

From: [Audrey Urquidi](#)
To: [DRP Chapman Woods CSD](#)
Subject: Chapman Woods Community Standards
Date: Saturday, October 1, 2022 8:05:09 PM

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Chapman Woods Community Standards District

Residents in opposition of:

As homeowners and residents of Chapman Woods for 15 years, we are expressing that we DO NOT endorse the creation of a Community Standards District for Chapman Woods.

The proposal contains many standards that are too restrictive and overreaching. The proposed restrictions also limit the use of many modern, repurposed, and earth-friendly design techniques and materials, instead of preserving outdated ones. To suggest that the "Community District, which seeks to protect no fewer than 7 different architectural styles is worthy of special designation to enforce the historical integrity of the zone is absurd. There is clearly not enough of any one specific style represented to justify this type of restrictive designation beyond the currently accepted county permitting requirements concerning property line easements, setbacks, square footage limits, etc. Also please be reminded that the "Chapman Woods Homeowners Board" is a volunteer self-appointed (best intentioned) body that has historically been shown to NOT represent the majority of the homeowners in several matters concerning the community as a whole, beyond organizing block parties and putting in some street lights.

There are several original homes here that are currently in extreme stages of dilapidation and showing the fatigue of decades of disrepair. Specific examples would be 909 Lotus and 869, 871, and 881 Madre. There is also one home on Grayburn, that comes to mind, that has been remodeled in the past and is as ugly as a pile of bricks, a true stucco atrocity. I refrain from listing the address out of respect for the inhabitants. Is such a beast worthy of protection? For a new owner or speculator to want to come in and update these properties, regardless of structural design, within reason, would be doing the community a favor. There are several recent examples of this renewal process in work. Four examples of this would be 3412, 3430, 3438, and 3553 Grayburn Road. There are several features of these new remodels/rebuilds that would not be allowed under the proposed guidelines. I would argue that each of these new structures is dramatically more valuable and more attractive than the structures they replaced. More than one of the originals would have been considered an "eyesore" at best.

In our view promoting and advocating a campaign against "mansionization" in a residential zone, which by rough estimation includes 30-40% of existing dwellings that could be categorized as mansions, is elitist. It suggests the people who are affluent enough to afford an existing home in this category, don't want anyone else to come in and build a new one or increase the value of their own property if they

choose to, the way they choose to. When we bought into Chapman Woods 15 years ago there was no such designation or zoning restrictions. I can't see an overbearing reason why I think it would be a good idea now or going forward, to bring them in.

Respectfully,

James Gregory

Audrey Urquidi.