

From: [Julie Allecta](#)
To: [Alison Foulis](#)
Cc: [Dan Hillmer](#); [Scot Candell](#); [Gabe Paulson](#); [Kevin Haroff](#); [Catherine Way](#); [Dan Schwarz](#); [Julian Skinner](#)
Subject: Comment for items 8.3 and 8.4 , Nov 16, 2022 Council Meeting
Date: Wednesday, November 16, 2022 9:43:41 AM

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Dear Alison — I hope to attend this evening's Council meeting. Would you please circulate this comment in advance of the meeting and add it to the on-line packet. I apologize to you and the Council for submitting it at the last minute. This comment relates to agenda items 8.3 and 8.4. Thank you.

[Julie Allecta, Vice President, Rose Lane Master Association.](#)

Date: November 16, 2022

Dear Larkspur City Council,

This comment is submitted on behalf of the board of directors of the Rose Lane Master Association (the "HOA") in connection with items 8.3 and 8.4 on the November 16, 2022 Agenda.

The HOA previously submitted a comment to the Council in connection with your October 22, 2022, meeting. The October comment summarized the key concerns of the HOA in the development of the Commons parcel as part of the carefully planned and now established Rose Lane residential community.

To reiterate and summarize, the HOA's principal concerns relate to:

- the use of privately owned and maintained HOA streets;
- building design and location within a now established residential neighborhood;
- traffic flow and parking allocation;
- privacy protection for closely surrounding homes (including immediately adjacent affordable homes); and
- courtesy in the construction process given the parcel's proximity to a residential area.

These concerns were shared with City staff in an earlier August meeting. The HOA is currently working with its consultants on matters relevant to the above concerns and hopes to meet again with Planning Department staff before month-end.

We are aware of the accelerated timeline for the Commons parcel library project. Whatever the Council's decisions are concerning the use of the parcel for other purposes, the HOA appreciates the staff's willingness to work with us on the parcel's development. We request the Council's support for this cooperative approach and ask the Council to encourage the staff to incorporate the HOA's concerns, to the extent they are relevant, in upcoming actions, like the issuance of an RFQ.

Thank you for your time.

Julie Allecta, Rose Lane Master Association

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