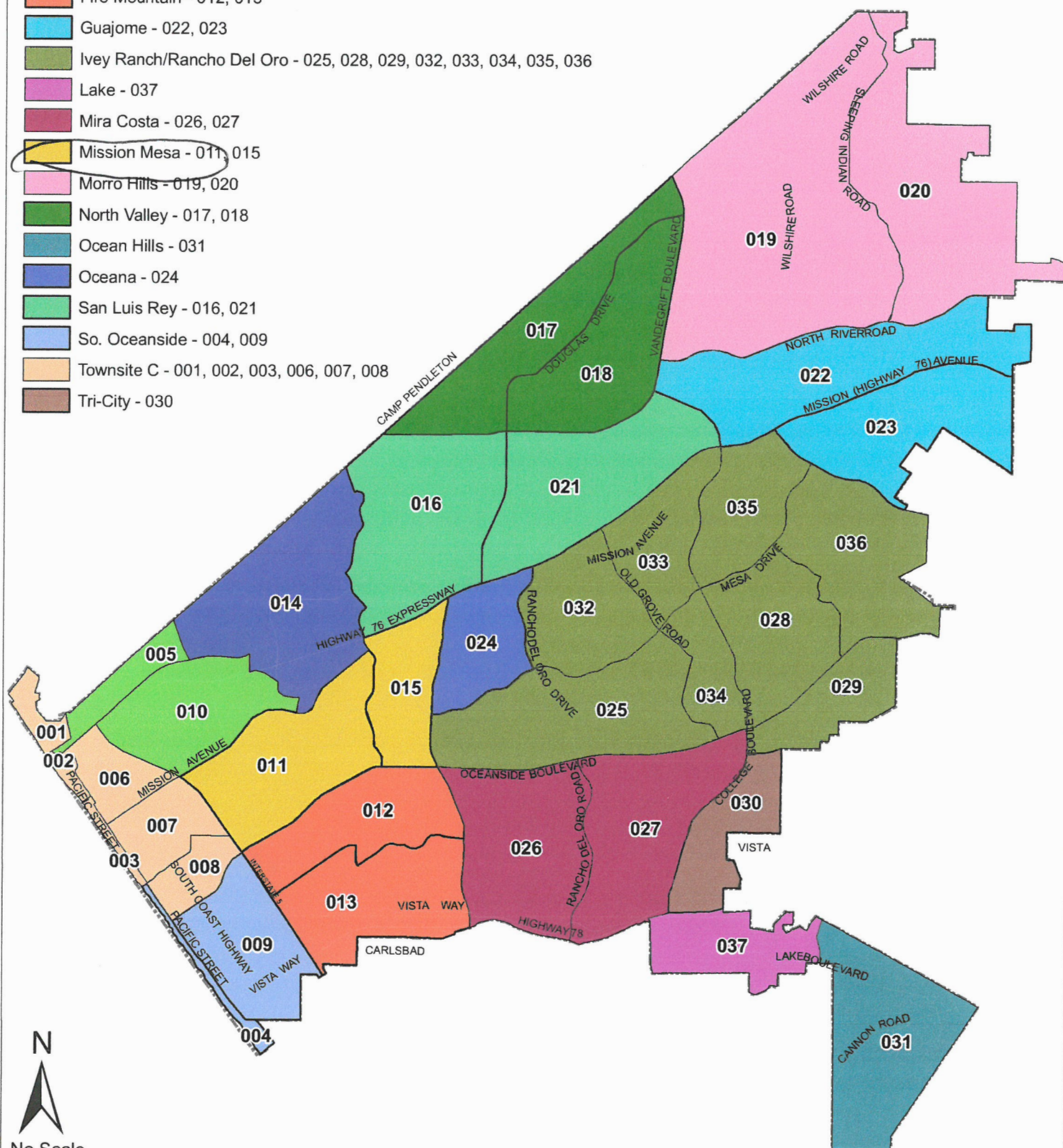
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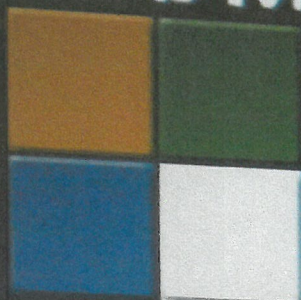
Low Income Properties in Oceanside, California

Oceanside Neighborhood/District Map

Neighborhood, Reporting District

- Airport - 014
- East Side/Capistrano - 005, 010
- Fire Mountain - 012, 013
- Guajome - 022, 023
- Ivey Ranch/Rancho Del Oro - 025, 028, 029, 032, 033, 034, 035, 036
- Lake - 037
- Mira Costa - 026, 027
- Mission Mesa - 011, 015
- Morro Hills - 019, 020
- North Valley - 017, 018
- Ocean Hills - 031
- Oceana - 024
- San Luis Rey - 016, 021
- So. Oceanside - 004, 009
- Townsite C - 001, 002, 003, 006, 007, 008
- Tri-City - 030





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Sort By: [Geographical Area](#) | [Property Name](#) | [City](#) | [Zip](#)

Apartment Name	Address	Contact Info	Website
15th Avenue Cooperative	444 W. 15th Avenue Escondido, CA 92025	Phone: (760) 737-7692 Fax: (760) 737-7015	No
900 F Street	900 F Street San Diego, CA 92101	Phone: (619) 233-4787 Fax: (619) 233-4907	Yes
Alabama Manor	3836 Alabama Street San Diego, CA 92104	Phone: (619) 955-8075 Fax: (619) 955-8725	No
Alvista on Baltimore	5401 Baltimore Drive La Mesa, CA 91942	Phone: (619) 466-9966 Fax: (619) 337-1510	Yes
	251 Autumn Drive	Phone: (760) 471-5001	No

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Alabama Manor	3836 Alabama Street San Diego, CA 92104	Phone: (619) 955-8075 Fax: (619) 955-8725	No
Alvista on Baltimore	5401 Baltimore Drive La Mesa, CA 91942	Phone: (619) 466-9966 Fax: (619) 337-1510	Yes
Autumn Terrace	251 Autumn Drive	Phone: (760) 471-5001	No

Brawley Family	1690 C Street Brawley, CA 92227	Phone: 760-351-104 Fax: 760-351-1061
Brawley Gardens	221 Best Road Brawley, CA 92227	Phone: 760-351-0106 Fax: 760-351-0107
Buena Vida	30824 La Miranda Rancho Santa Margarita, CA 92688	Phone: (949) 459-7400 Fax: (949) 459-7600
Calexico Family	2301 Andrade Avenue Calexico, CA 92231	Phone: 760-768-1481 Fax: 760-768-8482
Camden Park	525 E Camden Avenue El Cajon, CA 92020	Phone: (619) 442-5700 Fax: (619) 442-4346
Canyon Run	1365 E Broadway El Cajon, CA 92021	Phone: (619) 441-0511 Fax: (619) 441-8586
Canyon Springs	2000 E Main Street El Cajon, CA 92021	Phone: (619) 447-1099 Fax: (619) 401-2395
Canyonwood	1830 Upas Street #9 San Diego, CA 92103	Phone: (619) 501-2838 Fax: (619) 358-9951
Casa De La Mesa	5575 Shasta Lane La Mesa, CA 91942	Phone: (619) 460-9007 Fax: (619) 460-9932

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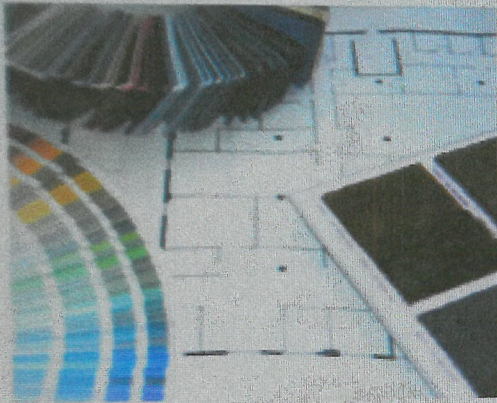
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ConAm's full-service in-house investment management, finance, accounting, construction and property management capabilities uniquely position us to better control a project's 'destiny' from concept to completion. With numerous successes to its credit, the ConAm team has repeatedly demonstrated the ability to identify, plan and implement effective renovation programs.

With more than three decades of solid construction and real estate management experience, we know what makes a good apartment community, and we know what works best for both owners and residents.

Every project is undertaken with one simple goal in mind: creating real, long-term asset value for our clients.

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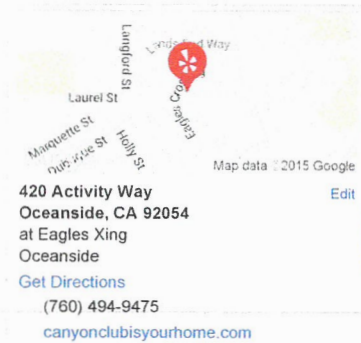
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Canyon Club Apartments



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Start your review of Canyon Club Apartments.

Select your rating.



Melissa R.
Oceanside, CA
10 friends
2 reviews



8/31/2015 • Updated review

To follow up on my last review from 5 months ago. I must say we have been very happy The only complaint I have is that it took sooooo long to finish the gym it is finally finished 2 years later I might add. They have this all stone and marble building at a botanical in catalina that took 1 year to build and the stones were shipped in by a boat to funny it took 2 years to build a 900 Sq foot building but at least it's done. The biggest plus living here is the awesome manager Trevor. You can tell he loves his job. Every complaint we have he addresses immediately. He also said that if there is a rent increase that he would make sure it would be as low as he could, considering all of our obstacles we had to endure. They are doing a lot of renovating so it is kinda annoying but at least it will look nice when it is done. I give a 5 star because of Trevor. If he wasn't the manager I would give a 2 star.



4/17/2015 • Previous review

We wrote a long letter explaining our complaints to the manager of the apartment complex before we... [Read more](#)

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Thu	9:00 am - 6:00 pm
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Lindsey B.
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3 reviews

10/5/2014 • Previous review

Update they did resurface my counter tops. I am very pleased about that, but the gym and fire pit... [Read more](#)

2/18/2014 • Previous review

I tried to give more stars but couldn't do it on my devise. Would have given 3 stars. I am overall... [Read more](#)



Comment from Max W. of Canyon Club Apartments
Business Customer Service

11/4/2014 • Thank you for updating your review Melissa. We are always working to improve community, and we value... [Read more](#)



Vincent C.
Bonsall, CA
274 friends
449 reviews
Elite '15

7/4/2015

9 check-ins

I actually lived here for about a year and I didn't have any issues with the management. They have a decent laundry facility, a pretty big pool and a gym. The complex is very big and you could probably get lost if you don't know where you're going. There are a lot of Marines who leave here and because of that I feel safe because usually Marines don't want any trouble. At the same time if something does go down usually a Marine is quick to step in and help. This complex even has a nice size dog park, a really big running/walking trail and a jacuzzi. Is this spot perfect? No but it's close to the 5, the 76 and Posole. Living next to Posole isn't that bad as long as you mind your business.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

7/30/2015 • Thanks so much for the review. We're glad to hear that our staff was on top of things and that you... [Read more](#)



Brandon P.
Oceanside, CA
0 friends
5 reviews

8/17/2015

As you can see by other reviews, this place is a joke. I tried renting a 2 bed 2 bath apartment at Canyon Club recently, and what should have been a fairly simple process turned into a nightmare! Long story short the management is horrible, and i later found out that a couple other people I know had lived there and said it was terrible. Also I noticed there's no parking except for the one space they assign you, and it's next to one of the worst neighborhoods in Southern California, literally.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

8/20/2015 • Thanks for your feedback Brandon. We are sorry you didn't get a chance to experience more of the... [Read more](#)



Julie L.
Philadelphia, PA
0 friends
1 review

7/27/2015

We've lived her for two weeks and so far everything has been easy and has met our expectations. The management staff have been professional, politely answered all of our questions, and followed up well.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

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Apartments That Allow Large Dogs
Oceanside

7/30/2015 · Thanks for taking a moment to leave a review about us. We're so happy to read that your needs are... [Read more](#)



Tammy V.
Oceanside, CA
0 friends
7 reviews



6/6/2015

I moved back and regret it. By law the leasing office is required to issue a written letter when adding any kind of increase, even if it was error on there behalf. No tenant should have have to call the office and be surprise. Never the less have a leasing consultant be very rude when you address the issue on hand. I'm a leasing consultant and know the rules, regulations and laws. The staff should get more customer service training. I'm still waiting for the Manager to contact me.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

6/18/2015 · Thank you for sharing your concerns with us Tammy. We are so sorry you feel this way about being... [Read more](#)



Anthony S.
Oceanside, San Diego, CA
150 friends
151 reviews
Elite '15



1/11/2015

1 check-in

Live here only if it's your last resort or if you enjoy gangs, getting your car broken into, and no parking.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

1/27/2015 · Thank you for your review. We take feedback from our residents very seriously and hope that you will... [Read more](#)



Nicholas L.
Jackson, NJ
0 friends
3 reviews



6/22/2015

I'd like to go in the pool! Maybe they should have fixed it in the winter. I don't feel we should have to pay for premium amenities that you advertise while you're in the process of making them premium.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

7/8/2015 · Thank you for your feedback Nicholas. We're so sorry, and are working to correct that issue right... [Read more](#)



Kristina I.
Oceanside, CA
8 friends
53 reviews



11/3/2014

Lived here for over a yr and absolutely would not recommend this place. A friend lives in an apt on the property and hates the place just as much.

Pros:

Nice size apts/ 2 bedroom layout is perfect

Pool is nice.

Parking isnt horrible but We had three carports that we paid extra for... if anyone were to come over that day we made sure to keep the car ports open for them and wed park on the streets to guarantee a spot for our guest. This is a "pro" bc many apts have worse parking situations...

Cons:

Jacuzzi is broken every other week it seems like and it takes a week (minimum) to get it fixed.

Laundry facilities are always busy

The staff is horrible. Super friendly until you sign the lease. It is not uncommon to be put on hold for extended periods of time or promises to call you back but never do. It takes being totally rude to get anyone to answer questions or help you.

Kids constantly running around unsupervised loudly.

Dog poop everywhere!!! Possibly bc the bag holders are normally empty? Or bc people are lazy?? Idk 50/50 but the dog poop and dogs constantly barking 24/7 is awful.... I currently live in a dog friendly apt complex and don't have any issues.

Oh and the neighborhood isn't safe. Google related crimes/safety

Good luck!



Comment from Max W. of Canyon Club Apartments
Business Customer Service

11/26/2014 · Thanks so much for your review Kristina. We're sad to see these comments, as we strive to provide a... [Read more](#)

Victoria M.
Oceanside, CA

0 friends
10 reviews



7/4/2015

I absolutely HATED living here. When we first walked into the apartment, all the windows were open, so nothing smelled bad, but after we moved in, that all changed. Our first day in, all the windows were closed and the apartment smelled like dog piss. They only wanted to change the pad under the carpet, and not the actual carpet, so we lived in a piss smelling apartment for 9 months. They even told us that the people before had a big dog, but that the dog moved out months before the tenant, so they were in denial that the carpets had dog piss in them (despite the fact that one of the girls upfront admitted that she had smelled the carpet and it also smelled like dog piss to her). What's the point of paying for doggy rent and deposit when they don't even use the money to change the pissed on carpets OR clean the apartment complex of all the dog poop. When you move in they promise there is security, but there really isn't. There are signs everywhere about being fined for not picking up your poop, but I can't tell you how many times I witness the same entitled people, every single morning, allowing their large, noisy dogs to poop on the grass and then the owner just walking away. You also need to be very careful when just walking on the paths because there is dog poop all over them.

Back to the security being non-existent, we had our motorcycle garage broken into while living there, as well. The garages are locked by just some pathetic twist knob door handle, so it was easily pried into. Police were called and front office told. It took a good couple days before they finally installed a better lock on our the garage door.

Parking: don't count on ever being able to park. When we first moved in, it wasn't too bad trying to find parking, but now it's near impossible. They recently added in more motorcycle garages, but they had to convert a whole section of parking in order to do it. So good luck trying to park if you get home after 3pm. And on top of that, good luck getting to park in your paid, covered spot. We've had people park in our spot for days on in, and despite us complaining to the front several times, they still refused to tow them.

The hot tub is a disgusting mess. We used to go only at night time, so we never truly saw how nasty it was until we went once during the day time. We were both so disgusted, that we never went back into the hot tub again. There was a nasty top layer of bugs, cigarette butts, and some weird, filmy, substance. The ground looked and felt like it was covered in dirt.

I never truly felt comfortable in the ghetto gym. Out of all the machines in the room, only 3 worked and as a result, I've had uncomfortable encounters in there. Twice, while on

the treadmill. I had two different men become visibly upset that I was taking so long (wasn't even on there for an hour yet). Both men, on the two different occasions, started cussing, yelling and stormed out. I started bringing a knife and pepper spray with me the gym. The pool area is so easy to get into, that I've had several people (whom did NOT live in the complex) come into the gym, while I'm mid working out, ask if they could borrow my keys so they could get out. Remember, this apartment complex is supposed to have security always roaming around, but for some reason they're simply never around, especially when you need them.

I can go on and on, but this place is simply a joke. It's overpriced and ghetto. There are constantly homeless people walking around. And people digging through the trash all night long. The complex is located in a very ghetto neighborhood, and it shows. I also see new faces, and rarely old, because of the high turnover rate.

Please, please, avoid this place like the plague.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

7/30/2015 · Thanks for the review Victoria. We very sorry to hear that your didn't have a good experience here.... [Read more](#)

Dana Shea L.
Oceanside, CA
0 friends
1 review



6/10/2015

I have lived here for 9 months, & at first I was fairly happy with the experience. Than near the new year, it all went down hill. The management is a JOKE. They never answer their phones, or call you back. They constantly brush you off & make you feel UNNOTICED & UNIMPORTANT. Every time you walk in the office, they are sitting on their butts. & take quite awhile to acknowledge your existence. They're constantly doing "work" on landscaping, or re-doing some sort of construction. They advertise that if you refer someone to the apartment you get \$350 off your rent for a month; well we referred two people making it \$700, they kept delaying taking it off our rent for 4 months! Than finally when we agreed on a month to do it, they kept texting & posting notices on our FRONT DOOR saying we owed \$700, even when we would call or go up there & they would say sorry & how they would take care of it. Than we got a letter in the mail saying how we had 3 days! "To pay or quit". I understand completely that mistakes happen, but how often, & how consistently can you FAIL at doing your job? Sorry, but don't even waste your time with looking here!



Comment from Max W. of Canyon Club Apartments
Business Customer Service

6/18/2015 · Thanks for your review Dana. We are very sorry for any confusion or mis-understandings. Thank you... [Read more](#)



Ale M.
Oceanside, CA
0 friends
16 reviews



9/27/2014

I use to live here for a little over a year omg the walls in these apartments are like paper you can hear everything even the neighbors having sex it was bad especially if you have family and children. Our neighbors will always be loud and party and smoke they will be so many cigarette buds outside my door I couldn't even open the windows. Apartments are expensive nothing special the entrance for the leading office is nice and all but don't let that fool you I'm glad I moved like literally down the street to silver oak apartments and pay only 920 for a one bedroom what's a huge difference from Paying 1420 right lol.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

11/4/2014 · Thank you for leaving a review about us Ale. We're sad to hear that your experience with the...

[Read more](#)



Ty O.
Syracuse, UT
6 friends
14 reviews

8/19/2014

My girlfriend and I moved in about two months ago and so far so good! It is plenty spacious and the pool area is really nice. Upon move in we did have a problem with cockroaches in the bathroom. We told management and they were quick to get pest control out and were very sympathetic. The maintenance staff is great too and very quick to do their job.

Management is great and has been really helpful with any questions that I have had. My only complaint is that the units don't have AC. Everyone says "oh, well the ocean breeze blah blah blah..." yeah, don't give me that. It still gets me to the point that I end up taking my shirt off immediately upon returning home... but thats all a part of the California dream I suppose.

So, all in all a great place to live. Definitely pay the extra \$15 for covered parking if you work late. Management is awesome, Oceanside is awesome. Life's good.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

8/27/2014 · Thank you for sharing a review about us Ty. We appreciate your kind words about the staff and...

