

Supplement to Attachment G

Public Comment Received January 6 to noon, January 12, 2023

From: Thomas Meagher
Sent: Monday, January 09, 2023 9:41 AM
To: Kevin Jackson <kjackson@piedmont.ca.gov>
Cc: Thomas Meagher

Kevin Jackson
Planning & Building
City Of Piedmont
Piedmont, CA 94611

RE: Comments re Housing Element

Dear Mr. Jackson

Here comes a timely comment from a resident regarding housing proposal.

Mr. James F. Meagher, Sr. of Sea View Avenue reviewed the area identified in a proposed Moraga Canyon Specific Plan on Friday January 6th, 2023.

He was concerned about the impact of the proposal to use of City playing fields and particularly Coaches Field. If residences number over 100 as indicated it would be best to consider, for Coaches Field, increased parking for players and a better surface to handle more participants. He liked that the proposal indicated some expansion of that field's surface area. He suggested the City should plan to also increase field space City-wide so school-aged children find fields and facilities just as available after the any housing development as school-aged children do now.

Concerning proposed residence numbers and utilization of land on the slope above the Corporation Yard. He was interested in designs for paved access for residences to be located on the slope above the Corporation Yard. His thinking was paved surface might involve a significant cut in the slope, earth retention walls and even driven piles to accomplish if access was to connect through Moraga Avenue. The number of residences was less a factor for him as the quality of the new residences. He expects the build-quality and curb appeal should be in keeping with the residences found at 5505 Moraga Avenue and 978 Moraga Avenue.

As to property taxes, he was interested in benefits of, if any, new property tax receipts from the proposed residences for the City.

On the State's ideas for housing that drives the making of this Moraga Canyon Plan, he considered what is happening to San Francisco. He suggests big commercial buildings, struggling for tenants now, are not going to sit empty. These owners will try to fill these buildings with some kind of living space if that is what must happen to keep "a float". Depending on how the rental market shakes out in San Francisco, maybe there is not the need for a big development in Piedmont.

Thank you for taking this comment.

Thomas J. Meagher, Esq.
For James F. Meagher, Sr.
Piedmont resident since 1968.

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NOTE: This email is intended as a public comment. Thank you.