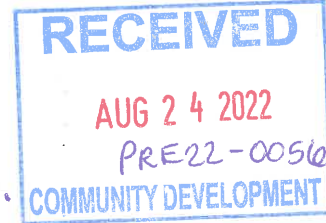


From: Anna Plotkin
Sent: Wednesday, August 24, 2022 11:52 AM
To: DRC Public Comment
Attachments: Tree view from our driveway.pdf



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DRC, K.G., P.D.

To the Design Review Committee

My name is Anna Plotkin. I own the condo at 6875 Atascadero Ave, and I represent Las Casitas Homeowners' Association located to the south of the proposed multifamily building at 6855 Atascadero Ave.

Our concern is a potential fire hazard that the new building presents because it's setback from our property showing be only 5 feet. According to the Staff Report the lower wall of the building will be stucco and the upper part will be wood. Considering the fact that California presently is in a prolonged dry season, any cigarette spark can create an unintended fire which could easily jump to our property.

There is a very large 28-year-old tree "London Plane", which is on our property close to our wooden fence, which has roots and branches extending onto the neighboring property.

We spoke with a certified arborist from Whit's-Turn Tree Care, and he told us that before the construction starts the tree would need to be trimmed and the roots would need to be severed, which might damage the tree and could cause it to dry up and become an additional fire hazard.

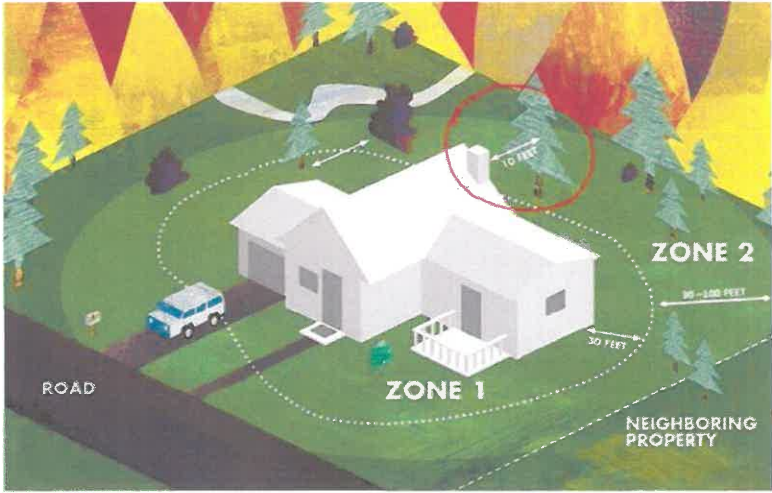
Even though the 8 A/C units for 8 apartments are nowhere to be seen on the design, one can presume that they will be put at the back of the building or on the roof towards the back, which will only exacerbate the situation. All of them will be pumping hot dry air that could increase the fire hazard.

There is a reason why the City code requires a 10-foot setback between the property line and new structures. Waving this requirement would not be in anyone's best interest.

As you can see on the attachment the State requires 10 feet between a building and a tree.

We are asking the city of Atascadero to exercise caution in approving the location of the proposed building. We request that

1. A/C units be placed near the front part of the proposed building
2. Building minimum distance 10 feet from our property line
3. Any trimming of our tree branches or roots be done by a certified arborist



Tree view from our driveway



Tree view from the fence line. Our property is on the left.