[Read more](#)



Julie G.
Vista, San Diego, CA
2 friends
3 reviews

10/30/2014

Well, I had high hopes for Canyon Club as a few friends told me great things. However, my experience was less than pleasurable. The day I was moving in I was greeted by ROACHES in the kitchen. I immediately went to the office and expressed my discontent and asked to just cancel the lease. They were unwilling and stated I had to give them the opportunity to rectify the issue. Pest control was called, but unable to come spray until the following Tuesday. So, that left me in limbo as I was not unpacking my belongings in a ROACH infested apartment. Pest control sprayed my "quad" and I thought all was well...NOT EVEN CLOSE! Pest control was at my apartment every month spraying as they just weren't going away. The property manager was unsympathetic to the situation and would not let me out of my lease. It was to the point that I refused to bring food into my home, could not have guests over, and had to sleep with the lights on cause they started to migrate to the master bathroom. This continued for 4 months and I had signed a 12 month lease!!! I begged and pleaded with management to allow me out of my lease without penalty and they refused. Well, fortunately for me they were in violation of California Civil Code 1941 and did not provide adequate living quarters and were in violation of their own leasing contract. With that being said, they graciously cancelled my lease with no penalties, but charged me a portion of deposit for little things after 4 months of living there.

Also, the carpets were infested with fleas and my little fur baby had a terrible allergic reaction to the bites. I ended up paying almost \$1000 to get her better. There is dog feces all over the property, even on the sidewalks????

I would not suggest this property to anyone....Also, crime is really bad in that area. There were 2 murders within 1/2 mile in the 4 months I was there and evening security is never available.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

11/26/2014 · Thank you for your review. We're so sorry to hear about these concerns. We take the feedback that we... [Read more](#)

Maria G.
Murrieta, CA
0 friends
2 reviews

1/5/2015

OK, THIS WILL BE A LOT TO READ, BUT IT IS WORTH IT!! DO YOURSELF A FAVOR AND READ THIS BEFORE YOU COME HERE!

Ok so first off DO NOT let the model fool you. They put different lighting on the ceiling fan to make the room look more bright and vibrant. The carpet in the model home that is out to the dinning room is not there. Where the dining room sits there is tile which does not look near as good as it does with carpet.

Next, COCKROACHES, COCKROACHES, COCKROACHES. After moving into out 1 bedroom apartment we started experiencing cockroaches. We live VERY clean and there should be no reason a cockroach should be in my apartment! After calling the apartment complex informing them, they insisted that its because we are probably dirty or because our neighbors are dirty. After speaking to our neighbors upstairs one day, they had mentioned they had cockroaches too as well and are very clean too! Its not the residents, its the apartment complex who is invested! For about 3 weeks one month, I noticed every time I went to the Jacuzzi here, there was a group of dead cockroaches in the corner of the Jacuzzi. POINT PROVEN.

Now, the courtesy patrol? Good luck trying to get ahold of him after 10:00 a clock at night. When neighbors are being rude on a work night and partying into the late hours there is nothing you can do but call the police which nobody wants to deal with. If you call the office and inform them of the partying, they tell you to call the courtesy patrol. I informed them that the courtesy patrol does not answer and they informed me that he should and there is nothing they can do.

In addition, we have had neighbors above us before and we know the difference between walking up their and constantly running and banging. After our first upstairs neighbors left we were very upset because they were very respectful and we knew we would never get that lucky again. Now this new lady has moved in with her 2 year old and the lady cannot seem to grasp control of her child. All hours of the day there is constant banging and running upstairs. Now we understand he is a child we really do but banging and running until 2:00 AM on a work night?! Not to mention this lady does not work so she does not seem to care when we call the courtesy patrol begging for her to keep it down because she is keeping us up late into the night. Now this isn't the only thing that happens up there. ONLY at night around 12:30 am to 1:00 am her child screams and throws a fit and she seems to have the bright idea to bring him outside when he is doing this! After making numerous calls to the leasing office they have told me "there is nothing we can do but call her" After constant complaints to the office and to the courtesy patrol this lady does not care somebody is LIVING in their HOME below her. One night the lady came home and was intently banging to piss us off so we had no choice but to call the Oceanside police department. The Oceanside police department came and listened to her and informed us that what she was doing was not right and was against the noise ordinance. The police department went up to her door banging on it but of course what you could guess she did not answer. Now instead of the leasing office doing something for us only the police can. The next time the police is called out for this situation she will be fined via an officer we spoke with. Now for the banging and running around all day long? We have no say so because the leasing office says they cannot do much. So on weekends we deal with constant pounding and noise that sounds like they are about to fall through our apartment.

Lastly, 2 of the dryers at the apartment complex in the laundry room at eagles nest way are broken and the complex would not give us the money back that was eaten in the dryer. Also one of the washing machines is broken and flooded out the laundry room with dirty brown water. Oh, in addition people are constantly kicking in the door and stealing laundry so good luck enjoying sitting in your apartment while your laundry is washing because if you do

IT WILL BE STOLEN.

Now, the pool and Jacuzzi are nice and the Jacuzzi is hardly ever broken but that is the only thing great about this apartment.

For the prices? Way too expensive for all the issues they have running through here. the 1 bedrooms are only around 650 square ft and run for nearly almost 1300 dollars.

PLEASE DO YOURSELF A FAVOR AND TAKE YOUR GOOD MONEY TO A BETTER LIVING SITUATION.

(This is coming from an resident who has lived her for 2 years and moving out in a couple of weeks because of the intensity of the neighbors constant banging up stairs)



Comment from Max W. of Canyon Club Apartments
Business Customer Service

1/27/2015 · Thank you for taking the time to share these concerns with us. We're so sorry to hear that you are...

[Read more](#)



Corey O.
Oceanside, CA

1 friend
7 reviews



4/18/2014

Let me preface this by stating that I generally only review something if I had a positive experience and do not like to leave negative reviews because I realize the impact they have on businesses and the fact that once it's out there on the internet, it's out there. That being said, I had such a horrible experience at Canyon Club that I feel obligated to share my experience so that potentially someone else may avoid being locked into a 12 month nightmare. I also want it to be known that Canyon Club/Wasatch is soliciting reviews by offering residents the potential for \$100 gift cards. Needless to say, I doubt I will having the winning review, but I would take any positive reviews on here with a grain of salt. I have lived in apartments for many years and know what to expect when you share walls/laundry/common areas and that no place is perfect. I have lived in both good neighborhoods and bad but have had generally positive experiences with prior apartment complexes.

Positives: Apartments look nice, huge pool, quality appliances, maintenance staff is awesome.

Everything else: There is so much to tell.. I'll start with the biggest issue which is that management takes zero responsibility for their tenants. In the 18 months I lived there I never saw management make any effort to enforce any their community rules. They will not confront residents over any grief they cause other neighbors, I doubt they run any kind of background check on any of the tenants. Based on the three walls we shared with other neighbors domestic violence is super common. We have called the police on our neighbors, no action was taken on Canyon Clubs part of course. They don't care if you beat your wife as long as you keep paying rent they love you as a tenant. If you're unfortunate enough to have a downstairs apartment it seems like sounds are actually amplified from the apartment above you and you will wake up to things like trash, cigarette butts, urine and beer cans on your patio.

We have had our patio urinated on (that we've caught in the act) two separate occasions by two separate tenants! The first time our patio was urinated on Canyon Club did nothing but told us that the residents were moving out in three weeks anyway. Fine, we got over it and the tenant eventually moved out. The second time we had two (\$100+) jackets that must be hang dried outside that got soiled by the urine. Instead of sympathizing with us and helping us find a resolution they told us "not to hang clothes on the patio". WOW CANYON CLUB. It's not like we had our weekly laundry out there, it was two jackets that specifically must be air dried and when you move in they emphasize the importance of avoiding moisture (mold) in the apartment. They didn't even talk to the resident about it and refused to give out the residents information so that we could go through other means (small claims court) to recover our damages. Instead they kept saying they would

"probably" reimburse us and call us back after they talk to their regional manager, whatever it took to get us out of the office. They even had us bring in the urine soaked jackets but not once out of the many times we went in about this issue did they ever follow up, call us back, NOTHING. Now we've contacted corporate, 2 weeks later and we've still heard nothing back, this must be a tactic in one of their training manuals. I could go on and on about incidents like this but I'll move on.

Pet rent is a scam. Many residents do not pay it because they realize that Canyon Club doesn't enforce anything so why pay extra \$ each month or put down an extra deposit? Nobody even hides the fact they have a pet and don't pay this, leaving their dog on their patio barking all day without worry. If you pay pet rent here, you're going to feel really stupid about it later on. "Courtesy Patrol" is a joke too. This person never answers their phone and when he does he'll tell you that he's busy locking up laundry rooms.

Instead of going on and on about the other issues with Canyon Club, I will just confirm what has been said in previous reviews and that I have experienced each and every one of those issues. The main thing I wanted to add is how unhelpful the management is once you get past the problems.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

4/22/2014 · Thank you for taking the time to leave a review about us. We are very sorry to hear of this...

[Read more](#)



Scheavonna F.
Vista, CA
18 friends
4 reviews



11/29/2014 · Updated review

I thought I would be able to give this at least two stars by now...but not much has changed. The two vehicles that have been sitting vacant for the last seven months have finally been towed! things seemed to be moving in the right direction...until the owner of a trailer decided to park it directly in front of my building. To date, it has been parked there for three weeks and counting. Two weeks ago, there were two tow tickets posted on it warning the owner to move the trailer. In addition, the leasing office did put a notice on it as well indicating that leaving the trailer parked there was a violation of the lease. Despite all of the warnings and threats, this trailer is STILL parked in front of my door. I thought I was alone in my frustrations, until I came home three nights ago to find various neighbors put notes on the back of the trailer requesting the owner to please move it and be considerate of the other residents that have had to circle the neighborhood looking for parking. The next morning, the letters were ripped into pieces and left on the grass area in front of my bedroom window. Clearly...they didn't care to move it and apparently the leasing office is doing nothing to enforce the terms of the lease. I have yet to receive any notices requesting us to sign an addendum to the lease that states trailers can be parked in the neighborhood, so I'm not understanding why it is still there.



10/30/2014 · Previous review

I really wish there was a way to leave zero stars for this complex, but one will have to do for now.... [Read more](#)



Comment from Max W. of Canyon Club Apartments
Business Customer Service

11/26/2014 · Thank you for taking the time to share these concerns with us. Your input is a vital part of helping... [Read more](#)



Chris D.
Oceanside, CA
62 friends
9 reviews



1/15/2014

I have a 2Bedroom 2Bathroom large size apartment and have a large storage room on the patio. I have 2 dogs, 2

Parking spots, and enough space for a lot of furniture. Great size apartments, Dog Friendly(No Restrictions), Fitness Room, Huge pool, Hot Tub, Children play areas, Multiple laundry areas close to apartment complexes. Close to dumpster, Dog Baggie provided but rarely bags available, Unfortunately there are lazy people in this world that are too lazy to clean up after their dogs so it's a mine field on the grass. Maintenance workers are always cleaning the common areas. Great place to live and very close to local markets.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

1/23/2014 · Thank you for taking the time to leave a review for us. We appreciate your feedback and hope you... [Read more](#)



Mattie O.
Oceanside, CA
0 friends
3 reviews



3/20/2015

We have lived at Canyon Club for over six months now. We live in a one bedroom, but I wish we would of paid a little extra for the loft. It's an alright place to live, we haven't had any bug problems or any big issues come up. When we have had to call maintenance they come out pretty soon and were always polite. I've had everything fixed that needed to be, even got a nice new dishwasher. Our apartment is for the most part like the model. We do have older carpet and spots have shown up on it even though we don't wear shoes on it. Our appliances are all white and match nicely. I wish they would put in taller kitchen sink faucets. The greenery is nice and the fact that you can walk under two miles to the beach is great. The pool is always clean and nice and big, the hot tub looks alright. The not so great... Our upstairs neighbors patio is shorter than ours and they smoke and we do get the occasional cigarette on our patio along with a kid toy every now and then. We were told the gym would be finished before we moved in and at the latest the end of October 2014. We'll it is now mid March 2015 and no gym. I understand things take time and the city has to approve things, but we never should have been told a date if they didn't know. Also if you read back to some of these reviews others were told the gym would be finished before I even moved in here! My husband only agreed to move here because a gym would be put in... we'll probably move before it's ever done. The current gym is a joke, it's smaller than my living room. Parking isn't the best and they tell you they will tow if need be when you move in. We've found someone parked in our paid for parking spot five times now and have reported it four of those times. No one was ever towed, I even told them who was in the spot and they never moved. The laundry room isn't terrible, but our lock and light have been broke from day one (Eagles Nest Way). They even painted and fixed up the room and never fixed those things. I also wish they had more than one card machine to put more money on the laundry card, it broke once and we couldn't do laundry. The tennis courts are decent, but do have some wear and tear and no one ever uses them. They should have put in a basketball court instead. The trail around the complex is a nice extra, but watch your step

most people don't clean up after their dogs. Really everywhere you'll see dog poop. The lawn guys do an awesome job cleaning it up, but seriously people clean up after your pets! I understand the complex isn't responsible for others selfish decisions. Speaking of dogs the dog park is terrible. We were so excited for it, but there's no grass and again no one cleans up after their pets, the bench and light are also broke and there are never doggie bags. It could be such a cool area too, hopefully they'll fix it up one day. The office staff is pretty nice and we haven't really had any problems with them. We did have someone from the office ask us to "wipe down our car" once, she said there were cobwebs on it. Which is funny because that same week someone without a permit parked in tenant parking, had a truck covered in mud and it rained there is still mud all over that parking spot and it's been almost two months. I think this could be a great community, but they need to actually spend time on things that matter to the residents and be honest about what is really going on. It's okay to tow people, it's okay to enforce the pet limit and breeds, and it's okay to enforce quiet hours. It would be nice to see them have a backbone and take steps to really enforce the rules. I do want to note that we have NEVER had a break in to our car or apartment. You do see the occasional homeless person digging in the trash, but that's going to be almost anywhere in this area. I've never been afraid to walk my dogs alone. A friend and I actually took a late night stroll around midnight on the path around the complex and didn't feel in danger. We usually walk to the beach as well and don't have any problems. If we are stationed out here again we will only consider moving back if they have fixed some of these problems.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

3/24/2015 · Thanks so much for leaving a review about us. We're glad to hear that you've had a good experience... [Read more](#)



Brandi L.
Oceanside, CA
2 friends
1 review



7/11/2014

Unfortunately the last part of my experience renting from here was completely different from the first, I wouldn't recommend living here to someone I hate. Getting anything fixed is not going to happen, I called for 2 months about a wasp nest on my balcony before anyone came to get it down, after informing them both my son and I are highly allergic. Only one of the heaters in the apartment worked and it smelled like it was burning when it was on so my son and I had to sleep in one room with multiple blankets when it was getting below 30 degrees at night because nobody would come out. Getting ahold of anyone at the office is pointless the phone rarely gets answered, the "security" phone is never answered, parking is horrible unless you get home before 430, laundry is way too expensive and people will steal your clothes from the washer and dryer (if they are even working) and all the office will say is there's a sign posting saying they aren't liable and they won't do anything. The office staff was highly unprofessional during my move out and couldn't understand why I wouldn't let them work on my apartment before my lease was up. I moved out 8 days early, told them they were not allowed in the apartment and found out they had went in. I spoke with corporate and he first assured me they didn't go in then went back and said as long as they posted a 48 hr notice they could go in with or without my permission or me knowing about it. Super shady place to live and not worth the money. Save yourself hassle and go somewhere else.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

7/22/2014 · Thanks so much for your review Brandi. We love having you as a resident and hope that you choose to... [Read more](#)

Jada R.
Twentynine Palms, CA



11/21/2014

0 friends
8 reviews

With dealing with the leasing office we will only deal with Christie she is honest, nice, fast, friendly and knows her numbers and what she is talking about. I dealt with Lauren although she tries but she is young and new. Laurens professional ethics are still being worked on she does not do well with multi tasking or under pressure. Christie is by far the best in this office to work with. The maintenance staff is quick, caring and gets the job done. They work very hard at trying to keep the complex clean and safe. My closest neighbors are pretty good neighbors. Except one she likes to scream slam stuff and stomp around at least 3-4 times a week. Other than that I haven't heard any out of control partying. I have stayed home a few times during the day and oddly it is much louder and chaotic. During the work and school hours evenings and nights are very quiet in my section anyways. Yes parking is not perfect but I refuse to park on the street. I park near the main entrance there is always plenty of parking day and night plus weekends. You just have to walk a little further. Which I don't mind at all. I leave a roll cart and carry reusable bags in my car at all times to make life easier I expect to walk living in this city no matter where I go or live. There is somewhat of a crime area located behind the complex but I would not say it's immediate. And as far as I know it stays in that area it has not migrated to 0 out of 4 complexes lined up here. I never leave valuables less or electronics in my vehicle at anytime or anywhere. Because theft happens everywhere and anywhere even on base all time. I have taken self defense and safety precaution courses. Which I think everyone should just to learn to be aware.

Occasionally I see at night someone going through the trash for recyclables. I just say hi and keep walking nobody has ever bothered me. There are some kids who are not monitored but they are like 12 and 13 who play ball and occasionally can be loud playing ball. But I would rather hear them be loud playing ball than trying to steal a car or walking the neighborhood's selling drugs. This is definitely a family oriented complex and pet friendly. Yea I stay on the side walks and yes there are some areas marked as potty areas that are not fenced off I would suggest staying on the sidewalk just incase. Also, I do hear an occasional dog bark but not constant but that is what dogs do. Its usually during the day when owners gone. I suggest if you want a silent complex move to a house and buy Stop renting! Or pay more and move to an HOA that they will annoy the heck out of you or even a senior Citizen park.

That is the only time you can possibly have quiet neighbors. The laundry rooms are not to bad not too expensive but the machines go out sometimes and take your money which is frustrating to me. They can use some new ones. The cupboards are very worn out could use some remodeling and the tubs are pretty old to. They use layers and layers of cheap paint to cover up the old and worn out stuff. Carpet is new :) but I still made sure they sprayed bug spray before I moved in this place was by far the best price for what you get and the move in process was a piece of cake and fast. Also this complex is a very diverse area, as far as family size, family type, race, marriage, military, blue collar, white collar, snow birds, agea etc so be open minded! If your not find somewhere else in another state.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

12/9/2014 · Thank you for your review Jada. We're glad to hear that staff has been able to address your concerns... [Read more](#)

Lindsey B.
Carlsbad, CA
0 friends
29 reviews



6/2/2013
First to Review

It could be a nice place ... the actual apts aren't terrible, but are overpriced for what they are. The big problem here is noise. Parties all the time and you can hear your neighbors all the time. Management is friendly, but not overly competent. They've lost paperwork of ours.



Comment from Max W. of Canyon Club Apartments
Business Customer Service

6/13/2013 - Lindsey, we appreciate you taking the time to post a review and provide us with some feedback. If...

[Read more](#)



Traci P.
Oceanside, CA
1 friend
7 reviews



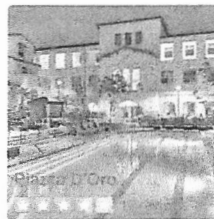
9/7/2013

Lived here for a couple years with my sister, before moving to a sister property. They were always on top of everything. Maintenance staff was always prompt in fixing any problem I had which was very few and far between and usually only a light bulb or a broken blind. Roxanne was very helpful in any problem I ever had arise. I will definitely rent here again!

