

**Jenny Liaw**

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**From:** Crystal Holt <c\_anderson1@u.pacific.edu>  
**Sent:** Wednesday, August 22, 2018 12:24 PM  
**To:** Jenny Liaw  
**Subject:** Concerns for Rezoning

Hi Jenny -

Thank you for the time today. As a resident and home owner I am very opposed to this rezoning.

**15.1 18-4775 REQUEST FOR ADOPTION OF AN INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION AND APPROVAL OF GENERAL PLAN AMENDMENT, REZONING, AND DESIGN REVIEW FOR THE DEVELOPMENT OF THE PROPOSED ASSISTED LIVING AND MEMORY CARE FACILITY LOCATED ON THE NORTH SIDE OF SMITH CANAL AND WEST OF FONTANA AVENUE**

Please keep me informed of community meetings I should attend.

I live on and own a home on Canal Street in Smith Canal. We live in a great low density residential area where kids ride bikes in the street and has very low crime.

Adding a high density living will bring lots of traffic and people. The streets will longer allow for our wonderful community living with workers and visits on the roadways in our neighborhood and I believe it is bad for our community, home values and living situation.

Please consider stopping this rezoning.

I am happy to attend any meetings about this.

Crystal Holt

**Jenny Liaw**

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**From:** msblues1@aol.com  
**Sent:** Thursday, August 23, 2018 5:00 PM  
**To:** Jenny Liaw  
**Cc:** neighborhoodwatchstkn@gmail.com; peptec1@gmail.com  
**Subject:** Via Milano Plaza Rezone  
**Attachments:** Concerns Re Tuscany Assisted Living - Copy.docx #2.docx

Hello, Ms. Liaw,  
Attached is a letter containing our concerns regarding the rezoning for Tuscany Cove, 2860 Via Milano Plaza.

Jerry and Sandra Smith  
2958 Canal Drive

## Concerns Regarding Tuscany Assisted Living

1. How many employees and support staff, e.g. large delivery vehicles, emergency vehicles, maintenance vehicles, patient transport vehicles will be using Canal Drive and surrounding streets?
2. This is a 24/7 operation. There will be shift changes; at least 3 per day. This will increase traffic flow in the entire neighborhood i.e. approximately 25 vehicles coming and 25 vehicles leaving per shift change.
3. Although there will be parking on site, employees and visitors may choose to park in front of residences. Parking will be limited or nonexistent for residents, their family members and friends. This will generate unwanted noise and congestion 24/7. Night shift changes will affect residents' sleep. e.g. loud talking, cell phone use, car doors closing, dogs barking, vehicles coming and going.
4. The increase of high traffic flow will affect the residents' daily routines and cause safety issues. The streets are not designed for high flow traffic and heavy delivery vehicles. This will cause damage to our streets.
5. The serenity of the neighborhood will be affected.
6. Property values will be negatively affected.
7. There are only two accesses to our neighborhood and the property from Country Club Bld. Heavy traffic will impact the whole neighborhood, not just those living within 300 feet from the property.
8. The law states that only those residents living within 300 feet from the property need to be notified. The entire neighborhood should have been notified. It appears that the city and the property owner are not concerned regarding and maintaining a good neighbor policy.

To address and prevent the above issues/concerns there should not be any access to Tuscany Assisted Living from Canal Street. A road already exists from Country Club down the side of Safeway. A brick wall is separating the road that already exists to the property. Removal of the wall would provide a main entrance that is easily accessible to the facility without negatively impacting the residential neighborhood.

This property should remain zoned for low density single family residences. By rezoning to high density this would allow anything from assisted living facilities, apartments to multi-family residences to be built. If this property is rezoned for high density, what guarantees in writing from the city will there be, that the new zone will be solely for the assisted living facility? If the facility was not to be built or was to close,

what guarantee does the neighborhood have that the property would be rezoned back to low density residences?

We are opposed to the rezoning of the property. Keep our long established neighborhood as it was meant to be: quiet, safe, family and child friendly. Why should approximately 100 homeowners be negatively affected for the profit of one individual? We have a right to continue the serenity of a neighborhood that we have strived to maintain.

