



Project No. A07049

November 3, 2009

City of Pinole Planning Commission
Attn: Steering Committee Draft Housing Element
2131 Pear Street
Pinole, CA 94564

RE: APPIAN WAY SENIOR RESIDENCES
2669 APPIAN WAY, PINOLE, CA

My client owns the property located at 2669 Appian Way in Pinole. We have been monitoring the development of the new City of Pinole Housing Element. After reviewing the latest Draft Housing Element, we believe our project meets the requirements set forth in the Draft document.

This property falls within the "Mixed Use" designation. The total site is 2.8 acres and the developed portion will be 0.9 acres. The proposed development will occur on the upper portion of the property and does not extend into the canyon portion of the property.

As proposed, our project would develop in accordance with the limits of development on the current General Plan and also in accordance with our understanding of the proposed land use designation contour at elevation 270.

We are proposing a 30 unit Senior Living Facility. The project is a 3 story complex with a basement parking garage. The "Mixed Use" designation per the new Housing Element allows for up to 35 dwelling units per acre. We are proposing approximately 33 dwelling units per acre. The project is a Senior Condominium project. It is not an assisted care facility. It will have 30 units for sale ranging in size from 640 square feet to 1,382 square feet, with a total building square footage of 42,484+/- . Units are either one bedroom or two bedrooms and are self contained with full kitchens, laundry rooms, etc. Our proposed architecture is compatible with the newer parts of the neighborhood.

In an effort to be an active participant in the development of the General Plan update, we would appreciate the opportunity to discuss our project as an informational item on a future agenda.

Thank you for your consideration.

Sincerely,

ROBERT A. KARN & ASSOCIATES, INC.

Robert A. Karn