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26 reviews

17 1 or 2 stars
out of 5

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SOUTHERN CALIFORNIA, California

SOUTHERN CALIFORNIA

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15th Avenue Cooperative	444 W. 15th Avenue Escondido, CA 92025	Phone: (760) 737- 7692 Fax: (760) 737- 7015	No
900 F Street	900 F Street San Diego, CA 92101	Phone: (619) 233- 4787 Fax: (619) 233- 4907	Yes
Alabama Manor	3836 Alabama Street San Diego, CA 92104	Phone: (619) 955- 8075 Fax: (619) 955- 8725	No
Alvista on Baltimore	5401 Baltimore Drive	Phone: (619) 466- 9966	Yes

	La Mesa, CA 91942	Fax: (619) 337- 1510	
Autumn Terrace	251 Autumn Drive San Marcos, CA 92069	Phone: (760) 471- 5001 Fax: (760) 471- 503	No
Avocado Court	221 E. El Norte Parkway Escondido, CA 92026		No
Bandar Salaam	3810 Winona Avenue San Diego, CA 92105	Phone: (619) 563- 5872 Fax: (619) 398- 0726	No
Barclay Square	6363 Beadnell Way San Diego, CA 92117	Phone: (858) 279- 9335 Fax: (858) 279- 5372	Yes
Beachwind	624 12 th Street Imperial Beach, CA 91932	Phone: (619) 662- 0359	No
Beyer Boulevard	3412 Beyer Boulevard San Diego, CA 92173	Phone: (619) 662- 0487	No

Brawley Elks Senior	995 Willard Avenue Brawley, CA 92227	Phone: No 760- 344- 5414 Fax: 760- 344- 5419
Brawley Family	1690 C Street Brawley, CA 92227	Phone: No 760- 351- 1041 Fax: 760- 351- 1061
Brawley Gardens	221 Best Road Brawley, CA 92227	Phone: No 760- 351- 0106 Fax: 760- 351- 0107
Buena Vida	30824 La Miranda Rancho Santa Margarita, CA 92688	Phone: Yes (949) 459- 7400 Fax: (949) 459- 7600
Calexico Family	2301 Andrade Avenue Calexico, CA 92231	Phone: No 760- 768- 1481 Fax: 760- 768- 8482
Camden Park	525 E Camden Avenue El Cajon, CA 92020	Phone: No (619) 442- 5700 Fax:

		(619) 442- 4346	
Canyon Run	1365 E Broadway El Cajon, CA 92021	Phone: (619) 441- 0511 Fax: (619) 441- 8586	Yes
Canyon Springs	2000 E Main Street El Cajon, CA 92021	Phone: (619) 447- 1099 Fax: (619) 401- 2395	Yes
Canyonwood	1830 Upas Street #9 San Diego, CA 92103	Phone: (619) 501- 2838 Fax: (619) 358- 9951	No
Casa De La Mesa	5575 Shasta Lane La Mesa, CA 91942	Phone: (619) 460- 9007 Fax: (619) 460- 9932	Yes

California

Adelanto, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Desert Gardens	81	(760) 530-0888	(760) 530-5603	Tax Credit	11250 Lee Avenue	Adelanto	CA	92301	San Bernardino
Oasis Village	81	(760) 246-7660	(760) 246-7666	Tax Credit	11350 Lee Avenue	Adelanto	CA	92301	San Bernardino

Anderson, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Regency Place Senior	81	(530) 378-8080		Senior, Tax Credit	2501 Red Bud Lane	Anderson	CA	96007	San Bernardino

Bakersfield, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
California Avenue Senior	180	(661) 324-5088	(661) 324-5099	HOME, Senior, Tax Credit	1125 California Avenue	Bakersfield	CA	93304	Kern
Harmony Court	96	(661) 393-3535	(661) 393-3865	Senior, Tax Credit	5948 Victor Street	Bakersfield	CA	93308	Kern
Summerhill Family	128	(661) 393-2335	(661) 393-8928	Tax Credit	6200 Victor Street	Bakersfield	CA	93308	Kern
Sycamore Walk	112	(661) 397-5900	(661) 397-3503	Tax Credit	380 Pacheco Road	Bakersfield	CA	93307	Kern
Village at Lakeside	136	(661) 831-1600	(661) 397-3503	Bond, HUD, Tax Credit	1718 Panama Lane	Bakersfield	CA	93307	Kern

Banning, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Peppertree	81	(951) 922-9510	(951) 922-9520	Tax Credit	456 E. Nicolet Street	Banning	CA	92220	Riverside
Summit Ridge	81	(951) 849-3001	(951) 849-3009	Tax Credit	555 N. Hathaway Street	Banning	CA	92220	Riverside

Barstow, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Riverview	81	(760) 256-2060	(760) 256-2108	Tax Credit	200 N Yucca Avenue	Barstow	CA	92311	San Bernardino
Suncrest	81	(760) 256-9501	(760) 256-9520	Tax Credit	201 No. Yucca Avenue	Barstow	CA	92311	San Bernardino

Blythe, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Villa Monterey Blythe	81	(760) 922-3781	(760) 922-3782	Tax Credit	1251 E. 14th Avenue	Blythe	CA	92225	Riverside

Brawley, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Brawley Elks Senior	81	(760) 344-5414	(760) 344-5419	Bond, HOME, Senior, Tax Credit	995 Willard Avenue	Brawley	CA	92227	Imperial
Brawley Family	80	(760) 351-1041	(760) 351-1061	Tax Credit	1690 C Street	Brawley	CA	92227	Imperial
Brawley Gardens	81	(760) 351-0106	(760) 351-0107	Bond, Farm Worker, Tax Credit	221 Best Road	Brawley	CA	92227	Imperial
Villa Fortuna	76	(760) 344-5277	(760) 351-0693	Tax Credit, USDA	235 North Best Avenue	Brawley	CA	92227	Imperial

Calexico, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Calexico Family	80	(760) 768-1481	(760) 768-8482	Tax Credit	2301 Andrade Avenue	Calexico	CA	92231	Imperial
De Anza	94	(760) 357-7800	(760) 357-7825	Tax Credit	233 East 4th Street, Ste 100	Calexico	CA	92231	Imperial
El Quintero	54	(760) 768-9752	(760) 768-9721	Bond, HOME, Tax Credit	444 Rockwood Avenue	Calexico	CA	92231	Imperial
Villa De Las Flores	80	(760) 768-8600	(760) 768-8671	Tax Credit	2201 Meadow Drive	Calexico	CA	92231	Imperial
Villa Del Sol	52	(760) 357-2430	(760) 357-2513	Tax Credit, USDA	1080 Meadow Drive	Calexico	CA	92231	Imperial
Villa Dorada	80	(760) 768-0249	(760) 768-3267	Tax Credit, USDA, HOME	1081 Meadow Drive	Calexico	CA	92231	Imperial

Calipatria, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Villa Esperanza	72	(760) 348-2400	(760) 348-2422	Bond, HOME, RDA, Tax Credit	651 East Bonita Place	Calipatria	CA	92233	Imperial

Cameron Park, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Glenview	88	(530) 677-6775	(530) 677-6775	Tax Credit	2361 Bass Lake Road	Cameron Park	CA	95682	El Dorado

Canoga Park, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Noble Pines	68	(818) 884-2160	(818) 884-3194	Tax Credit	21611 Satcoy Street	Canoga Park	CA	91304	El Dorado

Carlsbad, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Esperanza Garden	10	(760) 476-9860	(760) 476-9638	Tax Credit	1953 Dove Lane	Carlsbad	CA	92009	San Diego
Glen Ridge	78	(760) 729-0700	(760) 729-0706	Bond, Tax Credit	3555 Glen Avenue	Carlsbad	CA	92010	San Diego
Hunters Pointe	168	(760) 744-5766	(760) 744-5776	Bond, RDA, Tax Credit	7270 Calle Plata	Carlsbad	CA	92009	San Diego
La Costa Paloma	180	(760) 476-9860	(760) 476-9638	Bond, Tax Credit	1953 Dove Lane	Carlsbad	CA	92009	San Diego
Mariposa	106	(760) 729-9300	(760) 729-9320	Bond, RDA, Tax Credit	4651 Red Bluff Place	Carlsbad	CA	92010	San Diego

Ceres, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Almond Terrace	46	(209) 537-5959	(909) 364-0032	Tax Credit, HUD	2004 Evans Road	Ceres	CA	95307	Stanislaus

2074

Delano, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Seasons Senior Villas	104	(909) 464-9020	(909) 364-0032	Bond, HOME, Senior, Tax Credit	13160 6th Street	Chino	CA	91710	San Bernardino

Chowchilla, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Washington Square	57	(559) 665-9600	(559) 665-9601	Tax Credit	255 Washington Road	Chowchilla	CA	93610	Madera

Chula Vista, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Landings	92	(619) 397-2600	(619) 397-2622	Bond, HOME, Tax Credit	2122 Burdock Way	Chula Vista	CA	91915	San Diego
Landings II	143	(619) 796-7250	(619) 796-7252	Bond, HOME, Tax Credit	1768 Java Way	Chula Vista	CA	91915	San Diego
Los Vecinos	42	(619) 426-2490	(619) 426-2610	Tax Credit	1501 Broadway	Chula Vista	CA	91911	San Diego
Rancho Buena Vista	150	(619) 207-0372	(619) 207-0384	Bond, HOME, RDA, Tax Credit	2155 Corte Vista	Chula Vista	CA	91915	San Diego
St Regis Park	119	(619) 425-8411	(619) 425-6789	Bond, Tax Credit	1025 Broadway	Chula Vista	CA	91911	San Diego
Villa Serena	132	(619) 934-8001	(619) 934-8002	Bond, RDA, Tax Credit	1231 Medical Center Drive	Chula Vista	CA	91911	San Diego

Coachella, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cedar Springs	201	(760) 398-9968	(760) 398-9969	Bond, Tax Credit	53551 Harrison Street	Coachella	CA	92236	Riverside
Cesar Chavez Villas	56	(760) 398-7500	(760) 398-0600	Farm Worker, Tax Credit, USDA	84851 Bagdad Avenue	Coachella	CA	92236	Riverside
El Jardin	81	(760) 398-1101	(760) 398-1979	Tax Credit	84-711 Avenue, #51	Coachella	CA	92236	Riverside
Las Flores Coachella	81	(760) 398-9780	(760) 398-9779	Tax Credit	84-721 Avenue, #51	Coachella	CA	92236	Riverside
Las Palmas II	81	(760) 398-4656	(760) 398-5926	Tax Credit	51075 Frederick Street	Coachella	CA	92236	Riverside
Orchard Villas I	154	(760) 398-8353	(760) 398-8272	HOME, Tax Credit	84-500 Avenue	Coachella	CA	92236	Riverside
Orchard Villas II	72	(760) 398-8353	(760) 398-8272	Tax Credit	500 Avenue	Coachella	CA	92236	Riverside

Corcoran, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Saltair Place	42	(559) 992-2573		Farm Worker, Tax Credit	2600 Olympic Avenue	Corcoran	CA	93212	Kings

Delano, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Belmont Meadows	70	(661) 721-7800	(661) 721-8400	Tax Credit	150 Belmont Street	Delano	CA	93215	Kern
Villas Santa Fe	81	(661) 725-3544	(661) 725-3620	Tax Credit	250 Belmont Street	Delano	CA	93215	Kern

Desert Hot Springs, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Hacienda Hills	60	(760) 329-0394	(760) 329-0394	Tax Credit	67150 Hacienda Avenue	Desert Hot Springs	CA	92240	Riverside

Dinuba, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Emperor Estates	62	(559) 596-0640	(559) 596-0642	Tax Credit, RDA, HOME	350 North M Street	Dinuba	CA	93618	Tulare

El Centro, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Countryside	73	(760) 352-6770	(760) 352-6767	Bond, HOME, Tax Credit	1751 Adams Avenue	El Centro	CA	92243	Imperial
Las Brisas	72	(760) 370-9396	(760) 370-9386	Bond, HOME, RDA, Tax Credit	2001 North 8th Street	El Centro	CA	92243	Imperial

Encinitas, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Iris	20	(760) 943-1073	(760) 943-1087	Tax Credit	641 North Vulcan Avenue #104	Encinitas	CA	92024	San Diego

Escondido, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
15th Avenue Cooperative	16	(760) 737-7692	(760) 737-7015	HOME	1500 Orange Place 141-223 El Norte Parkway & 1282	Escondido	CA	92025	San Diego
Avocado Court	36	(760) 733-7932	(760) 755-7939	HOME, Tax Credit	N. Broadway	Escondido	CA	92026	San Diego
Cypress Cove	200	(760) 746-2468		Bond, Tax Credit	260 N. Midway Drive	Escondido	CA	92027	San Diego
Daybreak Grove/Sunrise Place	21	(760) 737-7692	(760) 737-7015	Tax Credit	1821 Escondido Blvd.	Escondido	CA	92025	San Diego
Eucalyptus View	24	(760) 737-7692	(760) 737-7015	Farm Worker, Tax Credit	1821 Escondido Blvd	Escondido	CA	92025	San Diego
Las Casitas	14	(760) 432-6878	(760) 432-6883	HOME, CHC, SHP	1500 Orange Place	Escondido	CA	92025	San Diego
Orange Place	32	(760) 745-1500	(760) 745-5425	Bond, Farm Worker, HOME, Tax Credit	1500 Orange Place	Escondido	CA	92025	San Diego

Fallbrook, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Fallbrook View	80	(760) 728-5742	(760) 728-5793	Farm Worker, HOME, Tax Credit	901 Alturas Street	Fallbrook	CA	92028	San Diego
Pine View	101	(760) 728-0162	(760) 728-1131	Bond, HOME	1101 Alturas Road	Fallbrook	CA	92028	San Diego
Turnagain Arms	80	(760) 728-9864	(760) 728-1415	Bond, HUD, Tax Credit	920 East Mission Road	Fallbrook	CA	92028	San Diego

Fontana, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Toscana	53	(909) 587-6019	(909) 587-6019	RDA, Tax Credit	7806 Sierra Avenue	Fontana	CA	92336	San Bernardinc

Fresno, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Village at Ninth	240	(559) 227-2908		Tax Credit, Bond	5158 North Ninth	Fresno	CA	93726	Fresno
Village at Shaw	204	(559) 291-2517	(559) 291-2518	Tax Credit, Bond	4885 North Recreation	Fresno	CA	93726	Fresno

Heber, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Heber Family	81	(760) 353-7944	(760) 353-7939	Bond, Farm Worker, HOME, Tax Credit	1137 Dogwood Road	Heber	CA	92249	Imperial
Villa Paloma	72	(760) 353-1882	(760) 353-1974	Bond, HOME, Tax Credit	15 West Hawk Street	Heber	CA	92249	Imperial

Hemet, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Hemet Vistas	144	(951) 929-7078	(951) 929-8458	HOME, RDA, Tax Credit	225 W. Fruitvale Avenue	Hemet	CA	92543	Riverside

Hesperia, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
San Remo	123	(760) 244-4771	(760) 244-4997	Tax Credit	9055 Santa Fe Avenue East	Hesperia	CA	92345	San Bernardinc
Santa Fe	89	(760) 948-5121	(760) 948-1588	Tax Credit	16576 Sultana Street	Hesperia	CA	92345	San Bernardinc
Three Palms	113	(760) 948-2260	(760) 948-1839	Tax Credit	9800 7th Avenue	Hesperia	CA	92345	San Bernardinc

Holtville, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Holtville Gardens	81	(760) 356-5970	(760) 356-5823	Bond, HOME, Tax Credit	950 Holt Avenue	Holtville	CA	92250	Imperial

Huron, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Palmer Heights	61	(559) 945-9202	(559) 945-9230	Tax Credit	35820 S. Lassen Avenue	Huron	CA	93234	Fresno

Imperial, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Imperial Gardens	81	(760) 337-4794	(760) 337-1564	Bond, HOME, Tax Credit	2385 Myrtle Road	Imperial	CA	92251	Imperial
Villa Lara	80	(760) 353-1615	(760) 353-1851	Tax Credit	2371 Myrtle Road	Imperial	CA	92251	Imperial

Imperial Beach, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Beachwind Court	15	(619) 662-0359	(619) 662-0520	Bond, Tax Credit	624 12th Street	Imperial Beach	CA	91932	San Diego
Post	30	(619) 424-0048	(619) 424-1123	RDA, Tax Credit	1252 Palm Avenue	Imperial Beach	CA	91932	San Diego

Jamestown, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Oak Hills	80	(209) 984-5080		Tax Credit	10260 Preston Lane	Jamestown	CA	95327	Tuolumne

Jurupa Valley, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Mission Palms	201	(951) 276-9529	(951) 276-9534	RDA, Tax Credit, HOME	5875 Mission Blvd	Jurupa Valley	CA	92509	Riverside

Lakeside, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Maplewood	79	(619) 561-8732	(619) 561-5117	HOME, Tax Credit	12709 Mapleview Street	Lakeside	CA	92040	San Diego
Silver Sage	80	(619) 561-2023	(619) 561-2025	Bond, RDA, Tax Credit	9757 Marilla Drive	Lakeside	CA	92040	San Diego

Lemon Grove, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Citron Court	36	(619) 337-1800	(619) 337-1810	Tax Credit	7383 Broadway	Lemon Grove	CA	91945	San Diego
Citronica One	56	(619) 741-0461	(619) 741-0457	Tax Credit, MHSA	7775 North Avenue	Lemon Grove	CA	91945	San Diego
Citronica Two	80			Tax Credit, MHSA	7701 North Avenue	Lemon Grove	CA	91945	San Diego

Lemoore, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Montclair	80	(559) 924-7012	(559) 924-7029	Tax Credit	150 South 19th Avenue	Lemoore	CA	93245	Kings

Long Beach, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Ramona Park	61	562-485-6139		Tax Credit	3290 East Artesia Blvd	Long Beach	CA	90805	Los Angeles

Madera, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Village at Madera	75	(559) 661-5300	(559) 661-5333	Tax Credit	501 Monterey Street	Madera	CA	93637	Madera

Marysville, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
East Linda Gardens	103	(530) 742-8001		Tax Credit	6035 College View Drive	Marysville	CA	95901	Yuba

McFarland, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Daybreak	61	(661) 792-1288	(661) 792-0093	Tax Credit	799 5th Street	McFarland	CA	93250	Kern

Mendota, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Village at Mendota	81	(559) 655-4174	(559) 655-2749	Tax Credit	647 Perez Avenue	Mendota	CA	93640	Fresno

Menifee, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Vineyards at Menifee	81	(951) 246-4698	(951) 245-4716	RDA, Tax Credit, MHSA	29930 Winter Hawk	Menifee	CA	92586	Riverside

Merced, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Sunny View	113	(209) 722-0785		Tax Credit	1108 D Street	Merced	CA	95341	Merced
Sunnyside	121	(209) 722-4421	(209) 722-4424	Tax Credit	988 D Street	Merced	CA	95341	Merced

Moreno Valley, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cottonwood Place	273	(951) 653-8834	(951) 653-7703	RDA, Tax Credit, HOME	24115 Cottonwood Avenue	Moreno Valley	CA	92553	Riverside
Rancho Dorado	150	(951) 242-8800	(951) 242-8825	RDA, Tax Credit, Bond	25105 J. F. Kennedy Drive	Moreno Valley	CA	92551	Riverside

Needles, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
River Gardens	81	(760) 326-5047	(760) 326-5292	Tax Credit	1970 Clary Drive	Needles	CA	92363	San Bernardino

Northridge, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Ashwood Court	72	(818) 349-5297	(818) 349-5397	Tax Credit	19201 Nordhoff Street	Northridge	CA	91324	Los Angeles
White Oaks Lassen	80	(818) 773-0890	(818) 349-2745	Tax Credit	9907 White Oak	Northridge	CA	91325	Los Angeles

Oakdale, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Oakridge	41	(209) 847-1224	(209) 547-3227	Bond, RDA, Tax Credit, USDA	10 Willowood Drive	Oakdale	CA	95361	Stanislaus

Oakland, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
St. Mark's	102	(510) 268-0274	(510) 268-9485	Senior HUD	394 12th Street	Oakland	CA	94607	Alameda

Oceanside, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Country Club	90	(760) 433-8244	(760) 433-8871	Bond, Tax Credit	201 Country Club Lane	Oceanside	CA	92054	San Diego
Marisol	22	(760) 966-7407	(760) 966-7403	HOME, HUD, Tax Credit	1119 Tremont Street	Oceanside	CA	92054	San Diego
Old Grove	56	(760) 433-4854	(760) 433-4893	Farm Worker, Tax Credit	235 Via Pelicanc	Oceanside	CA	92057	San Diego

Ontario, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Mountain View Senior	106	(909) 984-7771	(909) 984-7818	Bond, HOME, Senior, Tax Credit	511 North Palmetto Avenue	Ontario	CA	91762	San Bernardino

Oroville, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Sierra Village	61	(530) 532-0302		Tax Credit	23 Nelson Avenue	Oroville	CA	95965	Butte

Palm Desert, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Hovley Gardens	163	(760) 568-6355	(760) 568-6918	Tax Credit	74-501 Avenue, #42	Palm Desert	CA	92260	Riverside

Parlier, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Tuolumne Village	81	(559) 646-2510	(559) 646-2571	Tax Credit	13850 Tuolumne Street	Parlier	CA	93648	Fresno

