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October 11, 2018

Dear Friends:

As your elected representative, I'm presented with many projects in the 5th District that stand out for both their merits and their challenges. My job is to discern if those projects are well suited for the context within which they are proposed and to sometimes facilitate a mutually beneficial compromise between applicants and the community. This process is not without its challenges. I pride myself in facilitating projects that provide a service for the City, the District, and its residents but that outcome is not always possible.

To that end, I have closely followed the process for the proposed hotel use at 9712 Oak Pass Rd. and I've listened to the applicant, the community, and the Planning Department. In doing so, I've decided **NOT** to support the project as it is proposed.

I'm coming out this early in the process because I do not want the planning entitlements to set a precedent or create a template for converting natural hillsides to hotel and other commercial uses. I cannot support the perception of spot zoning, a *hillside* General Plan Amendment and Zone Change. A project like this could have a profound impact on the surrounding community- forever changing the character of this residential area.

The proposed 99-rooms, residential estates, a parking structure with hundreds of spaces, thousands of square feet for a ballroom and other ancillary spaces are a major concern. That is not to mention the infrastructure needed to support 24-hour staffing and patrons of a high-end hotel. I'm equally troubled by the potential environmental impacts such as traffic congestion on narrow roads, grading, removal of protected trees, impeding wildlife corridors along with the possible impact of a project this size on fire safety.

Lastly, the project seems entirely inconsistent with all the protective policies that I continue to work for including Hillside Construction Regulations, and the upcoming Wildlife Corridors and Ridgeline Protections.

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It is my hope that the project can be reimagined into something that is within the current parameters of the zoning code and will complement the existing land uses that are there today.

Thank you for your patience and your participation in the public process.

Sincerely,

A handwritten signature in blue ink that reads "Paul Koretz". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

PAUL KORETZ

Councilmember, 5th District