

## Resident Concerns from Backs Meeting

### Taxes

- Property reassessments
- No more taxes
- No taxes or special assessments
- What is the impact on taxes? Already \$4k per year on 800 sq ft too much
- How will property values be affected? If the development is shoddy values will go down.
- Don't increase property taxes
- Will prop 13 be affected by reassessment?
- Taxes are guaranteed to increase. Does not believe anyone who says otherwise
- Taxes will increase
- Decreased property values as neighborhood declines
- Taxes will go up
- More subsidies needed for low-income residents means more taxes. Existing residents will be on the hook to pay increased rates to support these people.
- Property values will decline
- Potential buyers will need to be informed of zoning/development changes prior to close of sale.
- Property values will decrease
- There will be special assessments, increased property taxes
- This will affect homeowner property taxes and additional tax rates and property values
- May keep me from being able to sell my house
- Land values will go up due to new development and then so will property taxes
- Leave taxes as they are. We are not able to pay higher rates.
- What happens when we try to sell? Can we sell without repercussion because of plan?
- No more taxes
- This will increase taxes. This is a middle-income area.
- Taxes will increase with new development

### Design Standards

- Privacy on adjacent property lines
- Cultural preservation
- Lack of community/residential preservation
- Misalignment with community needs
- Worried about city culture changing, i.e. tamale fest, the tower, el farolito
- No to 4/5 stories
- Buildings are way too high
- Needs consistent design and beautification all the way down Chapman.
- Needs deeper setbacks to allow for plants/trees/grass
- Need consistent architectural and design standards. Piecemeal is ugly.
- More trees and greenery

### Financial Greed

- Feels City Council is blind to residents need all due to financial greed
- City council will lie to satisfy greedy developers

- City will spend all our money paying developers to 'cook' figures to look good on paper but taxpayer will get ripped off in the end
- Project prioritizes profit for developers. Catalyst project won't help low-income housing.

#### Eminent Domain

- Displacement of existing residents/businesses
- Do not force homeowners to sell
- Forcefully moving people out is wrong. Bully investors will push around residents
- Planning guy said the city won't force out residents, but they can't count on that long term. There is no guarantee
- Will never be able to afford another property if they sell to developer
- Concerned about community displacement.
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#### Hotel

- No hotel
- No hotel
- Hotel does not benefit local community. Will just bring in temporary residents with vouchers or more homeless people. Not like it's going to be a nice hotel. Prob budget minded.
- No hotel
- City doesn't need hotel. There is already enough.
- Why was this added? Are the other hotels always at occupancy? How do we know a bunch of homeless people with vouchers aren't going to move in and bring crime and drugs? What kind of hotel is this supposed to be?
- No high-rise hotel
- We do not want or need a hotel on Chapman. Crazy idea!
- Do local occupancy rates support the need for a hotel?
- A hotel is ludicrous. Again...more over population, crime, traffic and tax increases.
- No high-rise hotel
- No need for a hotel
- I have lived here for 24 years. A hotel and more apartments are a bad idea. Traffic is already awful. This plan brings no benefit to the community. Just more traffic. Our history, our lives our families are here.
- No hotel. We are not a resort community. You're taking someone's home and/business for a hotel.
- A hotel is a joke. Who wants to stay in an overcrowded area? No one! It will just bring in more transients on government vouchers.
- No need for a hotel

#### Traffic/Parking/Infrastructure

- Too much existing traffic on Chapman already. More units, more traffic/noise/pollution from extra cars. Where will they park? Already can't turn onto Bradford from residential street. Worried will be so much worse. Already has to plan day around avoiding school bells and school traffic. (2 people commented the same thing)
- There's no parking already
- Kids on bikes don't know and respect traffic laws now. With bike lanes it will be worse.

