

## ITEM 3 SRC PUBLIC COMMENT 001

**From:** [Gail Mraovich](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Gail Mraovich](#)  
**Subject:** August 20, 2020 PLNP2020-00087  
**Date:** Thursday, August 13, 2020 7:17:06 PM

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**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

Re: PLNP2020-00087

August 13, 2020

Dear Subdivision Review Committee,

I am responding to a notice of a public hearing date on August 20, 2020, project PLNP2020-0087.

Within a day after the July 15th meeting, Demitriy Franchuk and Slava Franchuk canvassed our neighborhood to address our concerns about splitting the property located at 5213 Dove Road. Demitriy and Slava asked me and our neighbors to sign a petition stating our preference of a split property (to be developed with a single family residence) or a duplex on the above property. I responded I would prefer neither. I feel very strongly that this property remains a single family residence as it complements our existing neighborhood. They also stated that the corner lots in this neighborhood are already zoned for duplexes. I don't believe that statement is accurate, and many of the neighbors felt that the Franchuk brothers had an aggressive tone and felt uneasy by their approach, as if we had no other choice in the matter.

Strolling through this neighborhood on daily walks, one feels the sense of space and tranquility. The distance between the homes are spacious and the lots are large with overgrown trees. It is very shady and quiet. There are a variety of birds who live in this area, robins, dove, blue jays, mockingbirds, hummingbirds and an occasional hawk. Squirrels scurry up the large trees and hop from branch to branch in pursuit of their next meal from the many fruit trees grown in the back yards in this neighborhood. While enjoying my backyard patio, I can hear the birds breaking twigs in the surrounding trees. This is home.

This neighborhood is unique in that it was established in the 1950's, in what was considered "the country". The homes are smaller but exist on large lots. There are large old growth trees that bring a certain sense of awe, especially as one ponders the 100 ft redwood on the corner of Dove Drive and Quail. As the neighborhood ages, many young families have moved in and added additional living space to the small homes. It is a desirable neighborhood because of the country feel and space to raise a family. Changing the face of this neighborhood would be similar to splitting a corner lot in the Arden Oaks neighborhood. The community would have a loud voice against development, just as we have a voice against this particular development. Garden of the Gods is another example of an older neighborhood with smaller homes on large lots, where reducing lot sizes and building newer homes just do not fit.

While I understand and appreciate the Franchuk's enterprise, sometimes a sacrifice is required to serve the greater good. They have a right to pursue a business venture, but they do not live here. They are not invested in this neighborhood. Sometimes investments fall short of expectations, in the end for valid reasons. The Subdivision Review Committee has a lot of power. Your decision, while serving the request of one small investor, would affect the homes

and lives of the many who live here and call this neighborhood home. We are truly vested in this Place. Please consider the greater good of the community in your decision process.

Thank you for your contemplation in this very crucial matter.

Gail Mraovich  
7108 Lime Grove Way  
Fair Oaks, CA 95628  
[gmraovich@gmail.com](mailto:gmraovich@gmail.com)

## ITEM 3 SRC PUBLIC COMMENT 002

**From:** [Jamie Peterson](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Jamie Peterson](#)  
**Subject:** PLNP2020-00087 - August 20th Hearing  
**Date:** Friday, August 14, 2020 12:47:56 PM

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**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

To Whom this May Concern-

I am writing this email in response to a letter I received in the mail re: project PLNP2020-0087 to split the property located at 5213 Dove Rd.

I am a new resident to this community having just purchased a home located at 7107 Lime Grove Way a few weeks ago. I am opposed to this project and do hope the board hears out the community regarding this plan. I searched long and hard for the right place to call home for me and my son, for a place that would give us space to run, play and grow. I specifically searched for a place that gave that country feel but still close to all of the amenities. It was not an easy task but this neighborhood checked all of those boxes for us and I couldn't be happier with the place we now get to call home. This is an established neighborhood from the 1950's, if this plan is approved this neighborhood will lose that country feel with a duplex or 2 story single family residence... that property just will not fit. I have had no contact with said owner and while I can appreciate the desire to capitalize on an investment, this is not his home and he has no vested interest other than financial (in my opinion).

The front window of my home and sitting out on my front porch I am able to enjoy the view of the towering mature trees in the distance of the neighboring street. The approval of this project would remove that peace and tranquility and drastically change the viewpoint from my home. It is disappointing to have just purchased a home with all of these benefits and "looking forward to" to find out they possibly could be non-existent before we have fully been able to move into our new home.

Thank you for your consideration of this matter.

Jamie Peterson  
7107 Lime Grove Way  
Fair Oaks, Ca 95628  
[jamie.p.peterson@gmail.com](mailto:jamie.p.peterson@gmail.com)

**From:** [Sue Keeler](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** August 20, 2020 PLNP2020-00087  
**Date:** Sunday, August 16, 2020 12:48:30 PM

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**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

Dear Subdivision Review Committee,

I am responding to a notice of public hearing being held on August 20, 2020, Control No. PLNP2020-00087. The request is to divide parcel 239-0061-011.

My name is Susan Keeler and I reside at 5224 Dove Drive in Fair Oaks. This has been my family home since July 1963. My home is across the street from the parcel listed below:

Control No: PLNP2020-00087  
Assessor Parcel No: 239-0061-011  
5213 Dove Drive Fair Oaks

I am opposed to dividing this property for the following reasons:

Dividing the lot would be inconsistent with the other homes in the neighborhood. It is a concern that the second home built on the lot would need to be a 2-story home.  
Dividing the lot would block the views from a well maintained and established neighborhood.  
Dividing the lot would increase traffic and parking. Lime Grove, the street that parallels the lot, is a very narrow dead end street.  
Dividing the lot would mean less space between houses.  
Finally, I don't want the dividing of this property to become the new normal in this neighborhood when lots are sold.