Jerry and Sandra Smith  
2958 Canal Drive

**Jenny Liaw**

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**From:** nrienhart22 <nrienhart22@comcast.net>  
**Sent:** Friday, August 24, 2018 1:31 PM  
**To:** Jenny Liaw  
**Subject:** Letter of opposition to Zoning Change  
**Attachments:** Zone change Application.docx

Please review the attached letter for your information.

Thank you

Nita Rienhart

Donald & Nita Rienhart  
3060 Canal Drive  
Stockton CA 95204  
August 23, 2018

Dear Councilmember Lenz,

Re: Application to change zoning to build Tuscan Assisted Living Center

We opposed to the application to change the current zoning of Residual to High Impact Residual at the East end of Canal Drive by the Tuscan Assisted Living Project.

We are further stunned that we have not, at this time, been notified by the City about an event that could have such a high impact on our community.

Our chief opposition to this change is access to site. Currently, the most direct route is off Country Club onto Oregon, then on Canal Drive. All the residences in this neighborhood are single family dwellings on streets that have children playing, which is appropriate for the zone. Construction traffic and noise would be untenable. We insist the applicant seek another access route.

Secondly, if this applicant is successful in seeking the zone change requested, but later, they change their minds about building an assisted living center, the zone change would allow for the building of apartments and/or multiple living facilities. This is the greatest threat to our neighborhood.

Our neighborhood is currently bonded by its residents who know each other, care and look out for one another, and participate in our strong Neighborhood Watch program. We do not support the application to change the zoning of the cul de sac property at the East end of Canal Drive. The reasons are inherent in those factors that are integral to high impact zoning, chief among these is access.

Thank you for taking our concerns into consideration.

Donald & Nita Rienhart

**Jenny Liaw**

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**From:** david goodwin <ddgoodwin209@sbcglobal.net>  
**Sent:** Thursday, August 23, 2018 8:52 PM  
**To:** Jenny Liaw  
**Subject:** Tuscany Cove Re-Zoning

I live at 2973 Canal drive, less than 15 houses from the entrance to the proposed high density re-zoning. My children are grown and no longer living with us at this residence, but many of our neighbors have school age children. The increased traffic flow, which will undoubtedly result from the installation of an assisted living center or an apartment complex at the Tuscany Court property, brings an unwanted increase of possible child abduction or injury. We have a well established neighborhood where our children are safe to play outside, and most of us property owners selected this street due to its lack of through traffic. Please do not approve the re-zoning of the Tuscany Court, keep our children safe from non resident traffic. Currently the only cars traveling in our neighborhood are either residents or family visitors.

I hope you thoughts on this re-zoning fall in favor of child safety,

David Goodwin

**Jenny Liaw**

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**From:** shupingmar@gmail.com  
**Sent:** Thursday, August 23, 2018 9:57 PM  
**To:** Jenny Liaw  
**Subject:** Concerns Regarding Tuscany

Hi Jenny

We do not need strangers driving our streets. We do not want this area to be rezoned to a high density area.

Shu-Ping Mar  
3035 Oregon Ct  
Stockton, CA 95204



**Jenny Liaw**

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**From:** Gae Stewart <for2stews@comcast.net>  
**Sent:** Friday, August 24, 2018 9:33 AM  
**To:** Jenny Liaw  
**Subject:** Fwd: Tuscany Project in the Country Club Neighborhood

Dear Ms. Liaw:

As a resident of Canal Drive I am astonished, sad and angry at the thought of tremendous traffic on our currently quiet neighborhood streets from the Tuscany project and facility.

This is not a commercial area but instead a quiet family friendly neighborhood where neighbors know each other personally. I am amazed that the City Planners are so desperate to accommodate this business that they are willing to devastate our neighborhood.

Tuscany will be a 24-hour facility with deliveries, emergency vehicles and employees coming and going and probably parking in front of many of our homes. Not to mention the many visitors.