Perris, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Perris Station	84		(951) 238-2096	RDA, Tax Credit, HCD, AHP	24 South D Street	Perris	CA	92570	Riverside

Porterville, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Park View Village	81	(559) 791-1396	(559) 791-1289	Tax Credit	550 W. Springville	Porterville	CA	93257	Tulare

Poway, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Haley Ranch Estates	65	(858) 486-3951	(858) 486-5267	RDA	13455 Poway Creek Road	Poway	CA	92064	San Diego
Hillside Village	71	(858) 486-7285	(858) 486-7285	RDA, Tax Credit	12979 Community Road	Poway	CA	92064	San Diego
Oak Knoll Villas	52	(858) 486-1079	(858) 486-1645	RDA, Tax Credit	12509 Oak Knoll Road	Poway	CA	92064	San Diego
Park View Terrace	92	(858) 748-3523	(858) 486-7102	RDA, Tax Credit	13250 Civic Center Drive	Poway	CA	92064	San Diego
Poway Villas	60	(858) 748-6513	(858) 748-1335	HUD, Tax Credit	13001 Bowron Road	Poway	CA	92064	San Diego
Solara	56	(858) 748-0200	(858) 748-0203	HOME, RDA, Tax Credit	13414 Community Road	Poway	CA	92064	San Diego

Riverside, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cedar Glen	51			Tax Credit, HOME, MHSA	9886 County Farm Road	Riverside	CA	92503	Riverside

Sacramento, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
North Avenue	80	(916) 923-2388	(916) 923-2391	Tax Credit	999 North Avenue	Sacramento	CA	95838	Sacramento
Redwood Square	206	(916) 348-1008	(916) 332-8963	Tax Credit	4400 Elkhorn Boulevard	Sacramento	CA	95842	Sacramento
Whispering Pines	96	(916) 391-7439	(916) 391-9456	Tax Credit, HUD, BOND	7610 Amherst Street	Sacramento	CA	95832	Sacramento
Willow Glen	135	(916) 928-1161	(916) 928-4311	Bond, Tax Credit	1625 Scarlet Ash Avenue	Sacramento	CA	95834	Sacramento

Salinas, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Montecito at Williams Ranch	132	(831) 751-3208	(831) 751-1652	Bond, Senior, Tax Credit	1598 Mesquite Drive	Salinas	CA	93905	Monterey

San Diego, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Alabama Manor	67	(619) 955-8075	(619) 955-8725	Senior, Tax Credit	3836 Alabama Street	San Diego	CA	92104	San Diego
Bandar Salaam	69	(619) 563-5872	(619) 563-4514	HOME, Tax Credit	3810 Winona Avenue	San Diego	CA	92105	San Diego
Beyer Courtyard	60	(619) 662-0857	(619) 662-0487	HOME, Tax Credit	3412 Beyer Blvd	San Diego	CA	92173	San Diego
Courtyard Terrace	88	(619) 265-8536	(619) 265-8538	HOME, Tax Credit	4321 52nd Street	San Diego	CA	92115	San Diego
Crossings	108	(858) 481-1291	(858) 481-8235	Tax Credit	13533 Zinnia Hills Place	San Diego	CA	92130	San Diego
Del Sol	93	(619) 428-4721	(619) 428-4737	HOME, Tax Credit	3690 Del Sol Blvd	San Diego	CA	92154	San Diego
Estrella Del Mercado	92	(619) 531-9400	(619) 531-9401	Tax Credit	1985 National Avenue	San Diego	CA	92113	San Diego
Fairbanks Commons	165	(858) 649-6176	858-634-1367	Bond, Tax Credit	15870 Camino San Bernard	San Diego	CA	92127	San Diego
Fairbanks Ridge	204	(858) 720-8312	(858) 759-6123	Bond, Tax Credit	16016 Babcock Street	San Diego	CA	92127	San Diego
Fairbanks Square	100	(858) 367-8729		Tax Credit	16050 Potomac Ridge Road	San Diego	CA	92127	San Diego
Gateway Family	42	(619) 238-5223	(619) 238-4262	Tax Credit, SDHC (Inc. Bond/RA)	1065 Logan Avenue	San Diego	CA	92113	San Diego
Juniper Gardens	40	(619) 263-1933	(619) 795-4763	HUD	4251 Juniper Street, Ste 100	San Diego	CA	92105	San Diego
Kalos	83	(619) 362-4891		Bond, RDA, Tax Credit	3795 Florida Street	San Diego	CA	92104	San Diego
Las Serenas	108	(619) 262-3891	(619) 262-0495	HOME, Tax Credit	4352 Delta Street	San Diego	CA	92113	San Diego
Mesa Commons	78	(619) 908-1174		Tax Credit, HOME, MHSA	6456 El Cajon Blvd	San Diego	CA	92115	San Diego
Park Terramar	21	(858) 538-2207	(858) 755-8192	Bond, RDA, Tax Credit	13481 Silver Ivy Lane	San Diego	CA	92129	San Diego
Parkside	77	(619) 531-7480	(619) 531-7051	Tax Credit	515 13th Street	San Diego	CA	92101	San Diego
Rancho del Norte	119	(858) 832-1385	(858) 832-1372	Bond, Tax Credit	16775 Saintsbury Gler	San Diego	CA	92127	San Diego
Regency Centre	100	(619) 266-1661	(619) 266-1520	Bond, Tax Credit	4765 Home Avenue #101	San Diego	CA	92105	San Diego
Seabreeze Farms	38	(858) 523-1328	(858) 523-1375	Tax Credit	12759 Seabreeze Farms Drive	San Diego	CA	92130	San Diego
Torrey Highlands	76	(858) 538-6425	(858) 538-6456	Bond, Tax Credit	13370 Torrey Meadows Drive	San Diego	CA	92129	San Diego
Versa at Civita	150	(619) 299-5000	(619) 299-5002	Tax Credit Senior, SDHA	2365 Via Alta	San Diego	CA	92108	San Diego
Villa Andalucia	32	(858) 755-8562	(858) 755-8192	Bond, Tax Credit	6591 Rancho del Sol Way	San Diego	CA	92130	San Diego
Villa Glen	26	(858) 538-2207	(858) 538-2201	Bond, Tax Credit	6984 Torrey Santa Fe Road	San Diego	CA	92129	San Diego
Village Green	94	(619) 583-7236	(619) 583-7240	HOME, RDA, Tax Credit	4150 Bonillo Drive	San Diego	CA	92115	San Diego
Vista Grande	49	(619) 266-1210	(619) 266-1025	RDA, Tax Credit	5411 Santa Margarita Street	San Diego	CA	92114	San Diego
Westminster Manor	156	(619) 233-7001	(619) 233-0711	HUD	1730 3rd Avenue	San Diego	CA	92101	San Diego
Windwood Village	92	(858) 350-4696	(858) 350-4585	Bond, Tax Credit	12730 Briarcrest Place	San Diego	CA	92130	San Diego

San Jacinto, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
San Jacinto Villas	81	(951) 487-6095	(951) 487-6584	HOME, Tax Credit	1692 S. Santa Fe Avenue	San Jacinto	CA	92583	Riverside

San Jose, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Almaden	226	(408) 275-1922		Tax Credit	1501 Almaden Expressway	San Jose	CA	95125	Santa Clara
Stonegate	120	(408) 922-7255	(408) 922-7253	Bond, HUD, Tax Credit	4401 Renaissance Drive	San Jose	CA	95134	Santa Clara
Summercrest Villas	66	(408) 264-2900	(408) 264-2919	Bond, HUD, Senior, Tax Credit	1725 Almaden Road	San Jose	CA	95125	Santa Clara
Villa Savannah	140	(408) 922-9980	(408) 922-9982	Bond, HUD, Tax Credit	4501 Renaissance Drive	San Jose	CA	95134	Santa Clara

San Marcos, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Autumn Terrace	103	(760) 471-5001	(760) 471-5033	Tax Credit	251 Autumn Drive #101	San Marcos	CA	92069	San Diego

San Pablo, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
El Paseo Family	132	(510) 233-9900	(510) 233-9990	Tax Credit	1150 Brookside Drive	San Pablo	CA	94806	Contra Costa
Monte Vista Senior	82	(510) 231-1914	(510) 231-1928	Tax Credit Senior, Bond	13728 San Pablo Avenue	San Pablo	CA	94806	Contra Costa

San Ysidro, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Verbena Family	80	(619) 662-0359	(619) 662-0520	RDA, Tax Credit	1830 Raspberry Place #138	San Ysidro	CA	92173	San Diego

Santee, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cedar Creek	48	(619) 334-8395	(619) 749-1139	Bond, Tax Credit	8616 Fanita Drive	Santee	CA	92071	San Diego
Forester Square	44	(619) 749-6538	(619) 749-6540	Tax Credit	9560 Via Zapador	Santee	CA	92071	San Diego
Laurel Park	133	(619) 448-8282	(619) 448-8779	Bond, Senior, Tax Credit	10122 Buena Vista Avenue	Santee	CA	92071	San Diego

Selma, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Villa Rose	53	(559) 891-0472		Tax Credit	2651 Whitson Street	Selma	CA	93662	Fresno

Shafter, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Westside Village	81	(661) 746-1300	(661) 746-1339	Tax Credit	595 Vera Cruz Way	Shafter	CA	93263	Kern

Soledad, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
San Vicente	50	(831) 678-9401	(831) 678-9375	Tax Credit	250 San Vicente	Soledad	CA	93960	Monterey

Sonora, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Columbia Village	80	(209) 588-8000		Tax Credit	11299 Columbia Village Drive	Sonora	CA	95370	Tuolumne
Forest View	60	(209) 533-8500		Senior, Tax Credit	19499 Hess Avenue	Sonora	CA	95370	Tuolumne

Spring Valley, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Jamacha Glen	52	(619) 698-6810	(619) 698-6806	Tax Credit	8890 Jamacha Road	Spring Valley	CA	91977	San Diego

Stockton, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Casa De Esperanza	70	(209) 469-2333		Tax Credit, USDA	2260 South Netherton Avenue	Stockton	CA	95205	San Joaquin
Church Street Triplex	3	(209) 463-7900	(209) 943-1013	Bond, HOME	418-420-422 Church Street	Stockton	CA	95203	San Joaquin
Delta Plaza Senior	30	(209) 464-9212	(209) 464-6112	Tax Credit Senior, HCD, Section 8	702 North San Joaquin Street	Stockton	CA	95202	San Joaquin
Dewey	10	(209) 464-9212	(209) 464-6112	HUD	507 North Pilgrim Street	Stockton	CA	95205	San Joaquin
Diamond Cove I	60	(209) 475-9007	(209) 475-9008	HOME, Tax Credit	5343 Carrington Circle #37	Stockton	CA	95210	San Joaquin
Diamond Cove II	40	(209) 474-9150	(209) 474-9160	HOME, Tax Credit	5506 Tam O'Shanter Drive	Stockton	CA	95210	San Joaquin
Emerald Pointe	22	(209) 952-3182	(209) 952-3225	HOME, Tax Credit	9537 Kelly Drive	Stockton	CA	95209	San Joaquin
Grant Village	40	(209) 462-5583	(209) 462-5584	Tax Credit, HOME	2040 Sikh Temple	Stockton	CA	95206	San Joaquin
Marquis Place	21	(209) 474-9150	(209) 474-9160	Tax Credit, HOME	5315 Carrington Circle	Stockton	CA	95210	San Joaquin
Santa Fe Townhomes	31	(209) 463-1355	(209) 463-1464	Tax Credit, HCD, Bond	639 West Worth Street	Stockton	CA	95206	San Joaquin
Valle Del Sol	76	(209) 944-5699	(209) 944-5975	Tax Credit, USDA, HOME, HCD	4701-17 East Farmington Road	Stockton	CA	95215	San Joaquin
Villa De San Joaquin	30	(209) 941-9349	(209) 941-9353	USDA-RD	324 East Jackson Street	Stockton	CA	95206	San Joaquin
Villa Montecito	70	(209) 547-9088		HOME, Tax Credit	1339 Kingsley	Stockton	CA	95203	San Joaquin
Villa Monterey	45	(209) 888-5365	(209) 888-5275	Bond, HOME, Tax Credit	4707 Kentfield Road	Stockton	CA	95207	San Joaquin
Vintage Plaza	18	(209) 463-7900	(209) 943-1013	Tax Credit	352 Malbec Court	Stockton	CA	95203	San Joaquin
Westgate	40	(209) 474-7471	(209) 474-9143	HOME, Tax Credit	6119 Danny Drive #7	Stockton	CA	95210	San Joaquin
Wysteria	65	(209) 451-3257	(209) 942-0336	HOME, Tax Credit	1921 Pock Lane	Stockton	CA	95205	San Joaquin

Thousand Palms, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Legacy	81	(760) 343-5261	(760) 343-5413	Tax Credit, RDA, MHSA	72490 El Centro Way	Thousand Palms	CA	92276	Riverside

Tracy, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Mountain View	37	(209) 832-2749	(209) 832-0173	HOME, Tax Credit	377 West Mount Diablo Avenue	Tracy	CA	95376	San Joaquin

Tulare, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Country Manor	40	(559) 684-9900	(559) 684-9911	Tax Credit	955 North A Street	Tulare	CA	93274	Tulare

Vallejo, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Bay View Vista	194	(707) 649-2656	(707) 649-2870	Tax Credit, Bond	445 Redwood Street	Vallejo	CA	94590	Solano
Solano Vista Senior	96	(707) 642-7231	(707) 642-7987	Tax Credit Senior	40 Valle Vista Avenue	Vallejo	CA	94590	Solano

Victorville, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Northside Commons	83	(760) 843-1800	(760) 843-1187	Tax Credit	16733 Sunhill Drive	Victorville	CA	92395	San Bernardino
Rancho Seneca	203	(760) 302-4494	(760) 951-5107	Tax Credit	14779 Seneca Road	Victorville	CA	92392	San Bernardino

Vista, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cedar Road	40	(760) 945-3507	(760) 945-3526	HOME, HUD, Tax Credit	245 Cedar Road	Vista	CA	92083	San Diego
Los Robles	76	(760) 414-1994	(760) 940-2070	HUD	1475 Oak Drive	Vista	CA	92084	San Diego
Nettleton Road	28	(760) 945-3507	(760) 945-3526	Tax Credit	160 Nettleton Road	Vista	CA	92083	San Diego

Westmorland, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Westmorland Family	65	(760) 344-4464	(760) 344-4455	Bond, HOME, Tax Credit	181 South G Street	Westmorland	CA	92281	Imperial

Colorado

Aurora, CO

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Montview Heights	50	(303) 341-6949		HUD	14389 East Montview Blvd	Aurora	CO	80011	Adams, Douglas

Kansas

Shawnee, KS

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Prairie Lakes	270	(913) 268-4767	(913) 631-3755	Tax Credit	6701 Lackman Road	Shawnee	KS	66217	Johnson

Missouri

Gladstone, MO

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Englewood Vista	154	(816) 452-6643	(816) 452-6540	Senior, Tax Credit	5700 N. Main Street	Gladstone	MO	64118	Clay

St. Joseph, MO

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Village East Tower	108	(816) 364-5593	(816) 232-5323	HUD, Senior	1218 Village Drive	St. Joseph	MO	64506	Buchanan

Nevada

Stateline, NV

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Lake Vista	64	(775) 586-1663		HOME, Tax Credit	129 Market Street	Stateline	NV	89449	Douglas
Meadow Brook	30	(775) 586-1663		Tax Credit	129 Market Street	Stateline	NV	89449	Douglas

Texas

Alamo, TX

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Sun Meadow	77	(956) 702-7879	(956) 702-7374	Tax Credit	404 N. Cesar Chavez	Alamo	TX	78516	Hidalgo

Alice, TX

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cameron Village	76	(361) 664-7100	(361) 664-7103	Tax Credit	2555 S. Cameron Street	Alice	TX	78332	Jim Wells

El Paso, TX

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Suncrest	100	(915) 584-8488		HOME, HUD, Tax Credit	611 Rubin Drive	El Paso	TX	79912	El Paso

Georgetown, TX

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Oaks at Georgetown	192	(512) 930-0380	(512) 863-4545	Tax Credit	550 West 22nd Street	Georgetown	TX	78626	Williamson

Lemoore, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Montclair	80	(559) 924-7012	(559) 924-7029	Tax Credit	150 South 19th Avenue	Lemoore	CA	93245	Kings

Long Beach, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Ramona Park	61	562-485-6139		Tax Credit	3290 East Artesia Blvd	Long Beach	CA	90805	Los Angeles

Madera, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Village at Madera	75	(559) 661-5300	(559) 661-5333	Tax Credit	501 Monterey Street	Madera	CA	93637	Madera

Marysville, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
East Linda Gardens	103	(530) 742-8001		Tax Credit	6035 College View Drive	Marysville	CA	95901	Yuba

McFarland, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Daybreak	61	(661) 792-1288	(661) 792-0093	Tax Credit	799 5th Street	McFarland	CA	93250	Kern

Mendota, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Village at Mendota	81	(559) 655-4174	(559) 655-2749	Tax Credit	647 Perez Avenue	Mendota	CA	93640	Fresno

Menifee, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Vineyards at Menifee	81	(951) 246-4698	(951) 245-4716	RDA, Tax Credit, MHSA	29930 Winter Hawk	Menifee	CA	92586	Riverside

Merced, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Sunny View	113	(209) 722-0785		Tax Credit	1108 D Street	Merced	CA	95341	Merced
Sunnyside	121	(209) 722-4421	(209) 722-4424	Tax Credit	988 D Street	Merced	CA	95341	Merced

Moreno Valley, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Cottonwood Place	273	(951) 653-8834	(951) 653-7703	RDA, Tax Credit, HOME	24115 Cottonwood Avenue	Moreno Valley	CA	92553	Riverside
Rancho Dorado	150	(951) 242-8800	(951) 242-8825	RDA, Tax Credit, Bond	25105 J. F. Kennedy Drive	Moreno Valley	CA	92551	Riverside

Needles, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
River Gardens	81	(760) 326-5047	(760) 326-5292	Tax Credit	1970 Clary Drive	Needles	CA	92363	San Bernardino

Northridge, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Ashwood Court	72	(818) 349-5297	(818) 349-5397	Tax Credit	19201 Nordhoff Street	Northridge	CA	91324	Los Angeles
White Oaks Lassen	80	(818) 773-0890	(818) 349-2745	Tax Credit	9907 White Oak	Northridge	CA	91325	Los Angeles

Oakdale, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Oakridge	41	(209) 847-1224	(209) 547-3227	Bond, RDA, Tax Credit, USDA	10 Willowood Drive	Oakdale	CA	95361	Stanislaus

Oakland, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
St. Mark's	102	(510) 268-0274	(510) 268-9485	Senior HUD	394 12th Street	Oakland	CA	94607	Alameda

Oceanside, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Country Club	90	(760) 433-8244	(760) 433-8871	Bond, Tax Credit	201 Country Club Lane	Oceanside	CA	92054	San Diego
Marisol	22	(760) 966-7407	(760) 966-7403	HOME, HUD, Tax Credit	1119 Tremont Street	Oceanside	CA	92054	San Diego
Old Grove	56	(760) 433-4854	(760) 433-4893	Farm Worker, Tax Credit	235 Via Pelicanc	Oceanside	CA	92057	San Diego

Ontario, CA

Community Name	Number of Apts	Phone Number	Fax Number	Designation	Address	City	State	Zip	County
Mountain View Senior	106	(909) 984-7771	(909) 984-7818	Bond, HOME, Senior, Tax Credit	511 North Palmetto Avenue	Ontario	CA	91762	San Bernardino



GREENLIGHT ENGINEERING

TRAFFIC ENGINEERING/TRANSPORTATION PLANNING

September 2, 2015

Ed and Roberta Schwarz
Savannah Oaks Neighborhood Association
2206 Tannler Drive
West Linn, OR 97068

RE: City of West Linn FILE NO. DR-15-11/LLA-15-01

Greenlight Engineering has been asked to evaluate the transportation related impacts of the proposed Tannler Mixed Use Project located in West Linn, Oregon. We have completed a review of the July 20, 2015 transportation impact analysis ("TIA"), August 25, 2015 "Revised Mitigation Measures" memo, the staff report and other transportation related materials in the written record of the land use application. We have also visited the site. We offer the following comments.

