Mark Persico

From: John Morgan [steamer737@gmail.com]
Sent: Saturday, July 02, 2011 10:38 AM
To: Mark Persico
Cc: Suzie Morgan
Subject: Morgan- EIR statement summary

Mark-
I'd like to summarize my commentary during the Environmental Impact Review meeting.

I am a resident of Old Town Seal Beach and have reviewed the draft site plan of the proposed development at 1st St and Marina Dr.
I have 3 concerns as to the environmental impact of the proposed plan.

1. Visual Impact: The site plan needs to better tie into the charm of the surrounding Old Town community. The plan, as proposed would create an isolated, crowded tract of 48 homes, surrounded by walls. In order to create a better sense of community, the planned homes fronting 1st Street could be re-oriented to face the homes across the street. The wall at the South end of the development could be eliminated, allowing these home to face the park, again creating a community for the new residents.

2. Public Safety Impact: The intersection at the proposed B Street and Central Way is awkward. A more predictable and safer traffic flow could be created by continuing Central Way through the development. It further connects the proposed new neighborhood with the adjacent Old Town community.
Central Way could also provide some extra street parking for residents to access the North side of the public park.

3. Visual Impact: Driving down the proposed B Street, one would see 24 garage doors (half of the proposed homes) on narrow 25 ft. lots. Having designed and built our home in Seal Beach, it is a challenge to design an architecturally interesting and functional home on a 25 ft wide lot with a garage door in front. If the site plan had varied lot sizes (mix of 25 ft, 37 1/2 ft and 50 ft. lots), the neighborhood will better support the architectural diversity that makes Old Town Seal Beach different from other beach communities.

Thanks again for listening to my concerns. We have a once in a lifetime opportunity to develop a new neighborhood that captures the charm of our Old Town Seal Beach community.

John & Suzie Morgan
Old Town Seal Beach