

From: [Sheikhali, Monet](#)
To: [Cleary, Eileen](#)
Subject: FW: [EXTERNAL] 420 Mendocino Avenue
Date: Monday, August 1, 2022 10:34:04 AM

From: jeffrey preston <jeffreyjpreston@gmail.com>
Sent: Friday, July 29, 2022 9:25 AM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: Re: [EXTERNAL] 420 Mendocino Avenue

Ms. Sheikhali:

Thank you for your reply. I appreciate all the information and plan to read it. Given what I have read so far of the 2020 downtown plan it is clear that "the ship has already sailed" so far as my concern. I believe that the current build, build and build some more mantra that is pervading the state will result in a decline in the quality of life on many fronts.

jeff

On Thu, Jul 28, 2022 at 4:46 PM Sheikhali, Monet <msheikhali@srcity.org> wrote:

Hi Jeffery,

The project site is zoned CMU (Core Mixed Use), and the height of the building is based on the floor area ratio (FAR). The maximum FAR for this lot is 8. See the table below that shows the Development Standards for the CMU Zone. Also, see [Section 20-23.060](#) for CMU zoning district development standards.

Additionally, the project is located with the Downtown Station Area Specific Plan that the City Council adopted in 2020. Here is the link for this plan: <https://www.srcity.org/2911/Downtown-Station-Area-Specific-Plan>

Development Feature	Requirement by Zoning District				
	CV	CMU(4)	SMU(4)	MMU(4)	CSC
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>				
Area	20,000 sf	None required			Determined by CUP
Dimensions	None required (1)				
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>				
Maximum density	Not allowed	See FAR Section 20.23.060. None required for parcels without an assigned FAR.	See FAR Section 20-23.060.		1 unit required per 4,000 sf of nonresidential floor area to a maximum of 30 units per acre.
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>				
Front	20 ft (3)	Nonresidential Ground Floor		0-10 ft (min/max)	7.5 ft adjacent to a residential zone or use; none required elsewhere
		Residential Ground Floor		5-12 ft (min/max)	
Side—Interior (each)	5 ft adjacent to a residential zone or use; none required elsewhere.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.			5 ft adjacent to a residential zone or use; none required elsewhere.
Side—Corner	Same as interior side	0-10 ft (min/max)			Same as interior side
Rear	20 ft	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.			5 ft adjacent to a residential zone or use; none required elsewhere.
Lot coverage (1)	<i>Maximum percentage of total lot area that may be covered by structures.</i>				
Maximum coverage	85%	100%			
Height limit	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>				
Maximum height	55 ft	See FAR Section 20-23.060. For properties without an assigned FAR, a max of 35 ft		See FAR Section 20-23.060.	55 ft
Landscaping	See Chapter 20-34 (Landscaping Standards)				
Parking	See Chapter 20-36 (Parking and Loading)				
Signs	See Chapter 20-38 (Signs)				

Please let me know if you have any further questions,

Monet Shekhali (she,her) | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

From: jeffrey preston <jeffreyjpreston@gmail.com>

Sent: Thursday, July 28, 2022 4:07 PM

To: Shekhali, Monet <msheikhali@srcity.org>

Subject: [EXTERNAL] 420 Mendocino Avenue

Hello:

I am writing to express my displeasure with the proposed eight story building for the above referenced site. TOO BIG!
Per your website, buildings North of 3RD Street have a height limit of five stories. So, why is an eight story building being considered?

Sincerely, Jeffrey Preston

From: [Sheikhali, Monet](#)
To: [Cleary, Eileen](#)
Subject: FW: [EXTERNAL] 420 Mendocino Ave. project
Date: Monday, August 1, 2022 11:03:37 AM

From: Esteban Promis <epromis@gmail.com>
Sent: Monday, August 1, 2022 11:02 AM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: [EXTERNAL] 420 Mendocino Ave. project

Concerning the Design Review Board meeting scheduled for August 4, I'm emailing to show my strong support for the proposed 420 Mendocino Ave. project. Having a building of this density right in the center of the Downtown core will do wonders for the businesses in the area. I also appreciate how the project has expanded on the current plans to include frontage space along 5th Street.

Coupled with the proposed 556 Ross St. project and the new California theater venue on 7th St., this section of Mendocino Ave., which has been somewhat overlooked and stagnant since the Courthouse Square reunification, will regain much of its vibrancy and be an attractive destination for Santa Rosans and future tenants who want to engage with a vibrant city center.

Thank you.

Esteban Promis
Santa Rosa, CA