Executive Summary

The application fails to provide the necessary evidence to support approval of the project for the following reasons:

- The site trip distribution may not be based on modeling data as required by the City
- The site trip distribution is not reliable as it understates the use of neighborhood streets
- Intersections east of 10th Street/Blankenship/Salamo were not evaluated
- There is inadequate intersection sight distance at the Blankenship driveway
- Proposed signal does not meet traffic signal warrants
- Intersections fail to meet the City mobility standard
- The pork chop at Tannler/Blankenship will be ineffective
- Truck turning movements have not been evaluated at 10th/Blankenship/Salamo
- The development eliminates the TSP preferred option for the Blankenship/Tannler intersection without adequate evaluation and without a Comprehensive Plan Amendment application
- Tannler Drive includes no bicycle facilities as required
- The number of proposed accesses have not been minimized as required

Trip Distribution May Not be Based on Metro Model or TSP

In the City's transportation consultant's (Brian Copeland of DKS Associates) June 26, 2015 email to the applicant's traffic engineer (TIA Appendix, pdf pg 240), the City required that the TIA's site trip distribution be based on the City's Transportation System Plan (TSP) or the Metro transportation model. The City consultant required the applicant to "...provide a source for where [the trip distribution] numbers come from (TSP, Metro

model, etc). Also, please provide back-up for using the same distribution for both AM and PM.”

The applicant's TIA states that trip distribution is “based on a review of existing traffic patterns and likely destinations of the tenants”. The TIA makes no mention of Metro modeling information or the TSP in developing the trip distribution for the site as required by the City. The applicant has provided no evidence as required by the City.

The TIA trip distribution is not based upon evidence or a clear methodology in distributing the site's trips and is therefore unreliable.

Trip Distribution is Not Reliable

Figure 8A and 8B of the applicant's TIA illustrates that 10% of the site traffic will travel along Salamo Road to/from beyond Greene Street. The 10% estimate has not yet been substantiated, yet is required to be substantiated according to the City's transportation consultant as discussed above.

Additionally, the assumption that all traffic destined to/from the north will travel via Salamo is not substantiated. In fact, traffic destined for the north will travel via Greene Street or other neighborhood east/west routes such as Remington or Bland rather than along Salamo Road as evidenced below. These routes are both shorter in distance as well as delay for drivers.

According to Tables 1 through 3 below, traffic destined to the north will travel via Greene Street or other neighborhood routes rather than use Salamo Road as assumed in the TIA. Total travel times and distance for travel to the north are shorter. Drivers will utilize Greene Street rather than using Salamo Road, while the TIA assumes they will not.

The TIA has not evaluated the intersection of Salamo/Greene, but site traffic destined to the north within the City of West Linn will utilize Greene Street or other east/west routes intersecting Tannler Drive unless the eastbound left turn delays exceed approximately 72 seconds at the Salamo/Greene intersection. It is very unlikely that delays will exceed approximately 72 seconds given the low traffic volumes of Greene Street.

The site trip distribution is unreliable. As required by the City, the applicant should be required to reevaluate the site trip distribution.

Table 1. Travel Time for Traffic Destined to the North Via Blankenship Driveway To Blankenship

Salamo Road Route Using Blankenship Driveway	PM peak hour travel time (seconds)	Distance (feet)
From Centroid of Parking Area of Site to Blankenship/Site Access Intersection	18.2	400
Blankenship/Site Access Intersection Southbound Left Turn Delay	30.0	N/A
From Blankenship/Site Access Intersection to 10th/Blankenship/Salamo Intersection	14.5	640
10 th /Blankenship/Salamo Eastbound Through Movement Delay	64.5	N/A
From 10 th /Blankenship/Salamo Intersection to Salamo/Greene Intersection	37.5	2200
Total Travel Time & Distance	164.7	3240

Table 2. Travel Time for Traffic Destined to the North Via Tannler Driveway To Greene Street

Tannler Drive to Greene Route	PM peak hour travel time (seconds)	Distance (feet)
From Centroid of Parking Area to Tannler/Site Access Intersection	17.0	375
Tannler/Site Access Intersection Eastbound Left Turn Delay	9.1	N/A
From Tannler Site Access to Tannler/Greene Intersection	14.8	650
Tannler/Greene Northbound Right Turn Intersection Delay	0.0	N/A
From Tannler/Greene to Salamo/Greene Intersection	51.8	1900
Salamo/Greene Eastbound Left Turn Delay	?	N/A
Total Travel Time & Distance	92.7	2925

Intersection Delays Based on Applicant's TIA.
Assumes on-site travel speed of 15 MPH.
Assumes Blankenship travel speed of 30 MPH.
Assumes Tannler travel speed of 30 MPH.
Assumes Salamo travel speed of 40 MPH.
Assumes Greene travel speed of 25 MPH.

Table 3. Travel Time Difference for Traffic Destined to the North Via Tannler Driveway To Blankenship Road

Salamo Road Route Using Tannler Driveway	PM peak hour travel time (seconds)	Distance (feet)
From Centroid of Parking Area to Tannler/Site Access Intersection	17.0	375
Tannler/Site Access Intersection Eastbound Right Turn Delay	9.1	N/A
From Tannler/Site Access Intersection to Blankenship/Tannler Intersection	14.8	650
Blankenship/Tannler Intersection Southbound Left Turn Delay	99.8	N/A
From Blankenship/Tannler Intersection to 10 th /Blankenship/Salamo Intersection	6.1	270
10 th /Blankenship/Salamo Eastbound Through Movement Delay	64.5	N/A
From 10 th /Blankenship/Salamo Intersection to Salamo/Greene Intersection	37.5	2200
Total Travel Time & Distance	248.9	3225

Intersection Delays Based on Applicant's TIA.
Assumes on-site travel speed of 15 MPH.
Assumes Blankenship travel speed of 30 MPH.
Assumes Tannler travel speed of 30 MPH.
Assumes Salamo travel speed of 40 MPH.

Intersections Not Evaluated

Figure 8B of the applicant's TIA illustrates that eight trips will travel eastbound from the site and twelve trips will travel westbound to the site through the 10th Street/Salamo/Blankenship intersection. The intersection to the east of this intersection, Salamo/Greene, will experience a minimum increase in PM peak hour volume of 20 trips. If left turns are removed at the intersection of Tannler/Blankenship, the Salamo/Greene intersections will experience an increase in volume of far greater than 20 trips/hour.

The applicant's August 25, 2015 "Revised Mitigation Measures" memo illustrates in Figure 1A and 1B that the intersections of Tannler Drive/Greene Street and Salamo Road/Greene Street will experience substantial changes in traffic volumes during the weekday AM and weekday PM peak hour. In the case of Salamo Road/Greene Street, the intersection is anticipated to experience a maximum increase of 96 turning vehicles per hour due to traffic rerouting.

Inexplicably, the intersection of Salamo Road/Greene Street is not analyzed in any way by the applicant although it experiences a greater impact as a result of the development than most of the intersections studied in the TIA. The applicant also states in their mitigation memo that both Bland Circle and Remington Drive will experience an increase in traffic volume, but do not substantiate or otherwise estimate this increase in volume. The applicant has provided no analysis of any of the intersections experiencing increases in traffic volumes as a result of the rerouted traffic at Tannler/Blankenship.

The TIA states that the “proposed study area is generally based on intersections at which the development will add more than 20 peak hour trips”.

Depending on the outcome of reanalyzing the trip distribution of the site according to the City's requirement to base trip distribution on the Metro model or the TSP, there will be additional impact to the Salamo/Greene and potentially intersections beyond that intersection that easily fall into this threshold.

Blankenship/Site Access Likely Does Not Meet Signal Warrants

In their August 25, 2015 “Revised Mitigation Measures” memo, the applicant recommends the installation of a traffic signal at the intersection of Blankenship/Site Access. The Manual on Uniform Traffic Control Devices (MUTCD) requires that “[a]n engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.” The MUTCD is the national and state standard for traffic control. Furthermore, the MUTCD provides that “A traffic control signal should not be installed unless one or more of the factors described in this Chapter are met” and “[a] traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.”

Similarly, the City Public Works Design Standards requires that traffic analyses include “[a] discussion of the need for traffic signals. This should include a traffic warrant computation based on the MUTCD”.

While the applicant clearly established in their TIA that a traffic signal is not warranted or recommended at the Blankenship/Site Access intersection (pgs 15-17), a traffic signal was still recommended as part of their August 25th memo. The applicant has not provided any additional analysis of the need for a traffic signal at this intersection.

The City should be advised that there are potential liability issues in approving a traffic signal at a location that is not supported by an engineering study that establishes the need for a traffic signal based on the MUTCD. The engineering study submitted does not establish this need.

Inadequate Intersection Sight Distance at Blankenship Driveway

According to the City of West Linn *Public Works Design Standards* Section 5.0018, the design speed of collectors shall be 30 MPH (pg 5). Blankenship Road is a collector roadway according to the City TSP. The TIA states that sight distance was evaluated “using a 25 mph posted speed” (pg 18). Further, the TIA states that there is “290 [feet of sight distance] to the east at the Blankenship driveway”. The TIA states that adequate intersection sight distance at 25 MPH is 280 feet per AASHTO's *A Policy on Geometric Design of Highways and Streets*.

Section 5.0070 of the *Public Works Design Standards* requires that “[a]dequate line of sight pursuant to engineering standards should be afforded at each driveway” (pg 10).

Based on a speed of 30 MPH, 290 feet of intersection sight distance is inadequate per the AASHTO standard. Intersection sight distance of 335 feet is adequate at 30 MPH per AASHTO. However, according to the TIA, intersection sight distance is only 290 feet, falling short of the AASHTO standard.

According to Figures 8A and 8B of the TIA, the proposed development will add 45 trips during the weekday AM peak hour and 29 trips during the weekday PM peak hour to this inadequate movement. The proposed development fails to provide a sufficient access to Blankenship Road.

Study Intersections Fail City Mobility Standard

Section 55.090 of the CDC requires that “[a]n application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy”.

Section 55.125 of the CDC provides that “[t]he purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2)”.

Section 85.170.B.2.e of the CDC requires that “approval of the development proposal requires satisfaction of the following criteria” which includes “the Traffic Impact Analysis includes mitigation measures that meet the City’s level of service and are satisfactory to the City Engineer”.

The TIA states that the “minimum operational standard specified in the City of West Linn Transportation System Plan is LOS D for all facilities except principal arterials, where the minimum is LOS E” (pg 11).

The TIA proposes mitigation at the Blankenship/Tannler intersection that will include a pork chop design limiting the southbound approach to right turns only.

With the proposed development and mitigation in place, the intersection operates with a LOS E and 46.3 seconds of delay during the weekday PM peak hour. The City standard at this intersection is LOS D. The intersection fails to meet the City standard.

The intersection of 10th Street/8th Avenue/8th Court also fails to meet the City standard of LOS D. While the applicant proposes to pay a proportionate share of future improvements at this intersection, the development will worsen this condition. The development will increase the delay at the intersection from 526 seconds to 564 seconds. The City standard of LOS D is not met as required.

The fact that the standard is not met is freely acknowledged within the TIA and supplemental memo.

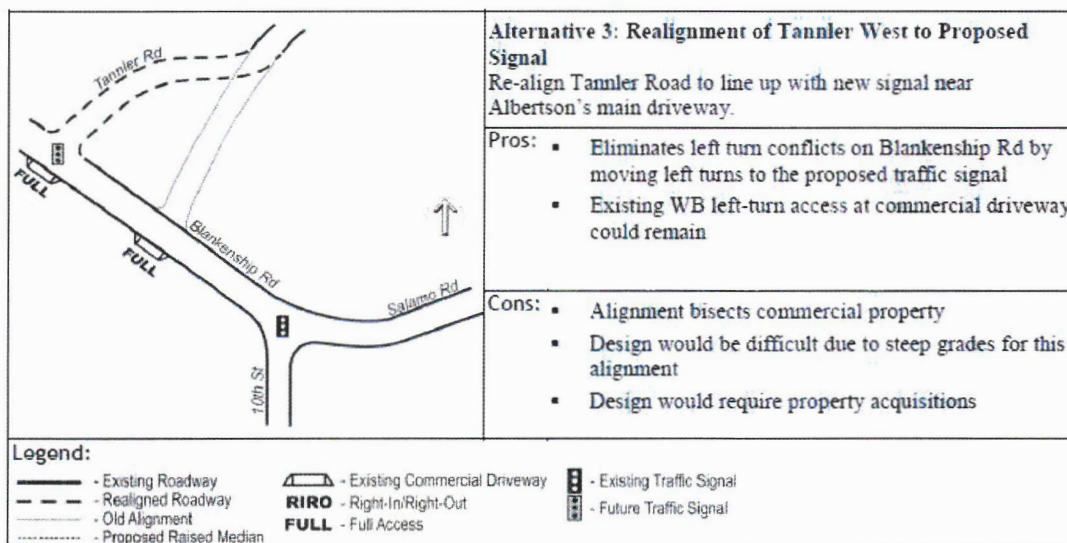
TIA Provides No Evidence of Operations at Blankenship/Tannler Intersection

The TIA reports results for the Blankenship/Tannler intersection restriping mitigation in Table 9A. However, the TIA appendix fails to provide the necessary operational outputs for review.

Development Eliminates the Possibility of Constructing Preferred TSP Project

As proposed, the development eliminates the possibility of the preferred alternative of the City's TSP to realign Tannler Drive through the subject site. Both City staff and the City's transportation consultant have raised this issue with the applicant, yet the applicant has failed to adequately respond to the implications of constructing their development over the preferred TSP alternative alignment and eliminating the option of constructing the TSP preferred option for Tannler Drive.

Figure 1: Excerpt of City Transportation System Plan, 2007



As noted in the TSP, “The Task Force indicated that Alt. 3 was the preferred option. However, further engineering review is needed to determine the feasibility of such an extension, if this improvement is to be incorporated into the ultimate circulation solutions identified by new development on either side of Tannler Road”.

City staff states in their July 16, 2015 letter to the applicant that “[c]ompatibility with long-range transportation system plan improvements for Tannler Drive needs to be addressed. This development would preclude the preferred Tannler Drive realignment alternative from the 2008 City of West Linn Transportation System Plan”. In their July 17, 2015 letter to the City of West Linn, the City's transportation consultant comes to the same conclusion.

While the applicant has noted the conflict with the TSP, there is not a legitimate engineering analysis of the Tannler realignment alternative or other alternatives nor of the applicant's obligation to address the removal of the preferred option of the TSP, if that is the ultimate conclusion that the City determines.

The proposed pork chop improvement to the Tannler/Blankenship intersection kicks the can down the road. The intersection continues to fail to meet the City standard and will continue to do so into the future. The City will find themselves in the same position with any future development that adds traffic to the Tannler/Blankenship intersection. The intersection will fail to meet City standard. Per the TSP, the applicant should be required to address the preferred alternative, not build their development over the top of it and largely ignore the preferred alignment.

The applicant should be required to provide an analysis of the Tannler realignment issues, benefits and costs as well as other potential options. This analysis should be of sufficient quality to support a Comprehensive Plan Amendment. If it is determined that the Tannler realignment is no longer the preferred alternative, the proposed development application should be accompanied by a Comprehensive Plan Amendment request for the removal of this potential realignment through the subject property.

Proposed Tannler Drive Roadway Section Provides No Bicycle Facilities

Section 55.100.I.1 of the City of West Linn Development Code requires “[i]n determining the appropriate sizing of the street in commercial, office, multi-family, and public settings, the street should be the minimum necessary to accommodate anticipated traffic load and needs and should provide substantial accommodations for pedestrians and bicyclists”.

Tannler Drive is not currently afforded with any separated bicycle facilities. The TIA notes that there is a striped shoulder on Tannler Drive that can be used by cyclists (pg 4).

However, the applicant's narrative dated August 5, 2015 indicates that on-street parking along Tannler Drive will be used to accommodate the minimum required parking from the proposed development (pgs 45-47). Under existing conditions, this striped shoulder can be used legally as a parking facility and the applicant proposes it to be used as such in the future.

The applicant's Tannler Drive frontage will include no separated bicycle facilities to accommodate bicycle traffic and falls far short of a “substantial accommodation” for bicyclists as required.

The City of West Linn's Transportation System policy on bicycle facilities states to “[p]rovide striped and signed bicycle lanes on all arterial and collector roadways consistent with the policies of the Transportation System Plan”. Tannler Drive is a collector roadway and therefore requires a bicycle lane.

Section 92.010 of the CDC provides that “If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets and separate bicycle paths”.

Proposed Mitigation Should Include Truck Turning Evaluation

The proposed mitigation of the 10th Street/Blankenship/Salamo intersection as evidenced in Figure 4 of the applicant's “Revised Mitigation Measures” memo includes substantial narrowing of existing travel lanes on 10th Street. The proposed dual westbound left turn improvement should be accompanied by an evaluation of the ability of trucks and other large vehicles to turn from their turn lanes into their receiving lanes. The 10th Street/Blankenship/Salamo intersection is characterized by a skew from the southern leg and the proposed improvements will worsen turning conditions for large vehicles. In order to establish that the proposed improvements at the intersection are feasible, the applicant should be required to evaluate the turning movements of large vehicles according to the ODOT Highway Design Manual, which dictates:

Requests for dual left turn lanes must be approved by the State Traffic-Roadway Engineer (see OARs 734-020-0135 and 0140 for criteria). When designing dual left turns lane, there must be dual receiving lanes on the connecting roadway with adequate length downstream prior to any merge points. The designer must determine the appropriate design vehicles to use for side-by-side operation through the turning movement. In rare locations, like at freeway ramp terminals leading to truck stops or warehousing districts, that may need to be two WB-67 vehicles making the turn simultaneously. However, in most locations, a WB-67 and an SU vehicle side-by-side is adequate for design. In other locations where truck volumes are low, an SU vehicle and a passenger vehicle may be sufficient. Dual left turn lanes should be designed in conformance with Figure 8-21. The Region Traffic Section should be consulted when considering the design of a dual left turn lane as well.

There is no evidence to support a condition of approval that the proposed improvements are feasible to construct without an engineering analysis of the necessary roadway width and right-of-way is available to construct the needed improvements at this intersection.

Accesses Have Not Been Minimized as Required

Section 48.025 of the CDC requires that “[t]he number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (B)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points”. Additionally, the CDC states that “[t]he number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible”.

The development proposes access via an existing access point to Blankenship Road and a new access via Tannler Drive. There has been no discussion or analysis of providing just one access point to serve the development. There is no evidence that secondary access is necessary to serve the proposed development.

Crosswalk Not Analyzed

In their July 17, 2015 letter to the City, the City's transportation consultant states that “[a]n analysis needs to be conducted at this location to determine the appropriate crossing treatments (median, signage, flashers, etc)” at the proposed crosswalk location on Blankenship west of the site access. The applicant has failed to provide any analysis of the appropriate treatment at this location including the need for a median, signage, flashers, lighting, or other treatments. Instead, the applicant merely recommends that the “pedestrian crossing be enhanced to include striping, signing and illumination as needed”, but does not evaluate the actual needs.

Pork Chop Design Will Not Be Effective

The proposed pork chop median control on the Tannler approach to Blankenship will not be effective in eliminating left turn movements from Tannler onto Blankenship. These types of designs are notorious for their ineffectiveness.

According to the ODOT Highway Design Manual:

“Another design option that may be considered in some situations is the use of a “pork chop” design. A pork chop design consists of a channelization island, usually raised curb that directs traffic in the intended direction. The channelization island tries to discourage turn movements by angling the entry and exit so that left turn movements are uncomfortable. The problem with the pork chop design is that passenger vehicles are still physically able to make left turn movements. Most pork chop designs that do not include a non-traversable median design have a very high rate of non-compliance for the restricted movements. Therefore, a pork chop design should still include a non-traversable median design as well. Where a non-traversable median is not practical or is unacceptable, the designer should attempt to maximize the entry and exit angles to make left turn movements as difficult as possible. Figure 2-4 shows a pork chop design concept with median control.”

According to the Florida Department of Transportation:

Where there are no medians, avoid using driveway “pork chop” channelization to prevent left hand turns. These driveway channelization features, often called “pork chops”, can be a useful “message” to the driver where medians are in place to prevent left turns. Unfortunately, where these features are added to try and prevent left turns by themselves, they are usually failures. Observations of many of these show mixed results in compliance to their intended purpose.

