Summary of Community Coordination – La Sierra | Victoria Residential Project

Warmington has made a concerted effort to meet with neighboring residents and interested outside groups to address questions, clarify misconceptions, and consider reasonable accommodations where possible. These meetings were held in advance of the City Council hearing to ensure transparency and continued community outreach.

Coordination Summary:

Victoria Avenue Forever Group

- **Initial Meeting – May 1 (Evening):**
  Met with six board members to review the project and address concerns. Topics discussed included:
  - **Traffic Impact:** Clarified that the project's traffic impact is less than significant, as confirmed by city traffic staff and our submitted traffic study.
  - **Density / Unit Count:** Explained that the total number of units is modest relative to what is permitted under the State Density Bonus Law.
  - **Site Access:** Confirmed that no access is proposed onto Millsweet to avoid impacting existing homeowners. That portion of the site will be walled off.
  - **Tree Preservation:** Clarified the misconception that only three rows of trees would be preserved. In fact, a 100-foot-wide greenbelt buffer will be preserved along Victoria Avenue—more than any other community along the greenbelt. All trees and plantings will be maintained by the HOA in perpetuity. The decomposed granite (DG) trail will be maintained by the Parks Department.
  - **Screening Trees:** Discussed adding additional trees behind the preserved orange grove for enhanced screening. Although no specific suggestions were provided by the group, trees are already included along the top of the slope.
  - **Victoria Driveway:** Proposed a right-turn-only, entry-only driveway from Victoria Avenue to help address access and traffic concerns. City traffic and fire departments have no objections. While the group did not express strong support, they were not opposed to the idea.
  - **Next Steps:** A follow-up meeting is scheduled with the full board on **June 11**.

Millsweet Neighbors

- **Jaggers – 2663 Millsweet Pl:**
  - Expressed firm opposition to the project, regardless of accommodations.
  - Clarified misconceptions:
    - Homes range from approx. 2,500–3,800 sq ft (not 7,500 sq ft).
    - Average lot size is 4,900 sq ft.
    - This is not Section 8 housing; affordable units will be owner-occupied and require income qualification. These units are intended for essential workers (firefighters, clergy, nonprofit employees, etc.).

        - Side yard setbacks will provide an 8-foot separation between homes.
    - Requested:
        - A 10-foot perimeter wall along our project's side of the Millsweet property line. We stated we would be open to it if permitted by the City. Note: a slope and retaining wall are already proposed, along with trees planted along the perimeter for screening.
        - Raincross-style street lights along Millsweet. Again, we confirmed we would accommodate this if allowed by the City.
        - No access onto Millsweet. We confirmed that no access is planned.
    - Despite clarifications, this household does not support the project.
- **Richard Wells – 2675 Millsweet Pl:**
  Refused to meet or engage despite multiple outreach attempts, including an invitation to the Jaggers meeting.
- **Jack Renouf – 2615 Millsweet Pl:**
  Met in person and was generally neutral and did not seem to be in opposition of the project.
    - Asked about:
        - Wall separation – confirmed.
        - Street improvements – confirmed we will improve our frontage, including a bulb and full-width paving.
        - Sewer extension – noted he is currently on septic. We indicated we are open to coordinating with the City to explore this possibility.
- **Joe Rosas – 2689 Millsweet Pl:**
  Multiple attempts to meet have been made. We spoke with his wife, who was receptive, but we have not yet received a follow-up to schedule a meeting.

Other Stakeholders

- **Bob Buster (Friends of Riverside's Hills):**
  Numerous outreach attempts have been made, but he has not responded to any requests to meet or discuss the project.

We continue to reach out to neighbors and stakeholders ahead of the City Council hearing to share accurate information and answer any outstanding questions. A dedicated project website has been created and shared with Council members, which can be used to clarify misconceptions or refer concerned residents for more information:

☞ **https://lasierravictoria.com**