Please consider your own neighborhoods. How would you vote?

Thank you for your consideration.

Susan Keeler  
5224 Dove Drive  
Fair Oaks, CA 95628  
Sue7135@comcast.net

Sent from [Mail](#) for Windows 10

**From:** [dave woodworth](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Control No: PLN2020-0087 Parcel No: 239-0061-11 Dove Drive Tentative Parcel Map  
**Date:** Wednesday, August 19, 2020 3:30:25 PM

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**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

Sirs:

Please consider this comment to the request of Dmitriy Franchuk to divide the above noted parcel. Our home is directly adjacent this lot.

We are strongly opposed to the lot split. A duplex invites more transient persons into our semi-rural setting. We enjoy our large lots, minimal traffic, strong schools. If this proposal is approved, it will set a presitent for future owners to follow, changing the character of our semi-rural setting.

We do not foresee this proposal as increasing our property value. We strongly wish the lot to remain a SINGLE family unit. The word DUPLEX suggests a multi -family unit.

Respectfully Submitted,  
Dave and Carol Woodworth

**From:** [Brian James](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Dove Drive Tentative Parcel Map, PLNP2020-00087  
**Date:** Tuesday, August 18, 2020 7:17:19 AM  
**Attachments:** [Dove Dr..docx](#)

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**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

To Whom It May Concern:

Please see the attached letter regarding the above mentioned Project.

August 15, 2020

Dear Members of the Subdivision Review Committee:

This letter is in reference to the Dove Drive Tentative Parcel Map (PLNP2020-00087). At the initial CPAC meeting held on July 15, 2020 Dmitriy Franchuk and his brother were allowed to make their argument to split their newly acquired investment at 5213 Dove Drive into two parcels. Unfortunately, because of a poor internet connection, I was not able share my views on this proposal.

Please let me initially share that I have had many conversations with both Dimitriy and his brother, Slava. They are fine men, who work hard, and would probably make wonderful neighbors, but we have opposing opinions in regard to splitting the property into two dwellings.

The homes in this area were built in the 1950's as cottages for a weekend escape for those living in the city. They were small homes built on lots that average approximately 10,000 square feet. I would assume that the larger lot size was due to the lack of a sewer system in the county at that time. In the 1950's this was considered 'out in the country'. Over the years when resources were available, the residents have remodeled and updated many of the homes in the neighborhood while still maintaining that quasi 'country' atmosphere.

At the July 15<sup>th</sup> meeting the Franchuks used the following addresses as precedent for their request: 7038 Palmdell and 7048 Palmdell. These homes are situated approximately ½ block from 5213 Dove Drive. This particular lot where these two homes were built was a vacant lot for many years while the property owner attempted to get approval to split the lot. The request, after many years, somehow got approved. I very much appreciated the comments of CPAC member, Jason McCoy, at the July 15<sup>th</sup> meeting. I do not want to misquote Mr. McCoy, but he suggested that just because one mistake was made years ago in splitting a property, we shouldn't make another, and he opposed the project.

Approximately a day following the July 15<sup>th</sup> CPAC meeting the Franchuk brothers visited my home and asked me to sign a document either recommending the building of a duplex or a single-family dwelling on the property. They were inquiring to which I would prefer. They also shared that the building of one or the other was going to happen and they wanted to know what the neighbors preferred. Lastly, they added that all corner lots in the neighborhood were already approved to split property. I shared with them that I was not aware of that and as a resident for the last 35 years in the neighborhood that I would prefer neither and wouldn't sign in favor of any proposal.

To this I invite any of you from the review committee to come take a walk through our neighborhood as my wife and I do once or twice each day. I would recommend you start at 5213 Dove Drive, walk that ½ block to Palmdell and head up the street. Once you have shared in that experience, head back down to Dove Dr. and continue on Dove through what is known

as the 'Bird Track"! This is why my wife, Kris, and I moved and still reside in this neighborhood. These are not opulent homes, but a middle-class neighborhood which still has a country flair and nature is able to show its true self. When you have finished your walk, I invite you to stop across the street to our home. I would welcome you to come out to our deck and share a cold beverage. Within 15 minutes I could promise you other visitors: squirrels, hummingbirds, blue jays, butterflies, and if it gets dark, unfortunately, a skunk!

Please know that I am not opposed to population density, but I am opposed to trying to squeeze another home in a neighborhood where it really doesn't fit. I also understand that sometimes property owners must sacrifice some of their own property for the welfare of many such as the constitutional principle of eminent domain. What I don't understand is why the CPAC would approve a proposal that benefits one at the disgruntlement and disappointment of many! The Franchuks are good men. They work full time jobs and flip houses on the side. I truly do admire their work ethic. They are invested in their property on Dove Dr. but are not invested in our neighborhood! Many of my neighbors have lived in this neighborhood longer than we have, and you can be sure that we are not only heavily invested but have a true love for our neighborhood as well!

Finally, I refer back to Mr. McCoy's comments at the July 15<sup>th</sup> meeting; "Just because one mistake was made years ago, why should we make another." Approval of this proposal sets a precedent that would negatively affect the true flavor of our modest neighborhood; especially if what the Franchuks shared, that every property owner with a corner lot could do the same thing and attempt to squeeze another residence onto their property. I know this is a lengthy letter, and I appreciate the opportunity to voice my concerns and share my opinions. It is my sincere hope that this proposal is not approved!

Sincerely,

Brian James

7113 Lime Grove Way, Fair Oaks, CA 95628