The City should anticipate that the proposed pork chop design will be ineffective. Our experience with these designs is similar to ODOT's and FDOT's. They are not at all effective in eliminating left turns. Therefore, the results of the "Revised Mitigation Measures" memo indicating improved operations at the Tannler/Blankenship intersection are dubious at best.

Impacts to Neighborhood Are Not Studied

If the southbound left turns are eliminated from the Tannler/Blankenship intersection, the applicants has stated that existing traffic will reroute to "Greene Street, Bland Circle or Remington Drive" ("Revised Mitigation Measures" memo, pg 2). As stated previously, the applicant has provided absolutely no analysis of the impacts to any of the intersections along any of these streets to which traffic will be rerouted. According to the TSP, on Neighborhood Routes like Greene Street "certain measures should be considered to retain the neighborhood character and livability of these routes. Neighborhood traffic management measures are often appropriate (including devices such as speed humps, traffic circles and other devices to be referred to in a later section in this chapter)."

However, again, the applicant provides no such analysis or consideration of such mitigation.

The applicant states that since Greene Street is a neighborhood route and Bland Circle is a collector road, these are "appropriate classifications" for rerouted traffic.

However, the applicant also indicates that traffic will utilize Remington Drive, a local street notably left out of their description of appropriate roadways to accept rerouted traffic.

Conclusion

The land use application fails to provide substantial evidence, or in some cases any evidence at all, to support the conclusion that the applicant demonstrated compliance with the transportation related requirements necessary to approve this land use application.

Should you have any questions, feel free to contact me at 503-317-4559.

Sincerely,

Rick Nys

Rick Nys, P.E., PTOE
Principal Traffic Engineer



Experience and Experience

I am a Professional Engineer (P.E.) registered in the State of Oregon and Washington. I am a certified Professional Traffic Operations Engineer (PTOE). I hold a Bachelor of Science degree in Civil Engineering with emphasis in Transportation Engineering. I have over sixteen years of experience in traffic engineering and transportation planning.

To: West Linn Planning Commission

Re: ConAm DR 15-11/LLA 15-01

Subject: Testimony on September 2, 2015

From:
Richard Sakelik
1835 Barnes Circle

I am strongly opposed to ConAms application for mixed use on Tannler Drive. I am very concerned with the entire application and more specifically with regard to the traffic mitigation recommendations as I will cover now.

Item #1- Adding another left turn lane on Salamo going down to the 10th Street corridor will take the right of way space and when that is taken it will impact the Savanna Park. In May of 2012 West Linn citizens passed (with a huge majority) a measure that stated that the people will vote if park land is to be used for anything but a park. Please see my attached Exhibit.

Also, imagine the drivers in the most left turn lane of the 2 lanes proposed that may desire to get onto 205 South. They will need to move over to the right lane to enable them to get to the freeway on ramp. As you may envision this **can and will** result in disastrous consequences probably creating regular accidents...which of course will cause more congestion/delays.

Item #2 Biking safety on Tannler is going to be impacted because of the 20 spaces for cars that you would be allowing the development to park there to meet their required number of spaces.

Item #3 - I also do not approve of the Tannler/ Blankenship "pork chop" with no left turn allowed. The Traffic System Plan (TSP) was completed with community involvement. It is being ignored as part of this process. That is certainly NOT fair to the community. That option was to have Tannler Dr diverted to the right through this property so that it will end up at a signal light across from Haggens. Doing this pork chop option has the intersection still failing with this so called improvement. When Mr. Parker's 1 plus acres are eventually developed (which I am sure will occur) the City will be in the same bind. This just kicks the can down the road. The next developer will have to come up with a different solution.

Item #4 - There will be new so called default routes to get to the highway (via Salamo) because the City and the developer are ignoring the adopted TSP. **The Greene, Bland, Remington streets will all have additional SIGNIFICANT traffic.** Additionally, the streets leading to Imperial and Killarney will also be impacted negatively. These streets were not developed for that use and they would cause a major shift in the safety of these neighborhoods.

In conclusion I believe it would be a travesty for the West Linn citizens if this application is approved. The citizens DO NOT benefit in any way and the developer does. West Linn needs to remain the wonderful community it is. Please do not be bamboozled by the applicants requests. Obviously, the code is not clearly defined as to what is acceptable mixed use. Certainly around 1% office space vs 99% residential space cannot be construed as a creditable mixed use. To do so would set a very bad precedent that West Linn would need to live with in the future. We concerned citizens very much rely on your informed, fair and thoughtful consideration to deny this application. **Please look at what is the greater good that can be accomplished here. For sure it should be in favor of the many West Linn citizens that are affected by this.**

Thank you once again for your time and consideration! Please do the right thing for West Linn citizens!



Point: 45°21'00.37" N 122°38'57.20" W elev 331 ft

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Streaming 100%

Google
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My name is Marilyn Schultz and I live at 2423 Remington Drive, within 500 feet of the proposed development.

I'm concerned about the traffic which will be generated by this development and the mitigation measures which have been proposed.

At the intersection of Tannler Drive and Blankenship Road the developer is proposing a mandatory right turn for all traffic southbound on Tannler. In the two and a half years I've lived in my house I've seldom made such a right turn. Almost all of my trips are to the freeway entrances on Tenth, going either north or south.

So this afternoon I decided to see how this mandatory right turn would work.

Assuming I wanted to go south on the freeway, I turned right on Blankenship, then right on Johnson Road, which I followed until it came to Stafford Road. That was 3.8 miles of a two-lane, winding road where the speed limit was 25 miles per hour in some places. Then it was another half mile on Stafford Road to the freeway entrance. That was a total of 4.3 miles of country roads to get to the freeway which was only two blocks from the intersection where I started.

Then I thought about going north on the freeway. I again turned right at Tannler and Blankenship. This time I stayed on Blankenship until I got to Ostman Road, turned south, crossed under the freeway, then turned left on Dollar Street, which took me to Willamette Falls Drive. I turned left, heading west through the Old Willamette shops to Tenth Street, which then led me to the freeway going north. That was a two-mile trip instead of a two block one.

There were no easy places to turn around on Blankenship without using a private driveway or making a u-turn or driving into a neighborhood.

I could have driven through the parking lot at Haggan's, but that did not seem like a safe alternative, with shoppers pushing their baskets and cars backing out of their parking spaces.

So a better solution appeared to be to get over to Salamo Road. My street, Remington Drive, was not a through street, so I went to Greene Street.

I drove from Tannler to Salamo on Greene, a hilly, winding, two-lane neighborhood street. That distance was .4 miles, and it was another .4 miles down Salamo, another two-lane street, to the intersection with Blankenship. Again, a lot of extra driving creating a lot of extra traffic.

The mandatory right turn at Tannler and Blankenship will not work.

Although there are a number of accurate arguments why this proposal should be rejected by the Planning Commission the Commission need only consider one--that the proposal, DR 15-11, does not meet the entry requirement as acceptable under Office Business Center (OBC) zoning.

At Chapter 21.010 "The purpose of this zone is to provide for groups of business and offices in centers. . . ". At 21.030 fourteen "Permitted Uses" within an OBC zone are listed. None are apartments.

At Chapter 21.050 seven additional uses under "prescribed conditions" are listed, only one of which allows apartments and then only as a "mixed use" and only in "conjunction with commercial development" and "only above the first floor of the structure" thereby allowing space on the first level for businesses and offices.

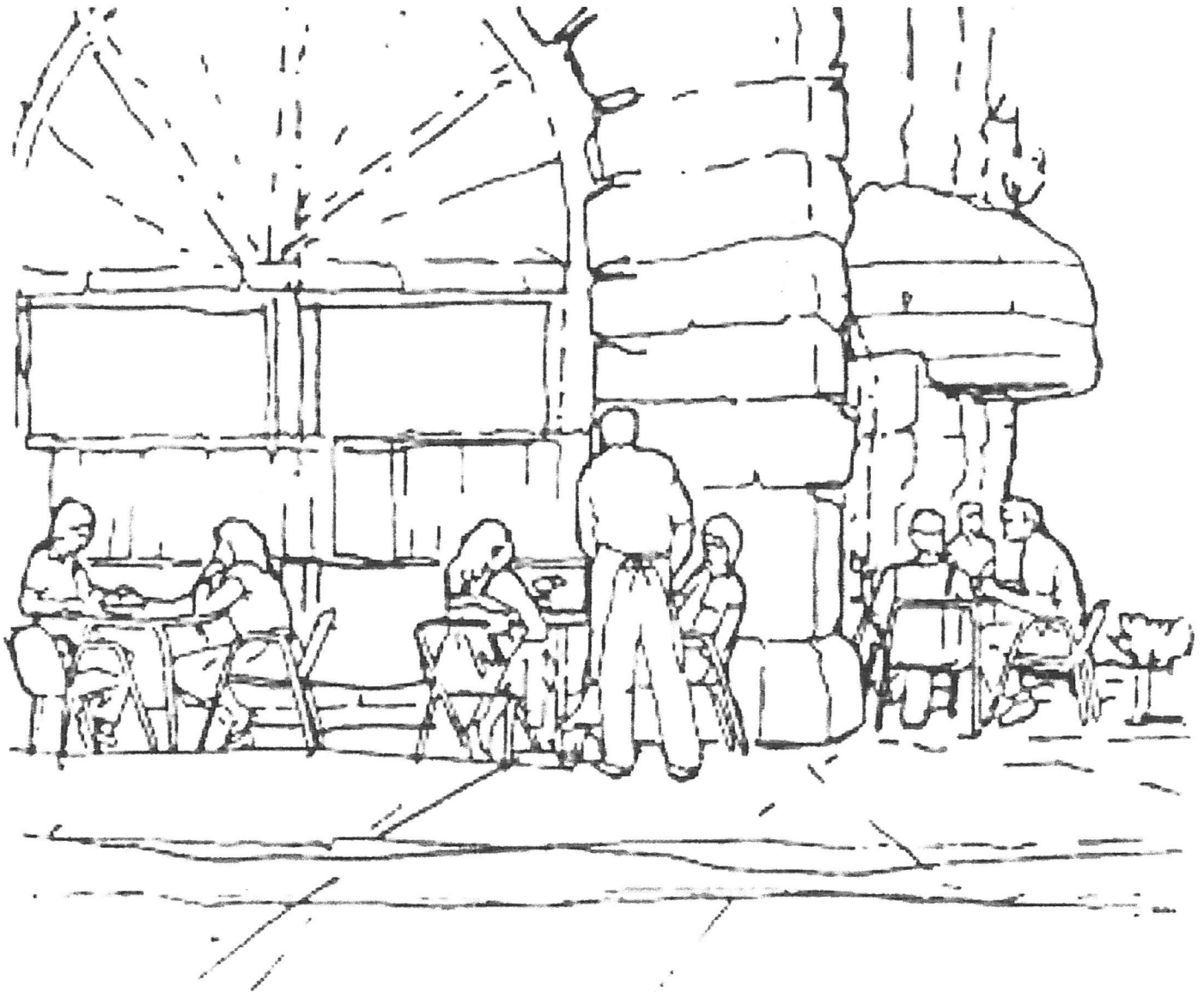
This proposal fails to comply with Chapter 21 OBC zoning on two major points:

- 1) By allocating one approximately 275 square foot office in the garage level of each of the seven buildings, 1.4% of the total construction space, and by allocating only ten of the total 342 parking spaces, 2.9% of the total parking space, this proposal is simply not a "mixed use in conjunction with commercial development" as required. The Planning Commission should not accept a proposal that considers a small room at the corner of the garage level of an apartment building, large enough to only hold a couple vending machines, as "commercial development" as required by OBC zoning.
- 2) By placing 174 parking spaces on the first floor of the the seven apartment buildings that utilize the totality of all first floor space, with the minor exception of the 275 square foot corner rooms, the proposal disregards the requirement that apartment related uses be "only above the first floor of the structure." The OBC zoning clearly reserves the entire first floor for "commercial development", not apartment parking. The concept is well depicted in an artist rendering of the first level of an OBC zoned building at 21.070, a copy of which is attached hereto. The Planning Commission should reject any proposal that utilizes the first floor of an OBC building as a parking garage.

Submitted by Charles Mathews, West Linn, OR, September 2, 2015

rear yard, a minimum of 25 feet.

Front yard, no minimum and a 20-foot maximum. The area between the street and the building line shall consist of a combination of non-vehicular hardscape areas (covered walkways, patios, etc.) and landscaped areas. If there are trees in the public right-of-way, the front setback area shall be landscaped per the requirements of the City Arborist.



maximum lot coverage shall be 50 percent.

maximum building height shall be two and one-half stories. No structure located within 50 feet of a low or medium density residential zone shall be taller than the adjacent residential zone.

To: John Boyd
From: Scott Etheredge, 1945 Taylor Court (14 years)

My 9/2/15 Public Comment During:

City of West Linn 9/2/15 Public Hearing – Continued from August 26, 2015: Class II Design Review and Property Line Adjustment permits to construct 180 multi-family dwelling units and 1,973 square feet of commercial space at the northwest corner of the intersection of Tannler Drive and Blankenship Road, DR-15-11/LLA-15-01

I disapprove of the developers' Tannler Drive at Blankenship plan with its "pork chop" no left turn requirement. And I disapprove of the developers' plan to add a second left turn lane at the bottom of Salamo Road at 10th Street.

First, as a result of the "pork chop" no left turn requirement, everyone who currently travels down Tannler Drive who desires to access...

- 205 northbound and southbound
- Willamette Falls Drive businesses
- 10th Street businesses
- Highway 43 and Oregon City via eastbound Willamette Falls Drive

...these people will have to permanently detour through the quiet neighborhoods between Tannler and Salamo to gain access to Salamo then turn right down the already busy Salamo to turn left at the 10th street light.

Secondly, I disagree with the developers' plan to add a second, parallel left turn lane at the bottom of Salamo that supposedly will reduce the additional lower Salamo traffic caused by all the former users of lower Tannler to Blankenship.

Here's the current scenario:

Currently drivers desiring to access 205 Southbound from Salamo travel down Salamo and turn left at the 10th Street light using a single left turn lane. Then after the left onto 10th, drivers must almost immediately turn right to enter 205 southbound.

And currently drivers desiring to access 205 Northbound from Salamo also travel down Salamo and turn left on 10th Street using a single left turn lane. These drivers then continue a bit farther down 10th Street where they merge left into the left turn lane to 205 Northbound.

Now imagine the developers' new, second left turn lane at the bottom of Salamo and how safe you will feel.

Imagine you are in the left turn lane that's on the left. Almost immediately after your left turn onto 10th, you will have to almost immediately cut into the traffic already in the right side left turn lane to almost immediately turn right onto the 205 southbound ramp.

Or, now imagine you are in the left turn lane that's on the right. How safe will you feel when drivers in the left side left turn lane are immediately cutting into your lane so they are able to then immediately turn right to access the Southbound 205 ramp?

Or, now imagine how safe will you feel in the left turn lane that's on the left when drivers in the right left turn lane try to cut into your lane in order to access the Northbound 205 left turn lane?

Does this sound like a "solution" to all the additional traffic on Salamo caused by the developers' "pork chop no left turn" restriction at the bottom of Tannler? Did you ever play the video game Frogger?

Finally, here's one more item on my disapproval list: Because the developers' plan is to use Tannler's shoulder as part of their parking count, this will cause a lack of biking facilities on Tannler. It is unsafe to be on a bike in the travel lane on that already busy road and bike lanes should be required and provided for all West Linn citizens.

Good evening Commissioners,

My name is Pete Cecil and I would like to address the allowed height of the buildings as related to our Community Development Code (CDC).

CDC Section 41.005(A) states,

“For all zoning districts, building height shall be the vertical distance above a reference datum measured to the highest point of a flat roof or to the deck line of a mansard roof or to the highest gable, ridgeline or peak of a pitched or hipped roof, not including projections above roofs such as cupolas, towers, etc. The reference datum shall be selected by either of the following, whichever yields a greater height of building.

1. For relatively flat sites where there is less than a 10-foot difference in grade between the front and rear of the building, the height of the building shall be measured from grade five feet out from the exterior wall at the front of the building; or
2. For steeper lots where there is more than a **10-foot difference** in grade between the front and rear of the building, **the height of the building is measured from grade at a point five feet out from the exterior wall on the lowest side (front or rear) of the building**. One then measures vertically to the peak or ridgeline of the roof to determine the height.”

CDC 41.020(B) states,

“Height of buildings on uphill slopes where there is more than a **10-foot difference** between the rear and front elevation is measured from a point **five feet downhill** from the front of the building to the peak or dominant ridgeline and **shall not exceed 45 feet...**”

Please note the 10 foot difference requirement in the above paragraphs. ConAm has shown in their drawings that the difference in height on the slope will be 9 feet, 11 inches – just one inch short of triggering the requirement that the height of the buildings be measured on the downhill side and be limited to 45 feet in height.

But please also note that the 10-foot measurement is to be taken “five feet out from the exterior wall on the lowest side (front or rear) of the building.” Nowhere in their drawings did ConAm state that this is where they took their measurements.

My belief is that the driveway at the rear of these buildings will be designed to be sloped away from the buildings so that rain water does not collect in the garages. If this is the case, then it is highly likely that the total difference in grade from front to back will exceed 10 feet, thus triggering the CDC height limitation of 45 feet on the downhill side of these structures. And if this is the case, then this application does not meet the requirements of the CDC and should be denied.

I have attached copies of CDC Chapter 41 for your review.

Thank you for your time.

Chapter 41 BUILDING HEIGHT, STRUCTURES ON STEEP LOTS, EXCEPTIONS

Sections:

- 41.005 DETERMINING HEIGHT OF BUILDING
- 41.010 FRONT YARD SETBACK EXCEPTION
- 41.020 HEIGHT EXCEPTIONS
- 41.030 PROJECTIONS NOT USED FOR HUMAN HABITATION
- 41.040 PLACES OF WORSHIP OR GOVERNMENT BUILDINGS

41.005 DETERMINING HEIGHT OF BUILDING

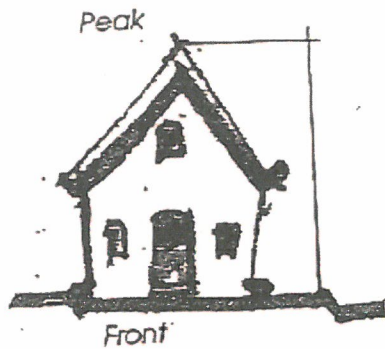
A. For all zoning districts, building height shall be the vertical distance above a reference datum measured to the highest point of a flat roof or to the deck line of a mansard roof or to the highest gable, ridgeline or peak of a pitched or hipped roof, not including projections above roofs such as cupolas, towers, etc. The reference datum shall be selected by either of the following, whichever yields a greater height of building.

1. For relatively flat sites where there is less than a 10-foot difference in grade between the front and rear of the building, the height of the building shall be measured from grade five feet out from the exterior wall at the front of the building; or
2. For steeper lots where there is more than a 10-foot difference in grade between the front and rear of the building, the height of the building is measured from grade at a point five feet out from the exterior wall on the lowest side (front or rear) of the building. One then measures vertically to the peak or ridgeline of the roof to determine the height.
3. Buildings on cross slopes or side slopes are measured at either the front or rear of the building using methods described in subsections (A)(1) and (2) of this definition only.

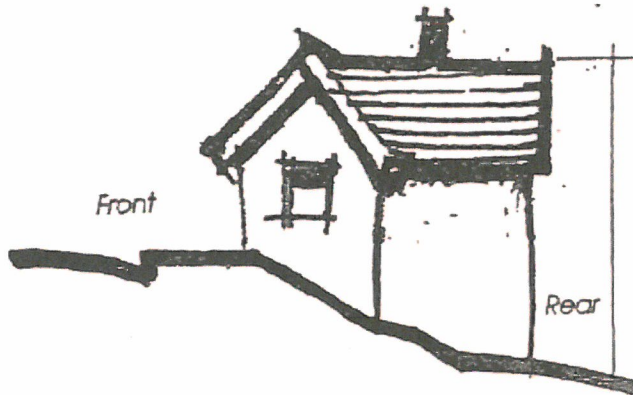
Even if the cross slope creates a tall elevation on the side, the method of determining height is not modified.

Also see CDC 41.020, Height Exceptions.

