

## Homeowner Talking Points

### Resort Village Tract Map – Lot 4 (150-Unit Apartment Proposal)

Homeowners may use any of the points below in their own words when writing to the Planning Commission.

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#### **1 Public Process & Right to Review the PDD Amendment**

- The staff report references a “PA1 Master Plan” and density calculations that rely on development assumptions for Lots 3 and 4, which are not currently before the Commission.
- A Planned Development District (PDD) Amendment is referenced, but the specific amendment language has not been publicly circulated for homeowner review.
- Homeowners have not had the opportunity to review or comment on the precise amendment terms.
- The density findings appear to rely on a 150-unit apartment assumption on Lot 4.
- Although staff characterizes the amendment as “minor,” the practical effect may be substantial if it alters density assumptions, development configuration, or long-term land use expectations.
- When an amendment has material implications for traffic, infrastructure, or overall project density, additional transparency and public review may be warranted.

#### **Why this matters to the City:**

Land use decisions must be supported by a clear and complete administrative record. If an amendment materially affects density or development assumptions, adequate public notice and opportunity for review help ensure defensible findings.

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#### **2 Traffic & Access Safety (Highly Persuasive Issue)**

- The Vista Chino roundabout already experiences queue spillback.
- Often only one vehicle can exit per signal cycle due to congestion at Gene Autry.
- The roundabout serves as the sole ingress/egress for Vermillion (72 homes), the Escena Grille, and the Golf Course.
- Vehicles backed up within the circle can block residents from entering or exiting.
- Emergency response access could be affected.
- The CV Link at-grade pedestrian crossing did not exist when the original PD was entitled.
- Conditions today are materially different from 20 years ago.
- A 150-unit apartment building could add approximately 600 additional vehicle trips through two private gates.

#### **Why this matters to the City:**

Intersection operations, emergency access, and changed traffic conditions are legitimate and substantial land use considerations.

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### 3 Private Infrastructure Burden

- The apartment project would rely on:
  - Private roads
  - Private gates
  - Private security
    - These facilities are funded and maintained by existing homeowners.
    - There is currently no recorded agreement allocating proportional cost responsibility.
    - Deferring cost allocation until after recordation creates foreseeable conflict.

Why this matters to the City:

Long-term infrastructure stability and financial clarity reduce the risk of future disputes affecting residents and public services.

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### 4 Rental Cap & Feasibility Risk

- Escena has adopted rental limitations in its governing documents.
- The CC&Rs and Rules were drafted around individually owned Lots and Condominiums.
- The interaction between those provisions and a 150-unit single-owner apartment building has not been analyzed publicly.
- Legal ambiguity creates potential feasibility uncertainty.
- A prudent institutional developer may hesitate to invest if occupancy assumptions depend on unresolved governance interpretation.

Why this matters to the City:

Projects relied upon for density findings should be practically and legally viable.

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### 5 Governance Compatibility

- Escena's governing documents were drafted for single-family homes and condominiums.
- Voting and assessment allocations are defined by "Lot or Condominium."
- The documents do not clearly address institutional multi-family rental within a single Lot.
- Governance compatibility issues should not be deferred until after map recordation.

Important framing for homeowners:

Avoid asking the City to enforce CC&Rs.

Instead say:

"We respectfully request that compatibility and feasibility issues be resolved prior to final approval."

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## 6 Fairness & Cost Allocation

- A 150-unit apartment building will function like 150 households.
  - Roads, gates, and security are used per dwelling — not per deed.
  - Equal use should result in equitable contribution.
  - Cost allocation should be resolved and recorded before map approval.
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### What Homeowners Should Avoid

To maintain credibility:

- Avoid inflammatory language
- Avoid personal attacks
- Avoid statements that sound anti-renter
- Avoid framing this as exclusionary

Focus on:

- Safety
  - Infrastructure
  - Transparency
  - Fairness
  - Practical feasibility
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### Suggested Closing Sentence for Letters

Homeowners may conclude with:

We respectfully request that the Commission continue this item to allow full public review of the referenced Planned Development Amendment and to ensure that traffic, infrastructure, governance, and feasibility issues are resolved before final approval.