Please come out and meet with us to get a real feel of the impact this will have on our lives. We are all stunned and cannot believe that our City government would slip this project by us.

Sincerely,  
Gae Stewart  
3042 Canal Drive  
Stockton, CA 95204  
(209) 986-0897

**Jenny Liaw**

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**From:** Karen <karen13151@aol.com>  
**Sent:** Friday, August 24, 2018 9:45 AM  
**To:** District 4; Jenny Liaw; Christina Fugazi  
**Subject:** Tuscany Cove

To Our Representatives, Susan Lenz, Christina Fugazi and Jenny Liaw,

We are Dan and Karen Castles Rankin. We live at [2972 Canal Dr.](#) We are writing to ask your support in resolving the issues regarding the rezoning of the property known as Tuscany Cove.

We are aware that our neighbors, Jerry and Sandi Smith, have contacted you detailing our collective concerns. Let it suffice to say we wholeheartedly share those concerns and would welcome an opportunity to work with you to identify viable alternatives. We would also like to share with you a little part of our story.

We were both born and raised in Stockton and went to local schools. We remember fondly such things as the old courthouse, downtown parades, KJOY, and the Hoosier Inn. For the past 45 years Dan has operated a small family business. Karen retired awhile back after 39 years service with San Joaquin County primarily spent with the Department of Mental Health. We have been involved in numerous community, school, and church activities. Dare we say humbly, it doesn't get much more "Stockton" than that.

We moved into our Canal Drive home in 1980 and raised our children here. We now welcome frequent visits from our grandchildren. Our home has been the gathering spot for many holidays, birthday celebrations and milestone events among our large family and circle of friends. We are proud of our home, our well-kept neighborhood and unique surroundings on Smith Canal.

However, during these past 38 years we have also been witness to the overall decline of the area between I - 5 and our property. That stretch has become compressed with large apartment buildings, a low-end discount store, gas stations, and a liquor store where once we rented videos. We have had problems with crime, nearby homeless encampments and other unsafe conditions.

The short section of Canal Drive and the access streets of Gardena and Oregon is a jewel of an area.... one that should make the City of Stockton Proud! We are a middle class, multi-ethnic community of families of all ages. We maintain our properties — not because of HOAs or regulations but because of personal and civic pride. We are hardworking contributors. Please don't make decisions that would penalize the type of citizens Stockton seeks to attract — and would result in one more nail in the coffin of Stockton's West side.

Our streets are not designed for the type of use an assisted living facility will require. Emergency vehicles in particular pose a major concern for safety of residents as well as for the responders and victims. Deliveries of food, medical supplies, maintenance equipment and general operations will undoubtedly involve large vehicles which will present risk to all involved. While we acknowledge an umbrella concern of "rezoning", we do not oppose the facility per se. We would welcome, however, in light of relatively recent emphasis on flood potential in our area, an understanding of how such a facility is considered appropriate. Specifically, we would appreciate an explanation of

measures that will be taken to ensure the safety of the feeble and disabled consumers as well as a plan for the commitment of evacuation resources that would be needed.

In closing, we strongly suggest a cooperative effort with stakeholders that involves careful analysis of the short and long term impact of such development.

Sincerely,  
Dan and Karen Rankin

**Jenny Liaw**

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**From:** Lynn Gratonik <wambeeth@icloud.com>  
**Sent:** Friday, August 24, 2018 6:46 PM  
**To:** Jenny Liaw  
**Subject:** Rezoning at end of Canal Drive

Please reconsider rezoning from multiple dwelling to single. The car/truck traffic on Canal, Fullerton and Gardenia is enough of a concern. At our area traffic meeting it was noted that Fullerton is so narrow, when cars are parked there, that cars cannot pass each other easily. There are young children playing in the street - I go 15 to 20 m/p/h and often, I have had to stop for a ball or running child. We've asked for speed bumps on Canal Drive because some of our younger drivers go too fast. To increase the amount of cars is a safety concern.

