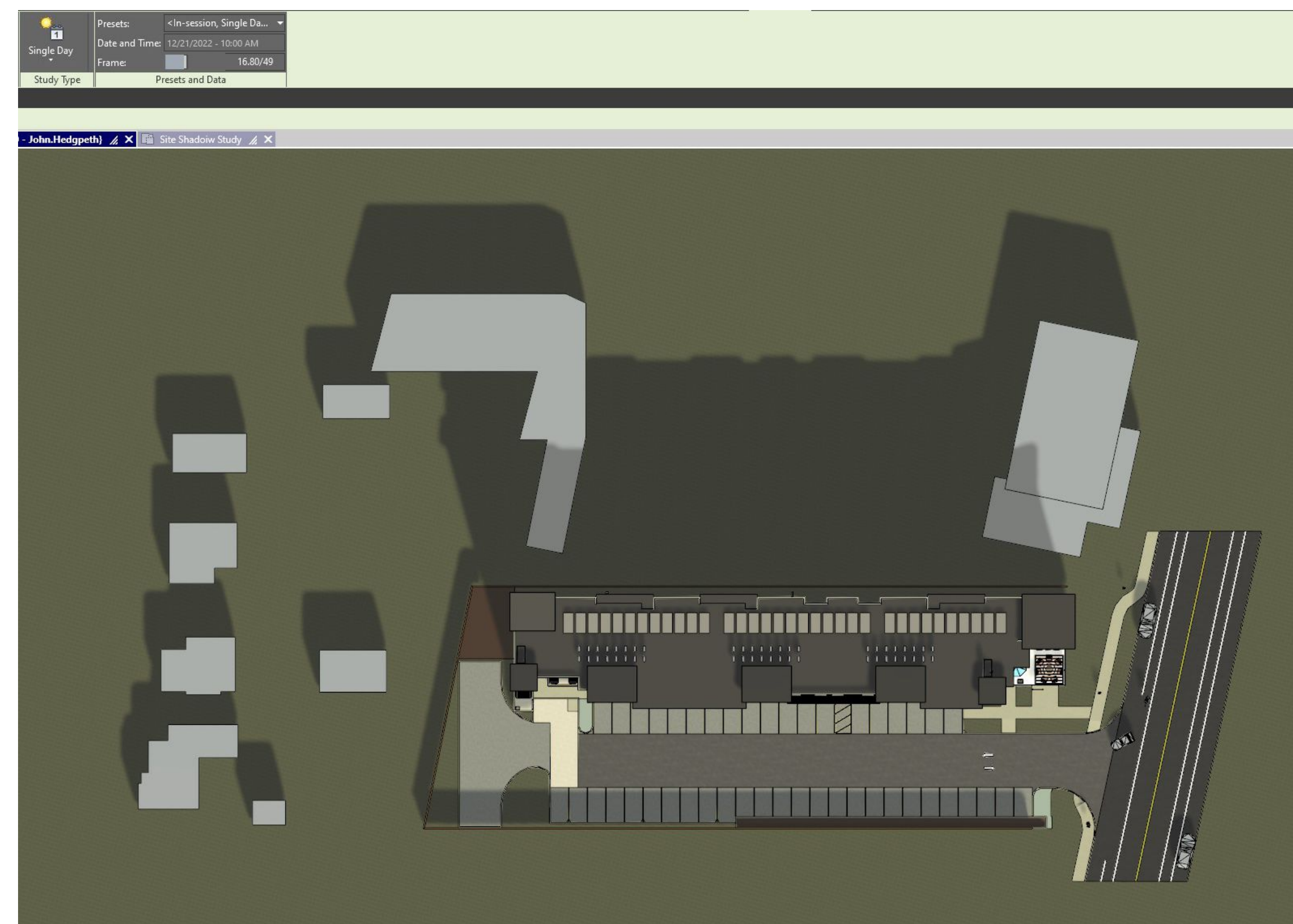
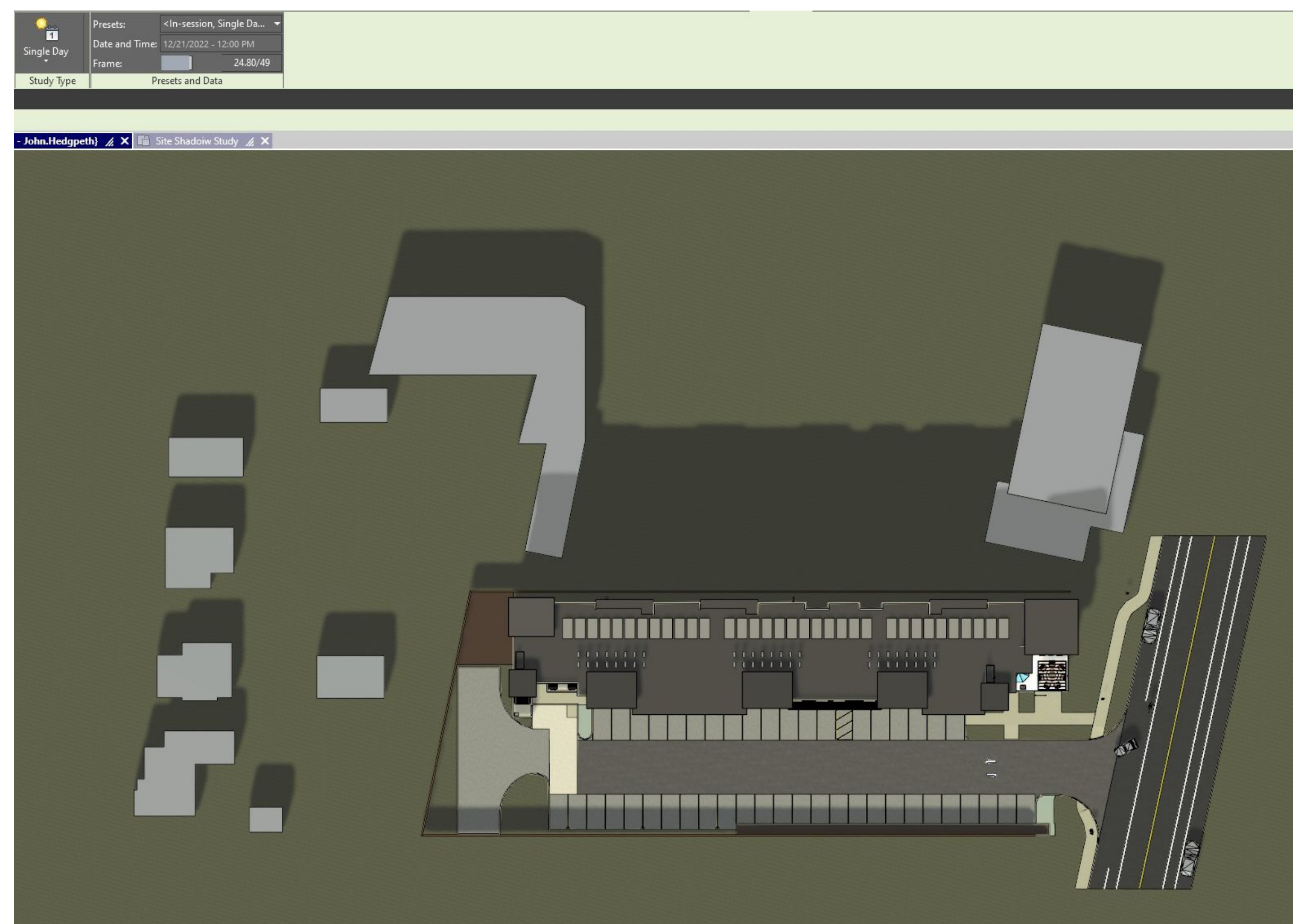


