

REQUEST FOR APPEAL

Kern County Planning Dept.
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Date: March 8, 2005

From: Paul A. Rosales
Property Owner: Rosamond Skypark
1808 West Avenue K11
Lancaster, CA 93534
(661) 948-0646

On behalf of numerous Rosamond Skypark residents including, myself, my wife Victoria Rosales, John Wilson, Ron Applegate, John Wilson, Joe Pengilley, Robert Waldmiller, Floyd & Dolores Matthews, Bill & Lynette Jennings, Francis Zeller and Anthony Ginn, we respectfully submit this Appeal regarding PD Plan #2, Map #231-13; MOD #1, Map #231-13 otherwise known as "The Crossroads" at Rosamond, CA.

We would appreciate your careful reconsideration of the following issues we feel have not been adequately addressed;

- **LACK OF A COMMON AREA/OPEN SPACE/PLAYGROUND:** At the February 24th hearing, Mr. Ellis stated he shared our concerns for an adequate play area and that the Planning Department did not *currently* have a specific requirement for a common play area, *but having such a requirement may be considered in the future*. We appeal to the Planning Department consider this ***now; not later, not in the future***. By the very nature of duplexes, they will attract young families with kids. The construction of 40 units for 80 families will bring in **HUNDREDS** of children who will have **NOWHERE** to play. The Skypark, with its wide, open areas will surely be inviting to kids as a big playground. Expecting kids to play in the 10' foot deep duplex backyards is unreasonable. There is little if any front-yard area for kids to play either. That leaves the kids with either the streets or the VERY nearby Skypark their playground. The Skypark will surely attract these kids with its wide, open expanses. In the interest of safety and the interests of the Skypark residents, the future young residents of "The Crossroads", the nearby neighborhoods and the entire community of Rosamond, we request that you require ***the incorporation of a LARGE common area/open space/playground***. This will ensure the kids have a safe environment to run around and play instead of using the Skypark as a playground.
- **STREET LIGHTING:** Stetson Avenue is one-half mile long from 40th St. West to 45th St. West, and this stretch of road has only 4 streetlights. The street is dark by this nature, and on a moonless night, the street is **VERY** dark. Statistically, 50% of the traffic entering the future Crossroads complex will use the entrance from Stetson Avenue with the other 50% using the entrance off Sedona Avenue. ***In the interest of safety***, we appeal to the to the Road Department and Planning Department to install more streetlights to better illuminate Stetson Avenue.
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TRAFFIC STUDY: As we understood at the hearing on February 24th, there were no traffic studies performed. There is a significant amount of traffic that travel on the dirt roads east of the Skypark and existing trailer park. **MUCH** traffic enters Stetson Avenue from the dirt road at 45th Street West; Much more traffic than we feel the Road Department is aware of. We believe this 'shortcut' is used so that vehicular traffic traveling either direction on the dirt road use Stetson as a 'bypass' to get around the airport without having to use Rosamond Blvd. Once this traffic reaches the paved roadway at Stetson, traffic tends to drive much faster. We appeal to the Road Department and Planning Department to investigate this situation where vehicular traffic use the dirt road to access Stetson at 45th St. West. We ask that this 'unofficial road network' from the dirt road be closed off so that Stetson Avenue is no longer used as an East-West, West-East shortcut. Closing dirt road access onto Stetson Avenue will greatly decrease this traffic flow from the desert into the neighborhood.

- **DUPLEX PLACEMENT:** Allowing 3 duplex units (zoned R-2) to be placed across the street and directly facing Skypark homes (zoned E 1/2) will surely have a **significant negative** impact on the property values of the Skypark homes directly across the street from these 3 duplex units. We appeal to the to the Planning Department to require the developer to redesign the Crossroads development such that **NO duplex units** are placed on Stetson Avenue. With a redesign, a large common area/open area/playground could be incorporated. Should the Planning Department feel this not feasible, then at a minimum, ***in the interest of safety***, we request that the Planning Department place a restriction that the 3 duplex units located on Stetson be rented to only to ADULT persons with no children living at home. "Airport out of sight of kids, Airport out of mind of kids".
- **CONSTRUCTION OF A POOL:** We appeal to the Planning Department to deny the permit for construction of a pool that is **MAYBE** usable 3 months out of each year. This area could better serve the residents year-round if it were built up as a lighted basketball court for use by future teenage residents or some other open area, possibly with shaded areas, picnic tables and barbecues that could be used by all future residents. A swimming pool in a nearby multi-unit dwelling complex in Rosamond was recently filled in with dirt for safety issues and lack of use.

Thank you again for your time and your careful consideration of this appeal,

Respectfully,

Paul A. Rosales