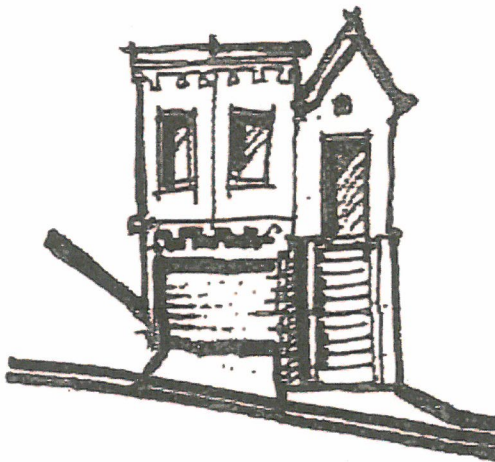
Figure 1.



Height of building on relatively flat lot is measured from grade at front of house to peak of roof.



Height of building on steep lots where there is more than a 10-foot difference in elevation between the front and rear of the building is measured from grade at a point five feet out from the front or rear exterior wall on the lowest side of the house to the peak of the building.



Height of building with a cross slope is still measured at either the front or rear by methods described in subsection (A) (1) or (2) of this definition.

(Ord. 1604 § 42, 2011)

41.010 FRONT YARD SETBACK EXCEPTION

If the average slope of a building site is 25 percent or greater, as measured along the planes of the proposed structure, the minimum front yard setback for the garage shall be three feet. All structures other than the garage shall meet the setback requirement of the underlying zone, or as otherwise specified in this code.

When a garage is situated less than 20 feet from the front property line or less than 15 feet from a side property line facing a street, the following siting conditions shall apply:

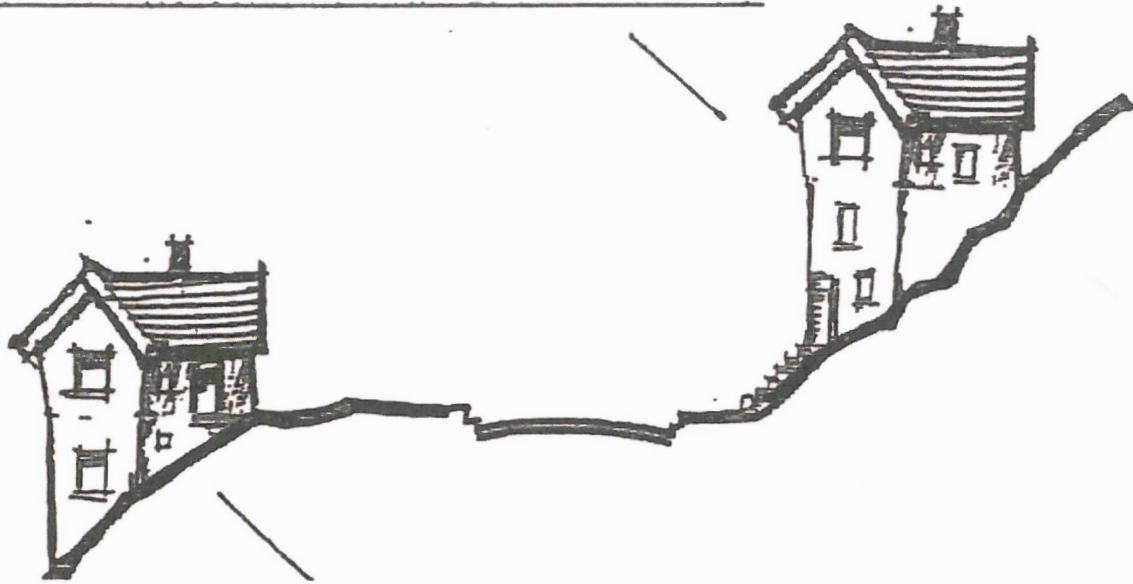
- A. Where lot width allows, the garage shall be set parallel to the street (i.e., the garage doors shall be perpendicularly oriented to the street), and at least two off-street parking spaces shall be provided as specified in Chapter 46 CDC (i.e., paved).
- B. If the lot width prohibits the parallel siting required above, the garage may be sited perpendicular to the street (i.e., the garage door or doors facing directly onto the street), provided, in addition to the sheltered parking spaces, two off-street parking spaces are provided on site. (Ord. 1226, 1988; Ord. 1276, 1990)

41.020 HEIGHT EXCEPTIONS

- A. If the highest grade of a building site which fronts on the downslope side of the street is greater than 10 feet above the lowest grade as measured along the planes of the proposed structure, the total building height may not exceed 45 feet as measured from the lowest grade at a point five feet downhill from the rear of the building, provided the building height does not project more than 24 feet above the average grade of the street. In the R-15, R-20, and R-40 zones the 45-foot height may be increased to 50 feet.
- B. If the highest grade of a building site which fronts on the upslope side of the street is greater than 10 feet above the lowest grade, as measured along the planes of the proposed structure, the total building height shall not exceed 45 feet. In the R-15, R-20, and R-40 zones the 45-foot height may be increased to 50 feet.

Height of buildings on uphill slopes where there is more than a 10-foot difference between the rear and front elevation is measured from a point five feet downhill from the front of the building to the peak or dominant ridgeline and shall not exceed 45 feet (50 feet in the R-15, R-20 and R-40 zones).

Figure 2. Height exceptions



Height of buildings on downhill slopes where there is more than a 10-foot difference between the rear and front elevation is measured from a point five feet downhill from the rear of the building to the peak or dominant ridgeline and shall not exceed 45 feet (50 feet in the R-15, R-20 and R-40 zones). Front house height cannot be more than 24 feet above average street grade. (Ord. 1276, 1990; Ord. 1308, 1991; Ord. 1538, 2006; Ord. 1604 § 43, 2011)

41.030 PROJECTIONS NOT USED FOR HUMAN HABITATION

Projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flag poles, and other similar objects not used for human occupancy are not subject to the building height limitations of this code. (Ord. 1604 § 44, 2011)

41.040 PLACES OF WORSHIP OR GOVERNMENT BUILDINGS

The height of a place of worship or governmental building may be built to a maximum height of 50 feet provided:

- A. The total floor area of the building does not exceed one and one-half times the area of the site;
- B. The yard dimensions in each case are equal to at least two-thirds of the building height of the principal structure; and
- C. The approval of this exception is a part of the approval of the conditional use allowed under Chapter 60 CDC. (Ord. 1604 § 45, 2011)

The West Linn Community Development Code is current through Ordinance 1636, passed December 8, 2014.

Disclaimer: The City Recorder's Office has the official version of the West Linn Community Development Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://westlinnoregon.gov/>

(<http://westlinnoregon.gov/>)

City Telephone: (503) 657-0331

Code Publishing Company

(<http://www.codepublishing.com/>)

Members of the West Linn Planning Commission, City Council and Mayor

I'd like to suggest these proceedings Tannler Drive and Blankenship Road DR-15/LLA-15-01 are tainted by the actions, writings, and hardened opinions expressed by a member of the Planning Commission. An opinion in and of itself is not of concern. However, when those opinions and half-truths are purveyed by an experienced corporate communications executive it foreshadows extreme ignorance, disingenuousness and/or deception.

I call your attention to a letter of support in the April 15th 2015 issue of the West Linn Tidings. This letter of support of the authors preferred candidate for mayor did not point out the positive attributes of the preferred candidate but rather was a castigation of the opponent, Russ Axelrod.

The letter made unsubstantiated claims of over-reach by Mr. Axelrod but at no time, were specific names or dates provided. Mr. Schwark also accused Mr. Axelrod of inappropriate lobbying of fellow planning commissioners; this charge when formally applied was summarily dismissed by State authorities in less than twenty-four hours.

Still in this April 2015 letter, Mr. Axelrod was ridiculed as he "Listen to and ignore, staff explain to him that the Arch Bridge Plan has no density requirement and that there were no such strings on the Metro grant." In fact completion and acceptance of the Metro grant ties directly to the Urban Growth Management Functional Plan requires the acceptance of specific conditions as related in Title 6 of that document. Contained, among those conditions are in fact reduced lot sizes and a 30% relaxation of traffic standards for the associated newly formed Town Center.

More Recently in an August 27th meeting with representatives of Cogan Owens Greene , neighbors and the Bolton Neighbor Association , Commissioner Schwark repeatedly (in spite of correction) instructed the entire body, the Arch Bridge Conceptual Plan was the same a Master Plan. This is so blatantly inaccurate as to border on malfeasance. A Master Plan requires two public hearings, a vote of the Planning Commission, a vote of the City Council and most importantly, carries the force of law.

To not clearly distinguish between a Concept Plan and a Master Plan, again a thought bubble and the force of law, is suggestive of gross ignorance, nefarious intent or bias. Again, these words and expressed opinions are not the words of a shade tree mechanic but the words of an experienced professional corporate communications executive.

For these reasons, I ask that Ryerson Schwark recuse himself from these and all West Linn Planning Commission decisions.

Respectfully,

Ken Pryor

West Linn Oregon

Enough with Axelrod's fear mongering — Vote Frank for mayor

As a member of the Planning Commission, now its chair, I have worked with Russell Axelrod. That is why I am supporting Thomas Frank for mayor.

During my year with Axelrod on the commission, I witnessed him:

- Lecture an applicant on what he considered proper landscaping, a matter we held no authority over.
- Demand an applicant provide a public bench in exchange for approval, a matter we held no authority over.
- Listen to, and ignore, staff explain to him that the arch bridge plan has no density requirements and that there were no such strings on the Metro grant.
- Support the arch bridge plan until flip flopping on it and misrepresenting it was more politically expedient.
- Engage in inappropriate lobbying with this fellow commissioners on a quasi-judicial matter that was so bad that he was forced to recuse himself from the proceedings.

West Linn has had enough of this kind of political grandstanding and fear mongering. We need reasonable, thoughtful leaders who focus on doing the best for all of West Linn.

The person to do that is Thomas Frank. He is thoughtful, considerate, dispassionate and reasonable, which is why he enjoys my support.

Ryerson Schwark

Chair of West Linn Planning Commission

Thursday 12 March 2015

Don't politicize arch bridge planning

I am disappointed that Adams ("Mayoral election is a Crossroads for West Linn," Feb. 26) continues to repeat the mistruths the Axelrod-Perry campaign used about the arch bridge concept plan.

I sat in the meeting last fall where Russell Axelrod was told that the concept plan had no density requirements. In a city with a limited budget, the work of city staff to win the \$220,000 grant that helped develop this plan was a huge win.

Further, that plan was developed with the input of hundreds of citizens. To suggest there were "gross" irregularities is a political smear on the work of a great number of citizens who want to see the arch bridge area turned into something other than the eye sore that it is today.

Axelrod sat in the same joint meetings on the concept plan that I did. The plan was unanimously moved forward at each and every one of those meetings, and Axelrod was at all of them with me and supported the plan.

While I respect Axelrod's dedication to the city, I believe politicizing this issue is a gross disservice to the city and to the hundreds of citizens who worked on this plan, including his fellow planning commissioners and the citizen's committee.

Ryerson Schwark

West Linn, Planning Commission chair

September 2, 2015

To:

Planning Commission and City Council
City of West Linn
West Linn, OR

From:

Raj K Nathan
1955 Taylor Ct
West Linn, OR - 97068

Re: City of West Linn 9/2/15 Public Hearing – Continued from August 26, 2015: Class II Design Review and Property Line Adjustment permits to construct 180 multi-family dwelling units and 1,973 square feet of commercial space at the northwest corner of the intersection of Tannler Drive and Blankenship Road, DR-15-11/LLA-15-01

Dear members of the planning commission,

My family and I have been residents of West Linn for over 25 years, and I oppose the ConAm proposal for the following reasons. I will cover only the first 2 points during this testimony, and the rest (points 3, and 4) will be part of my written testimony, which I have submitted (with a separate softcopy sent to John Boyd).

1. Left turn from Tannler to Blankership

I disapprove of the Tannler/ Blankenship option with the “pork chop” no left turn. The Traffic System Plan (TSP) which was completed in good faith with community involvement is being ignored as part of this process and that is unfair to the community. That option was to have Tannler Dr diverted to the right through this property so that it will end up at the signal light. Doing this pork chop option has the intersection still failing with this so called improvement. When Mr. Parker’s approximately 1.3 acres is developed the City will be in the same bind so this just kicks the can down the road. The next developer will have to come up with a different solution.

Regarding the traffic counts for cars making a left from Tannler to Blankership - I did some additional analysis of the Traffic Study, and looked specifically the number of cars making a left turn from Tannler to Blankership on a daily basis.

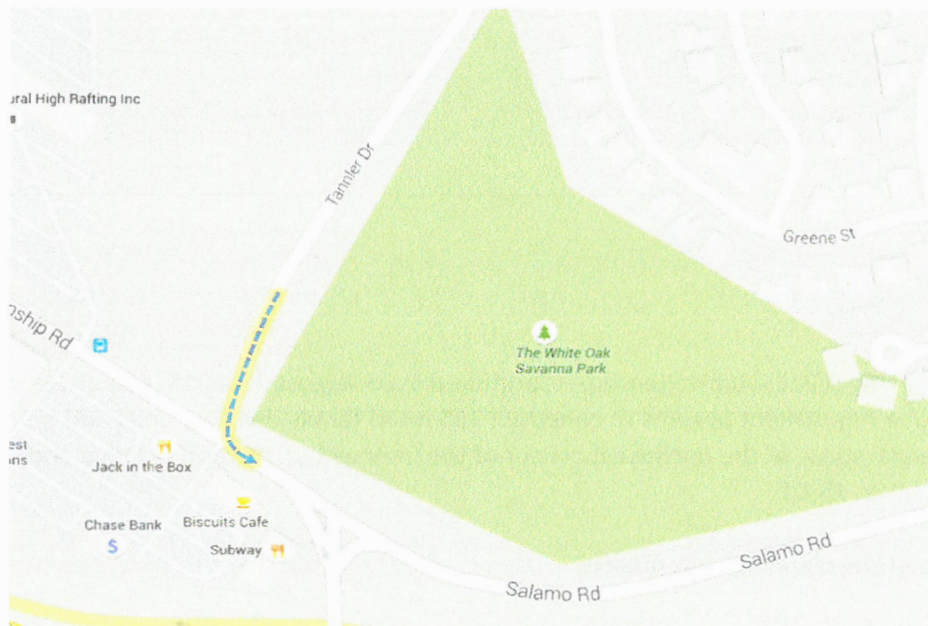


Figure 1 – Left turns from Tannler to Blankership

I grabbed a couple of data points from the West Linn own (DKS) traffic study (which looked at **Peak Hour** left turns) and extrapolated this to account for traffic counts for **Non-Peak** and **Off-hours** (using a normal traffic distribution curve). According to this analysis the total number of cars making a left turn is estimated to be in the **450 +** daily, which is no small number (see Figure below)

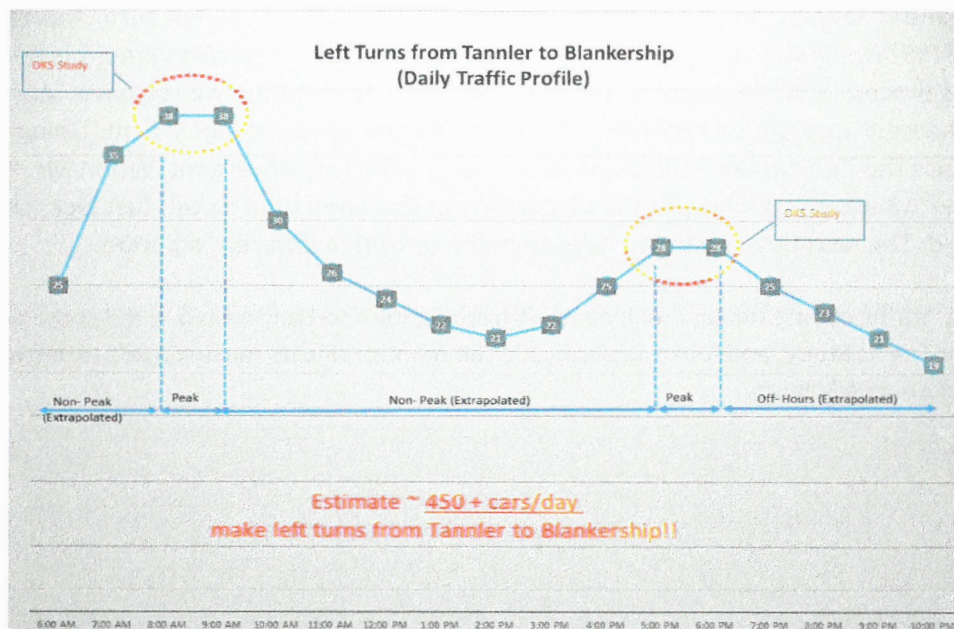


Figure 2 – Left turn Traffic profile based on DKS study.

These 450 + cars will now have to be rerouted via Greene, Remington and Bland to Salamo adding to the traffic burden. This will cause major inconvenience to these drivers, and can be very upsetting as it will add lots more time to their daily commute.

2. Zoning for OBC –

Office, Business, Center/**Mixed-Use** Development – By definition it's meant for Mixed use Development —any urban, suburban or village development, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. The current proposed configuration is 98.6% residential!! I cannot think of many businesses that can operate in a 300 Sq Ft (which has been allocated in each of these buildings for commercial use). This points to a **loop hole in the code**, and must be addressed, before other developer try and game the system.

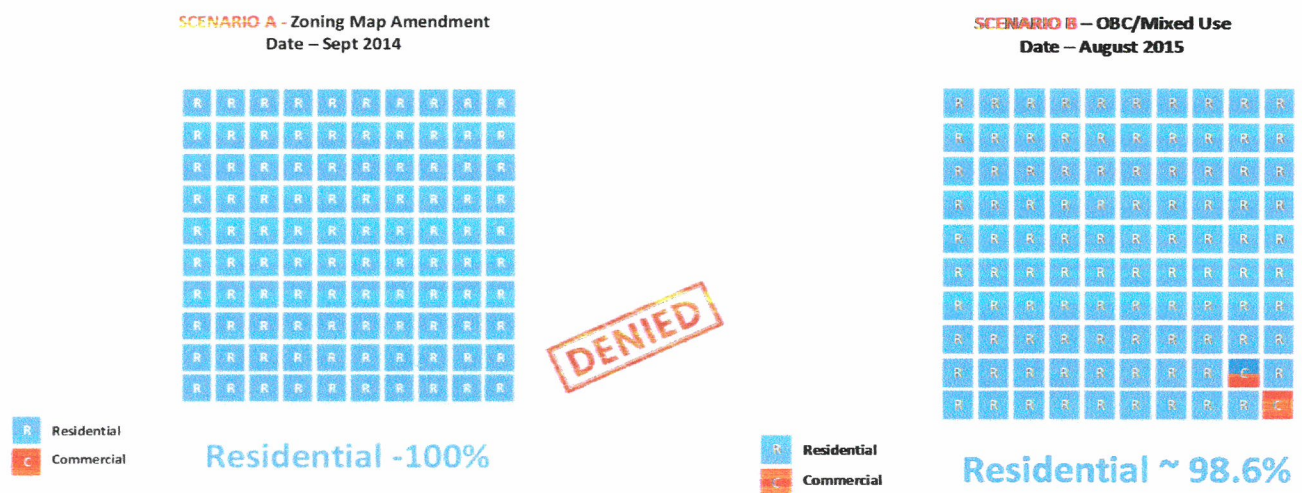


Figure 3 – Scenario A (left) was denied, Scenario B (right) is now under consideration.

It should be clear from the above figure, that the new proposed development project is essentially the same as the one that was DENIED late last year.

3. Project submittal, review and Approval Procedures –

I am not very familiar about the procedures with these new development projects, but there appears to be some serious procedural issues and gaps with the process. For instance, we had last minute change (ex. No Left Turn, 2 left turns on Salamo, etc.), that was disclosed at the last minute at last week's public hearing. The community did not have a chance to review, understand the impact, and be ready to respond during this hearing. **This is a flaw in the process.** What happens if additional changes occur during the construction period? Can the developer (ConAm) guarantee that no additional design changes will occur in writing?

4. Vested Interest –

The developer, the owner, and their respective attorneys have no vested interest in the quality of life in West Linn, because **none of them live in West Linn**. If this Development project is approved, the NAs in West Linn (who are the real stakeholders) **will be impacted the most**, and their opinions and feelings on this development project must be considered.