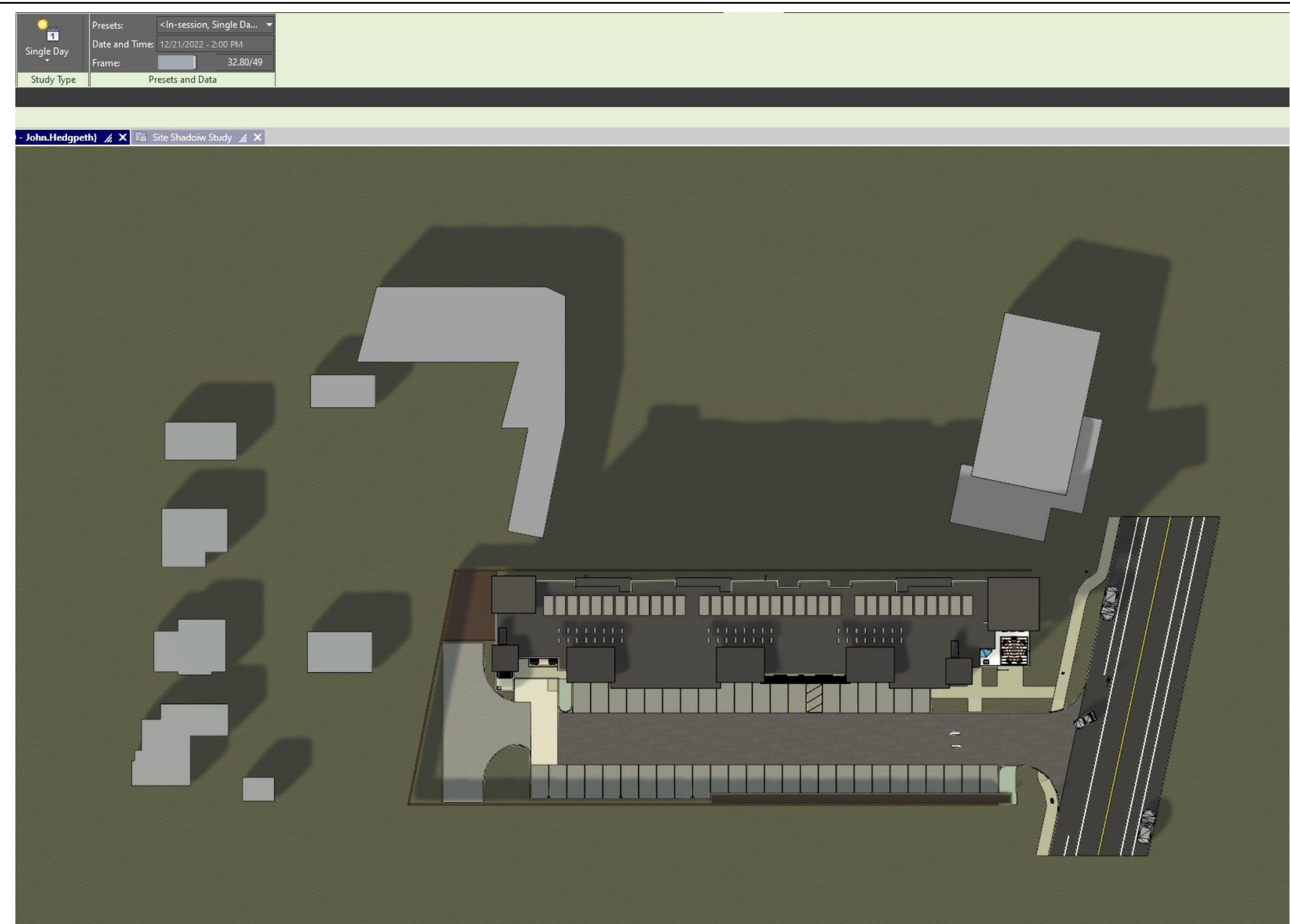
**595 Dutton - 12/21/22 - 8:00am**