Also, if a senior residence is built, all the workers - nurses, aids, cooks, janitors - swill need parking places. There will be visitors, volunteers . . . need I say more. Allow single dwellings and an open path to the canal for the fishermen/women. Please re-think the situation.

L.A.A. GRATONIK  
2919 CANAL DRIVE/ 95204.

**Jenny Liaw**

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**From:** Donald Motter <donaldmotter@aol.com>  
**Sent:** Friday, August 24, 2018 8:28 PM  
**To:** Jenny Liaw  
**Subject:** Serious concerns R.E Rezoning

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From: donaldmotter@aol.com  
To: JennyLiaw@StocktonCa.gov  
Sent: 8/24/2018 12:25:44 AM Pacific Standard Time  
Subject:

Purposed Tuscany Cove Assisted Living Project.

Serious Objections

There are some serious concerns regarding this project causing expensive damage to City of Stockton owned infrastructure in the area.

The streets in the Garden Homes Subdivision were laid out and built to residential standards. The streets were laid out to be fairly narrow. If cars are parked on both sides of the street, the refuge and garbage trucks have problems navigating these streets. The trucks that would bring Construction materials and equipment would have even more problems as most of them are larger and heavier

When the streets were built, the pavement itself was done to residential standards. The pavement is not as thick and strong as is the standard for a main Thorofare. As a result, heavy trucks such as ready -mix concrete trucks would cause serious

damage to the pavement, especially if they have to make turns. This would mean that the City of Stockton would have to come and re-build the area streets complete with upgrades.

The design of the streets in the Garden Homes Subdivision include some "S" turns that a large truck would not be able to get through, especially if there are cars parked in front of the homes. See attachment for a map showing these sharp "S" turns on Fullerton and Gardena streets. See attachments

Even after construction is complete and the facility is open, there will continue to be trucks of various sizes try to navigate through these narrow residential streets to make deliveries of supplies including food etc.

We have been told this complex will have approximately 50 employees. With most facilities of this type, a large majority of these employees will be on site during the daytime and into the evening hours. There are concerns about the amount of parking available in the facility itself. There is even more concern about overflow parking on visitor days. In other areas of the City of Stockton, where people visiting or doing business in areas with limited parking, flood a residential neighborhood and park blocking driveways etc., so as to deny residents access to their home. I seriously doubt if Stockton Police Department would have someone available to come out to Cite and Tow a vehicle so as to allow a resident to get out in order to report to work on time.

We understand the need for this type of facility. However having having the main entrance on a quiet residential street with poor access is irresponsible and should not be allowed. In

addition truck traffic through this type of  
neighborhood is a Public Safety issue

Donald Motter

[DonaldMotter@aol.com](mailto:DonaldMotter@aol.com)

2113 Gardena Av

Stockton Calif

**Jenny Liaw**

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**From:** Peggy Kelly <pkkelly@yahoo.com>  
**Sent:** Friday, August 24, 2018 8:39 PM  
**To:** Jenny Liaw  
**Subject:** Fw: Tuscany property

----- Forwarded Message -----

**From:** Peggy Kelly <pkkelly@yahoo.com>  
**To:** jennyliaw@stodcktonca.gov <jennyliaw@stodcktonca.gov>  
**Sent:** Friday, August 24, 2018, 5:40:46 PM PDT  
**Subject:** Tuscany property

Ms. Liaw,

Several years ago the property @ Tuscany (even before it was Tuscan) was up for rezoning for high density residential to accommodate apartments, and at time the City voted it down because of them traffic egress and regress.

Nothing has changed except fence around the property is no longer chain-link fencing.

With the Senior citizen complex that is planned for the property, I don't see many cars in the neighborhood but I do see an increase in

delivery trucks, laundry service trucks, fire trucks and ambulances. My .

worse fear is that the people who are in charge of Tuscany

property will not be able to get finances for their project or since it will be high residential land that they will finally get the apartments build.

Unfortunately I;m not going to be able to the meeting Sep[t. 18, 2018 but I hope this issue will be addressed.

Thank you for your service

Peggy Kelly