- People already illegally park on any and all surrounding streets.
- Has a hard time turning on to Chapman as it is. Traffic moves too fast.
- Why take away Chapman parking? Where will cars go? They will just park in residential neighborhoods further away and walk. Makes no sense.
- Why remove parking on Chapman? Where will apartment residents park?
- Traffic on Kramer/Chapman already too heavy. Parking is horrible. Worse during school pick up & drop off. Over population will cause more crime/problems.
- If you remove parking on Chapman, where will cars go? Are they supposed to walk from another neighborhood? The cars aren't going away.
- Chapman is already crowded. Wants more greenery. No more residents. Already too crowded.
- No metered parking
- Increasing traffic will cause congestion
- During rush hour its 15 minutes to go 2 miles on Chapman. Will get even worse
- Not enough parking in chapman corridor. Will be so chaotic with additional residents. There's only two lanes each way. No room for more.
- Traffic at Bradford/Chapman already a nightmare. Difficult to navigate during school drop-off/pick-up. More cars=more gridlock.
- Traffic on Ruby will increase. There is a school there in addition to VHS and KMS. It will be used as a short cut.
- Crime will increase. Worried about safety. This must STOP
- Parking is already a problem.
- Traffic issues already impacting existing communities.
- Plan creates more traffic. Already bad N/S on Kramer Blvd.
- Police Dept already low on staffing. Crime will increase.
- Parking will be worse
- Traffic will increase
- Already not enough parking
- Already huge parking problem on Chapman
- Apts by park will make traffic worse
- Parking is already awful
- Parking is already a major issue
- Not enough parking for commercial conversion. How will it be enforced?
- What is the impact on parking?
- Parking structure will bring in more crime

#### Cinnamon Tree

- Why rezone at all? Request following guarantees:
  - Not forced to sell
  - Won't be displaced
  - Wants neighbors to have same protections
  - No extra taxes or special assesments because of these new projects
  - Calif law requires these protections
  - No pressure/threat or under duress. No violence under any circumstances by investors, their associates or city(Blanca R)
- Leave Cinnamon Tree alone
- Need info in Spanish

## Building Zoning

- No high rises. Need more open space.
- Wants explicit homeowner protections
- No property tax increase
- Housing way too dense
- 3 stories max
- Catalyst project ridiculously oversized
- Too many stories. This is a small residential community, not urban area.
- This will turn the city into haves and have nots. Poor people stuffed in one section. Rich people are in another part of the city so they aren't the ones affected. Why does Alta Vista get 15-foot setbacks and our buildings are barely off the sidewalk? Council and Planning dept don't live here. They are NIMBYS and want to shove state requirements in one corner where nobody cares about where the 'poorer' population resides. Undesirables are segregated from the rest of the city.
- No more development
- No zoning changes
- No more mixed-use. Chapman has enough and is already congested.
- Mixed Use zoning will overpopulate area. Will increase crime, taxes, parking, population, increased emergency services.
- No tall buildings in suburban areas
- No more than 3 stories
- High rises will block other buildings
- Area is already overcrowded/gridlocked/overburdened emergency services
- No to 4/5/6 story buildings in the corridor.
- Maintain suburban environment
- This will lead to more overpopulation
- No 5/6 story buildings in our little community. Remove from proposed zoning.
- No more than 2 stories. This neighborhood is too small for more.
- Zoning needs to be more specific before it passes.
- No 5 story buildings by Rosa's pizza
- No to SFF/MFF zoning
- No more than 3 stories. Plan says more may be allowed. City says prob won't happen. That is not reassuring at all.
- High rises on Chapman are massively ugly and uninviting like apts on Crowther. Corridor project is the exact opposite of inviting. Who exactly are we trying to attract and why?
- Limit the number of apartments
- No high-rise apartments.
- No more than 3 stories
- 3 stories are tall enough
- No dense high-rise apartments Chapman/Kramer area
- No high-rise apartments in this corridor. Traffic, noise, congestion, crime, smells. All bad
- No 4/5 stories
- Do not make our city look like Chapman in Fullerton on the other side of the 57
- No 5 stories. No high density apartments Already too crowded and no parking
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### General Housing/Homeowner Protections