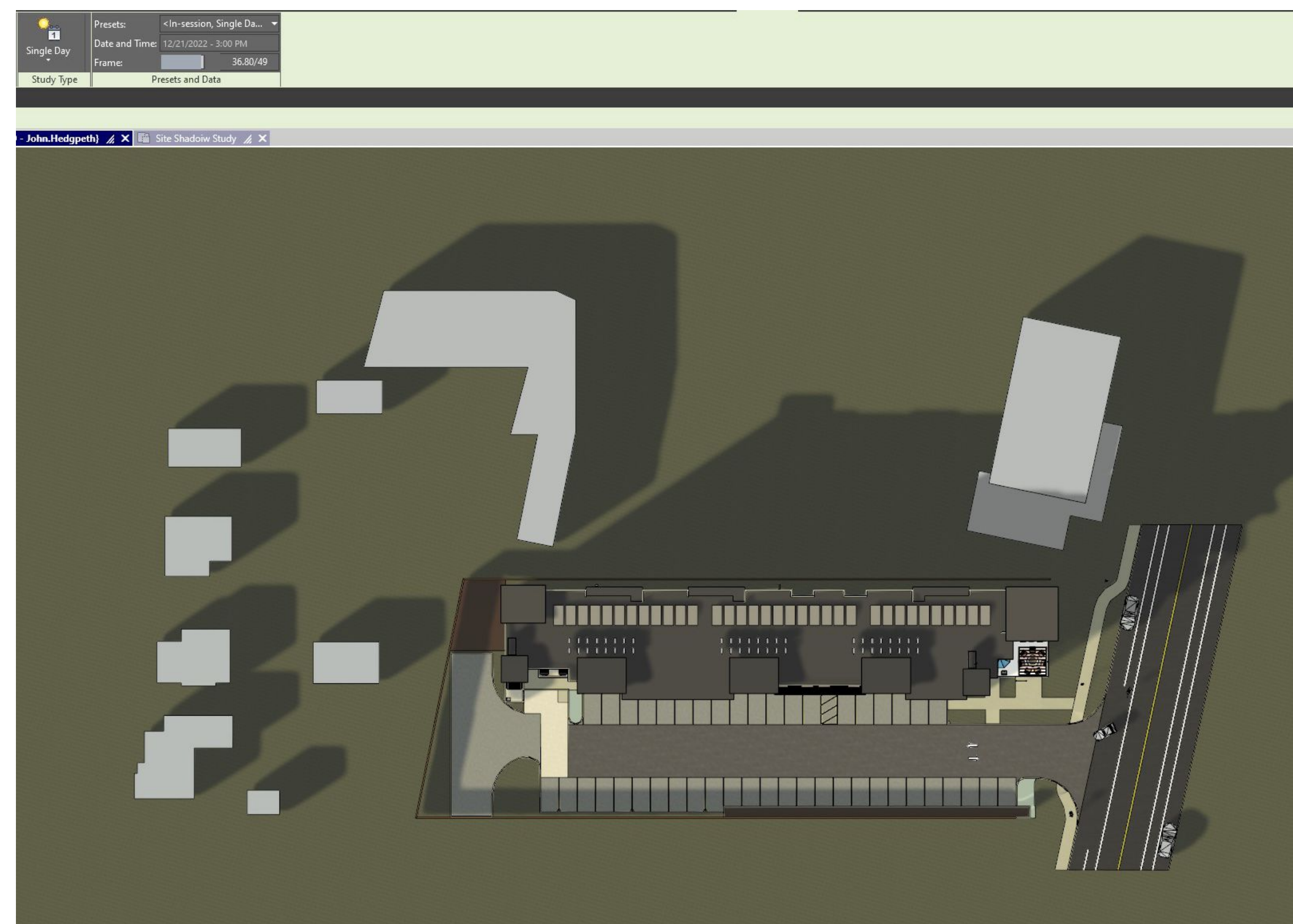
**595 Dutton - 12/21/22 - 10:00am**