Thanks,

A handwritten signature in black ink, appearing to read "Raj Nathan", with a long horizontal line extending to the right.

Raj Nathan
1955 Taylor Ct
West Linn, OR 97068

Testimony to West Linn Planning Commission
September 2, 2015

Hello.....

My name is Larry Meese, 3560 Riverknoll Way, West Linn.

I have lived in West Linn for about one and one half years, and have come to love West Linn's DIFFERENCES from the bulk of Portland and other suburbs. That is precisely why we live here.

I am speaking in opposition to the proposed development on Blankenship and Tannler Dr.

I have spoken with many neighbours affected by this proposed development.

One, who lives at the top of Tannler, has demonstrated how he will be forced to utilise Killarney Dr. for his commute to work.

This street is long, twisted, and quite steep, and has proven dangerous during inclement and winter weather.

Many other streets such as Alpine WILL be NEGATIVELY affected.

My Barrington Heights neighbours have said they will access I-205 by going down Riverknoll Way, and out Imperial Drive to avoid the congested 10th Street Exit.

Anyone who lives in our area knows that even now, PRIOR to the additional 180 units being proposed, driving that route during rush hours is almost impossible.

For our neighbourhoodsOnly HAZARDS, FRUSTRATIONS, and ENDANGERMENT can come from the hundreds, and perhaps thousands, of residents who will flee the 10th Street Exit.

The STEPCCHILD in all of these discussions are the residents on IMPERIAL DRIVE.

This street, has BY DEFAULT become a connector street between Sunset and Riverknoll Way.

A majority of the residents have children and pets.

The homes typically have little or no front yards, so the children play on the sidewalks.

Cars line both sides of the narrow street at all hours.

Adding additional traffic to this already burdened street is unthinkable and seriously DETRACTS from the LIVEABILITY and SAFETY of those homes.

In addition, the current plan of constructing a "no left turn" off Tannier on to Blankenship was NOT THE PLAN presented to our neighborhood association.

The Traffic System Plan (TSP) which was completed, we assumed was completed in good faith, is being ignored and SEEMS TO CHANGE BY THE MINUTE to serve ConAm's needs BUT IT DOES NOT MEET OUR COMMUNITY'S needs.

Mr. Robinson has stated that ConAm's obligation is to not make matters worse.

And, how can adding 1600 daily trips THROUGH OUR NEIGHBOURHOODS and THROUGH THE 10TH STREET EXIT ...fail to worsen our communities LIVEABILITY?

I wish to state as a relatively new resident of Barrington Heights and West Linn I am so frustrated and angered to see how callously and cavalierly the developer and property owner see no issue in DISENFRANCHISING all the residents who will be directly affected by the NO LEFT TURN at Tannier and Blankenship.

These residents have made left turns at this intersection for decades, particularly so during non-peak hours.

According to this new LATEST GREATEST PLAN, ALL those residents SIMPLY DO NOT MATTER.

THEY CAN TAKE OTHER ROUTES.

THEY CAN BE CAUSED TO DRIVE MUCH FURTHER DISTANCES TO GO TO THE SAME LOCATIONS THEY HAD A SHORT DRIVE TO PREVIOUSLY.

SO WHAT ... THERE IS SIGNIFICANT ADDITIONAL TRAFFIC FLYING THROUGH THEIR'S ... and our... PREVIOUSLY QUIET NEIGHBOURHOODS?

FOR WHAT REASON ... ??? To SERVE THE NEEDS of a SINGLE PROPERTY OWNER.....

ALL THIS..... DISGUISED AS PROGRESS

Thank you for your time, attention, and consideration.

Larry P. Meese

Written Copy for Given Oral Testimony
West Linn, OR Planning Commission Meeting
August 26, 2015

Good Evening;

I am Meredith Olmsted, 3560 Riverknoll Way, West Linn. I am President of the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association.

We are one the the NA's who have submitted a resolution in opposition to the proposed development on Blankenship and Tannler Dr.

At this time I will address only the new information presented tonight, specifically, that of a proposed traffic mitigation consisting of a right turn only lane on Tannler onto Blankenship.

This proposed mitigation WILL:

1) Dramatically increase traffic through a minimum of 7 residential neighborhood streets never designed or developed for this volume of use and whose homes were not purchased with a vision of owners living on an arterial road.

2) Deny thousands of existing residents direct access to public roads and freeway onramps in order to benefit a single development and its owners.

This will cause existing residents to drive extended distances to access freeway entries.

Before adding an additional 180 units to the 80 homes already planned in the area and their accompanying daily traffic to our already stressed intersections and surrounding streets, please consider this:

The attorney for ConAm, Mike Robinson, has stated that our traffic conditions are not unlike those found around Portland.

If we, your neighbors, wanted Portland, we would live there.

We don't.

Let's keep West Linn the unique, quiet and liveable community we chose.

*Addendum to Oral Testimony

In the mid 80's I personally stood the land that was to become Greene Street with the original reator for the subdivision, Bob Bailey.

He was so very proud of representing what he termed "the most beautiful view in all of West Linn". He spoke of how happy homeowners would be each day, gazing on that view.

He was right. It is a stunning view of the Willamette River.

Bob never envisioned that the serenity of this beautiful neighborhood would be forever lost due to the misplacement of apartments and the inevitable accompanying traffic and noise.

To: West Linn Planning Commission

From: Gail Holmes, 801 Wendy Ct., West Linn, 97068 (1992-current)

Date: September 2, 2015

Re: DR-15-11/LLA-15-01, Tannler Dr.

Dear Planning Commission:

I would like to go on the record as a longtime resident of the Willamette Neighborhood Association, as a con to this development.

I have served the city of West Linn on several advisory boards (Historic Resources bd, Economic Development and Planning commission) and I am alarmed that this applicant is distorting the CDC in chapter 21, the OBC-mixed use land use was not intended to be interpreted with (1) business unit with the rest of the building as living units. The first floor should be business related and the 2nd story CAN BE living units. This type of application DOES NOT benefit the city with ECONOMIC DEVELOPMENT, which is a current City Council Goal.

Also, if Tannler Drive becomes a right turn only, this will unfairly impact the current residents above this property. I hope all of you can see this is unacceptable. Currently Blankenship, Tannler Drive, Salomo Rd. and 10th street has become a failing intersection with limited resources (space) to deal with the increasing traffic in this area.

In closing the code is written in general terms and it is up to the Planning Commission to review the Land Use Application, Staff Report, CDC, Community Document "Imagine West Linn", Oregon State Land Use Goals and listen to residence's concerns to achieve the best solutions.

I am depending on you to weigh everything and make the best decision for our wonderful City.

Sincerely,



Gail Holmes

Cc. Willamette Neighborhood Association.

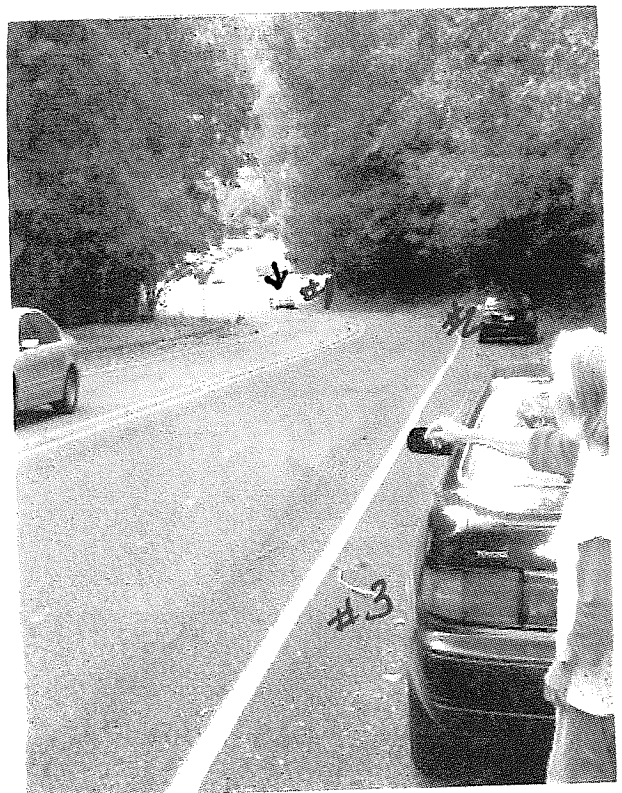
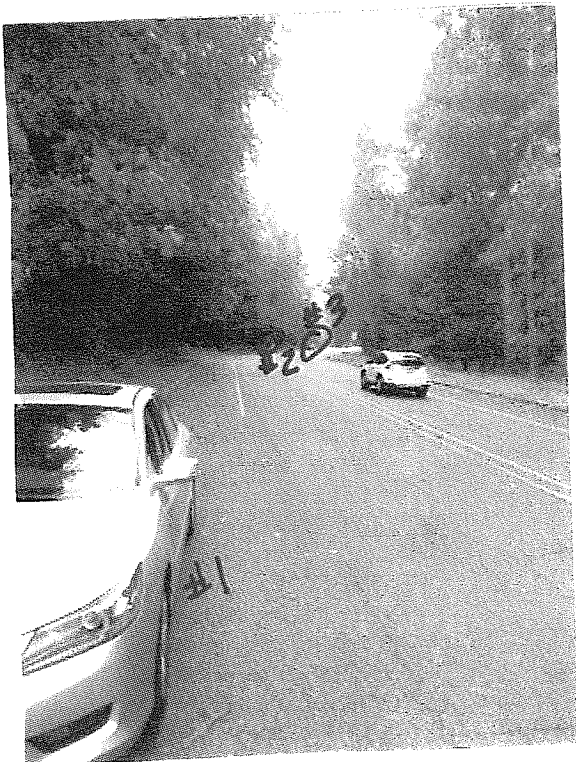
Con Am Proposal

Dangers of proposed Parking and Driving

Submitted by
Kathie Halicki
2307 Falcon Dr.
West Linn, Or. 97068

Con Am Proposal

On Saturday Aug. 29th we went out and measured the street parking spaces at Central Village (since they are the most recent). We found them to be 23.5 feet long. I then went and measured the width of the driveway where they say they will put the light (Mr. Parker's Willamette 205 property), depending on where you started your measurement from it measured 37 feet from edge to edge or 36 feet when the driveway meets the street. We also took into account that no-one may park closer than 10 feet from the corner (per driver's handbook) thus $23.5 \times 20 = 470 + 37 = 507 + 10 = 517$ feet!! We then parked our cars: 1). 10 feet from the bottom of Tannler (the silver one), 2). "in the middle" (the black one), 3).the last one with person standing behind it at the 507 foot mark (yup, made a mistake so extend the picture ten more feet). The 517 feet ends up being just above the main Savannah Oaks sign. It is a little more than $\frac{1}{2}$ way up the hill!! That would be only the 20 spaces, if any one has visitors the parking would be extended up the hill or on the other side of Tannler. You would then have to remove the bike lanes. This would be a huge safety issue, especially during poor weather, and with the wildlife that comes out of the park. It is already dangerous. Please come see this for yourselves.



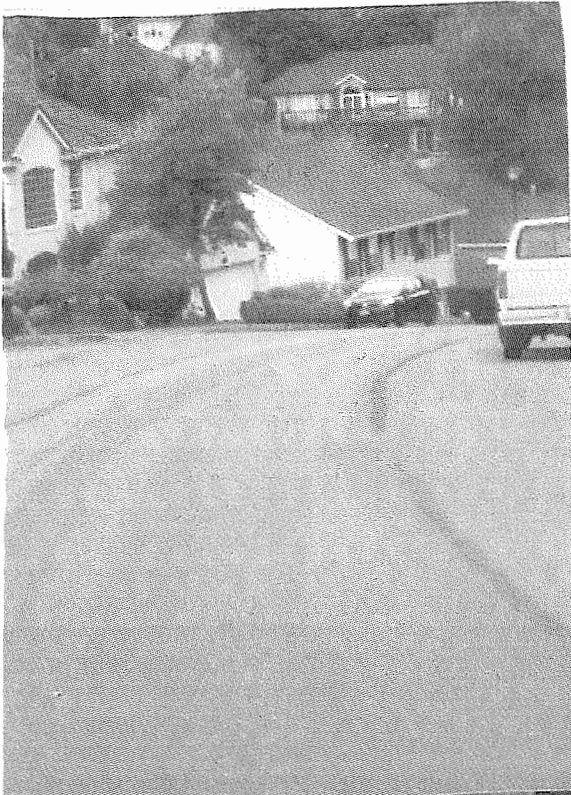
GREENE ST.

Con Am Proposal

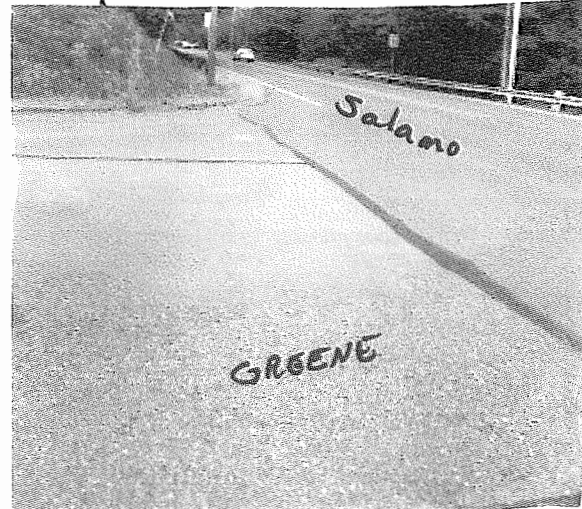
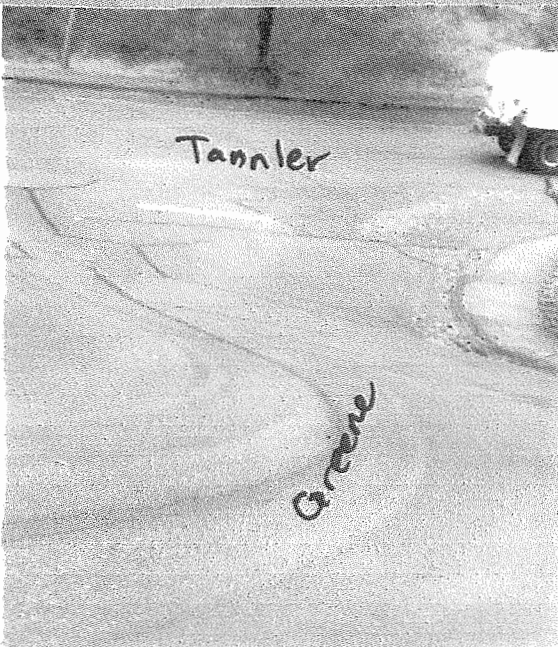
On Saturday Aug. 29th I went out and took pictures of Con Am's proposal for the traffic with in the neighborhood to get to Salamo/10th/205. Greene St. is not de-iced or plowed during snow/ice times.

1). Greene Street. As you can see there is steep hill going up Greene from Tannler. People have witnessed a school bus hydroplane down Greene and end up on Tannler. Water often runs off Greene's slope and down Tannler.

2). On the other end of Greene (Salamo end) the visibility to turn right or left is poor, especially when taken into account that it is 40 MPH at that intersection. As you can see Greene has a steep grade at both ends (Tannler & Salamo). Please drive and check this out for yourself.



Greene from Salamo uphill

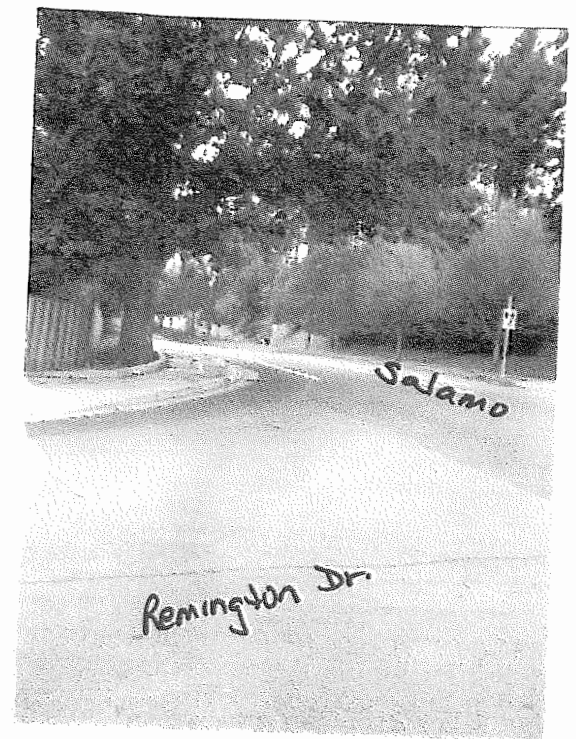
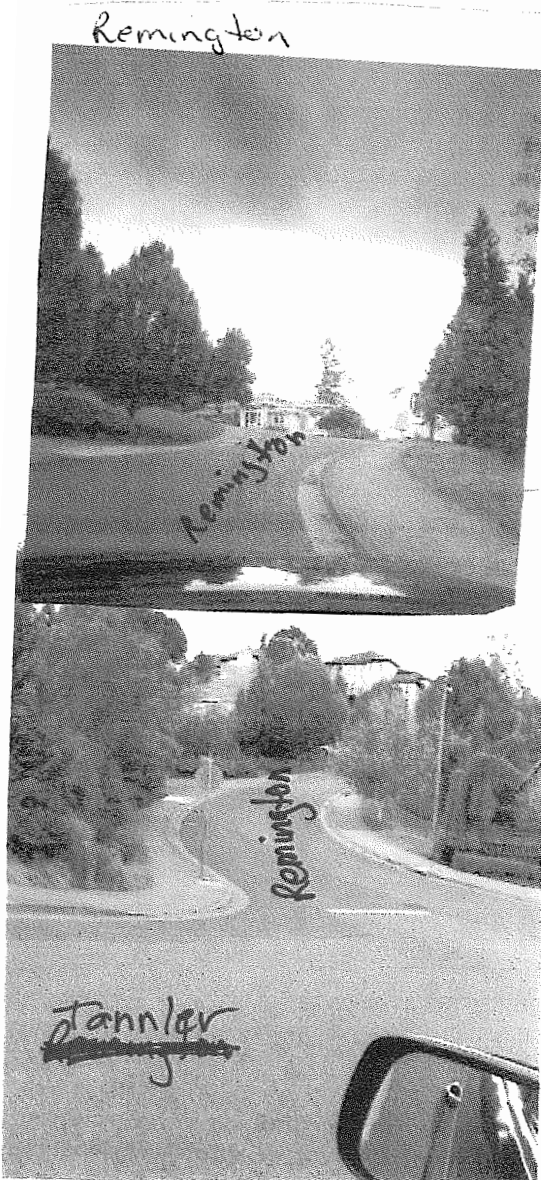


Con Am Proposal
Remington Dr.

On Saturday Aug. 29th I went out and took pictures of Con Am's proposal for the traffic with in the neighborhood to get to Salamo/10th/205. Another one of Con Am's options was Remington Dr.

1). As you can see Remington Dr. is very steep from Tannler (I took the pictures from the bottom of Remington and then at the start of the second phase of the climb.) It too is not de-iced nor plowed during the snow or ice weather. This is very dangerous.

2). The intersection of Remington and Salamo visibility is obscured by the big tree. Cars are coming down the hill doing 35 plus miles per hour, they can't see us and we can't see them until we are on top of one another. There is little to no reaction time. It is a dangerous intersection with poor visibility.



REMINGTON
&
Salamo
No visibility to turn
right or left
35MPH

Bland Circle

Unfortunately my camera broke, so I have no pictures of Bland Circle for you. I do know (since I have experience with Bland) that in the winter the sun does not shine on the pavement due to the tree canopy, thus resulting in icy conditions. I also have experienced that Bland is seldom plowed, thus taking Bland out of running for a way to get out of our neighborhood.

Tannler is usually de-iced and plowed. I can see how having all those parked cars along Tannler would complicate the plowing process. When Tannler is icy, people trying to get out of our neighborhood are going to end up crashing into the parked cars. (Some of us still must go to work, snow or no snow). It would then look like "Mt. Scott bumper cars" in the winter months. We sometimes have to park our cars in the Haggens parking lot and walk up to Bland Circle to get home in the snow. (Even chains don't help). Both the parking and using the side streets are creating a more dangerous situation.