- Affordable housing requirement in writing
- Environmental impact report ...**should be online and easier to access**
- Equity and anti-displacement
- Outreach to Spanish speaking community
- Don't want another Chavez Ravine. Oppose rezoning completely and have lived here since 1974
- Low-income residents have rights
- RHNA req Placentia increase housing by 4374 housing units. Actual population will be 3-4 times that.
- Homeowner protections need to be mandatory.
- No hidden clause to leave room for future change or secret back-room deal
- Homeowners need a say in zoning changes. It impacts US. Not people who work for city and live elsewhere.
- Already apartments and condos causing traffic concerns.
- Traffic flow, bus routes need to be adjusted.
- Only one speed sign at church on Chapman for 35 mph. People drive 50 and there's never visible police presence.
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### Schools

- Wants to know if school district was consulted regarding this plan
- Schools are already overcrowded
- Valencia HS is overcrowded as is. Traffic is gridlocked. There is no drop-off/pick up area like other schools have. Parents and kids don't pay attention to traffic laws as is. There is ZERO police presence/enforcement as-is.
- How will school handle additional students? Will there be a new school/more buildings? At least it's better than a hotel
- How is out school system supposed to absorb all these new RHNA residents? We would look like LAUSD w/massive overcrowding.
- More units=more overcrowding in schools. Higher teacher/student ratios.
- Unsafe drop-off for walking children made worse
- Are more schools needed?
- Who's paying for these extra students?
- Overcrowding will impact the classroom
- Schools are already overcrowded. Education should be a priority. Safety should be a priority. Teaching staff is scarce.
- Are there going to be more schools?

### Low Income Housing

- Use unoccupied units at Ceniza first for low-income housing
- All allowed 'low income' housing is already proven to be a problem with overcrowding and not enough parking.
- Low-income housing will create even more over population, esp in overcrowded schools.

### General

- This is a small city. This needs to stop.
- This is all about greed. Developers are greedy. City council is greedy. We need a recall!
- This is the worst project I have ever seen. I have seen many in New Jersey, Las Vegas and California
- This is the most inconsiderate project that has ever come to a vote
- There are huge issues that are being ignored with no real solution. Just stuffing more people into a small area. WHY?? Who decided to do this? It's not necessary.
- Tell the state to butt out. I don't want them to override local decisions.
- Where are the positives for the people who live here? What benefits do the residents get?
- What are the impacts of utilities? Views? Privacy? Water-use(we are in a drought) (Multiple agreed)
- RHNA is over reaching
- NO high-rises in Placentia
- No Overpopulation
- No strain on school
- No strain on emergency services like police/fire/safety
- Too much traffic
- No high rises. Changes the city completely
- No big complex next to park
- Similar plans in other cities have failed
- Chapman already riddled with crackheads and gangs
- Why doesn't City Council care about this??
- Fix traffic light flow.
- Kramer Park playground is broken. Fix holes in ground that have been there for years.
- Offer grants to small businesses to beautify
- Just no to plan. Maintain Placentia as pleasant place.
- Offended by lousy community outreach. Wasn't effective or would have known about this long ago. Just saying the city followed the rules is no excuse if the results show people weren't aware.
- Love that Placentia is a bedroom type town, small community. We know and care about each other.
- Finish other projects first like train depot and old town.
- The city corridor entrance should show our culture and history
- Preserve bedroom small town community
- What board members are getting paid off?
- What construction companies are involved?
- How much has the city paid for this already?
- This project is too big and needs to be reduced.
- Work on Placita Santa Fe first
- Parking overflow into city hall/library

#### Commercial

- City needs to start with Northgate shopping center. Needs to modernize.
- No point in updating area if Northgate center still looks like an unmaintained relic from 70 years ago.
- Support small and locally owned businesses

- Commercial development is great, but not in huge multi-story buildings (agreed by multiple people)
- Would love more commercial, but no higher than 2 stories on Chapman/Kramer like what's already there.
- What will happen to mom & pop shops? Will large restaurant and shop chains take over?
- Small businesses will be low-balled and driven out by politician backed council
- Northgate should be 2 stories with more parking