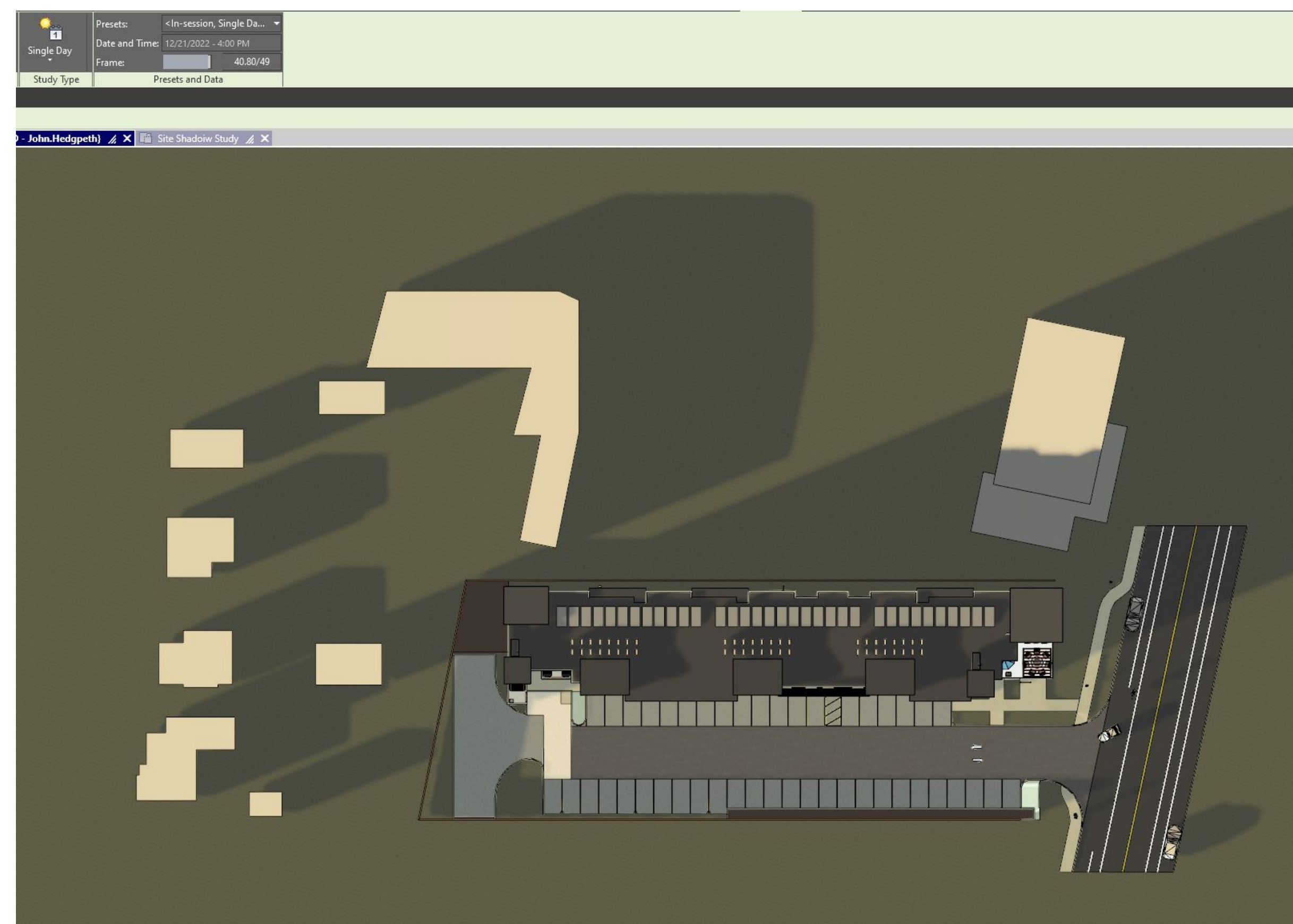
**595 Dutton - 12/21/22 - 12:00pm**



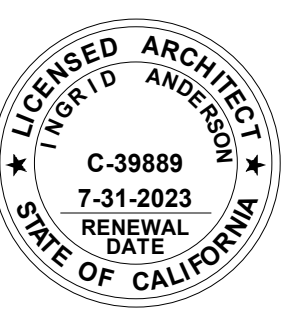
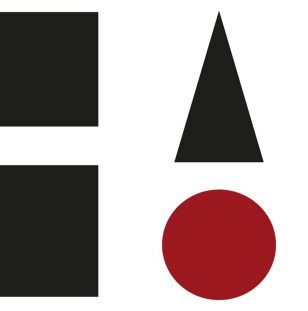
**595 Dutton - 12/21/22 - 2:00pm**

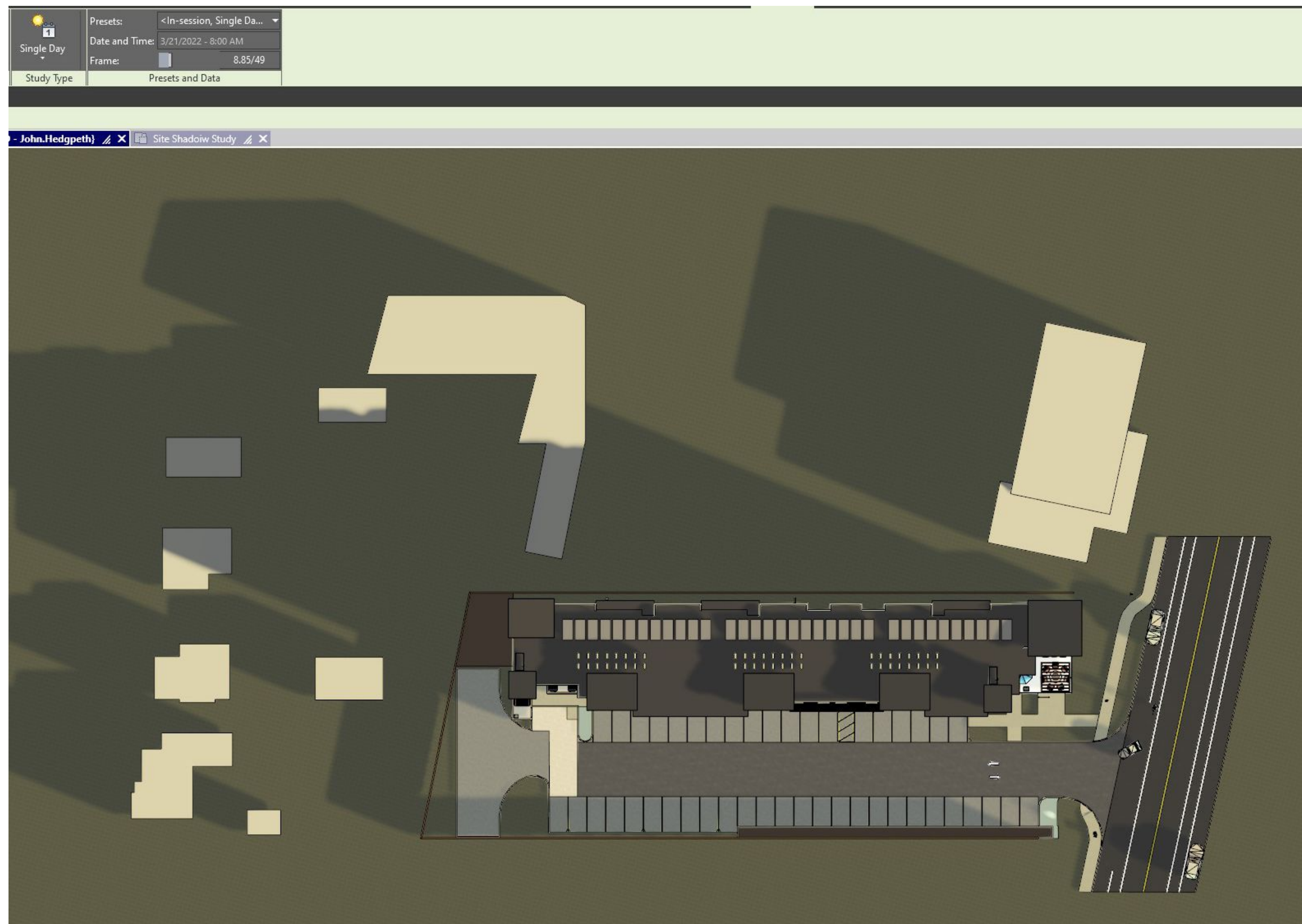


**595 Dutton - 12/21/22 - 3:00pm**

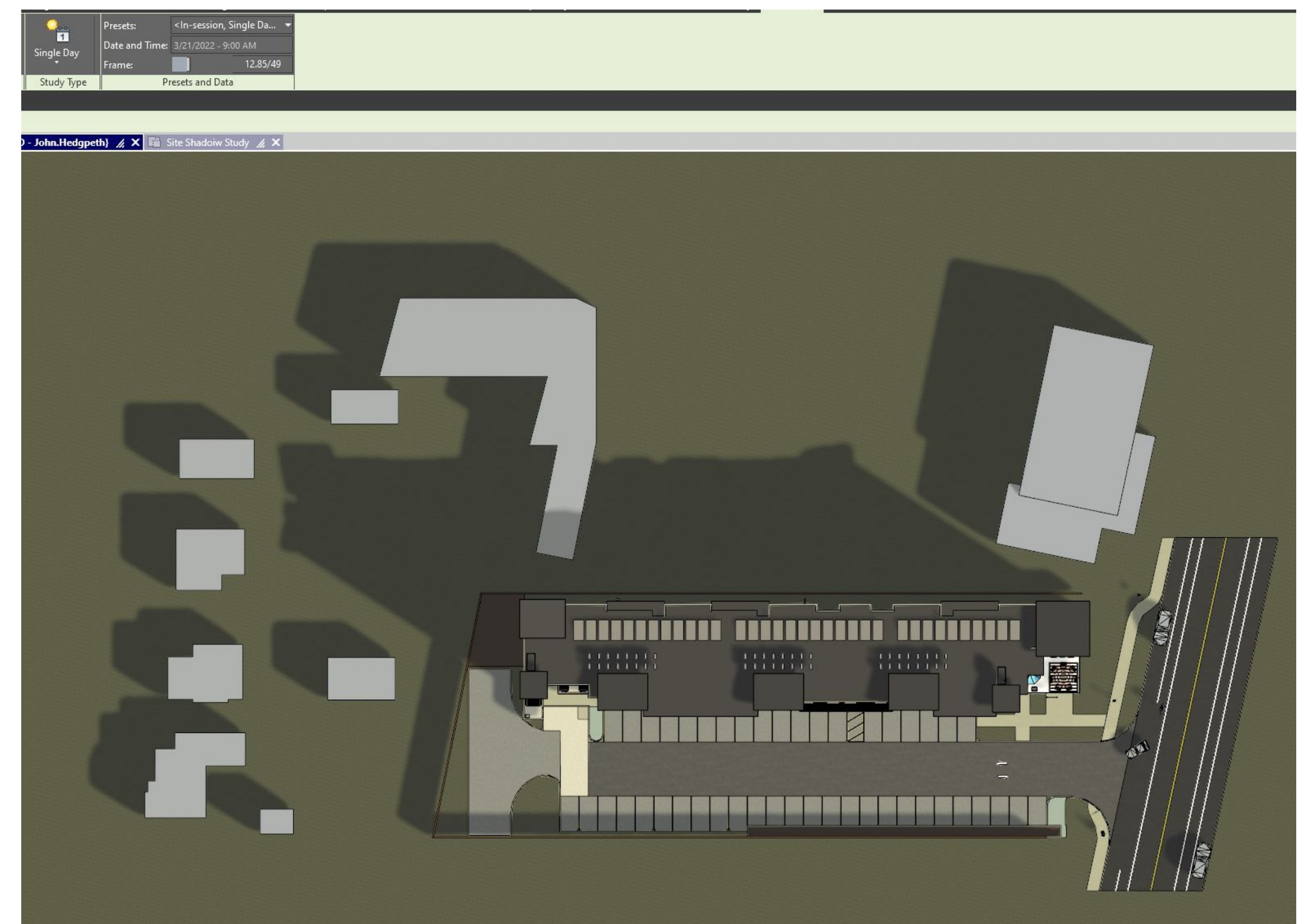


**595 Dutton - 12/21/22 - 4:00pm**

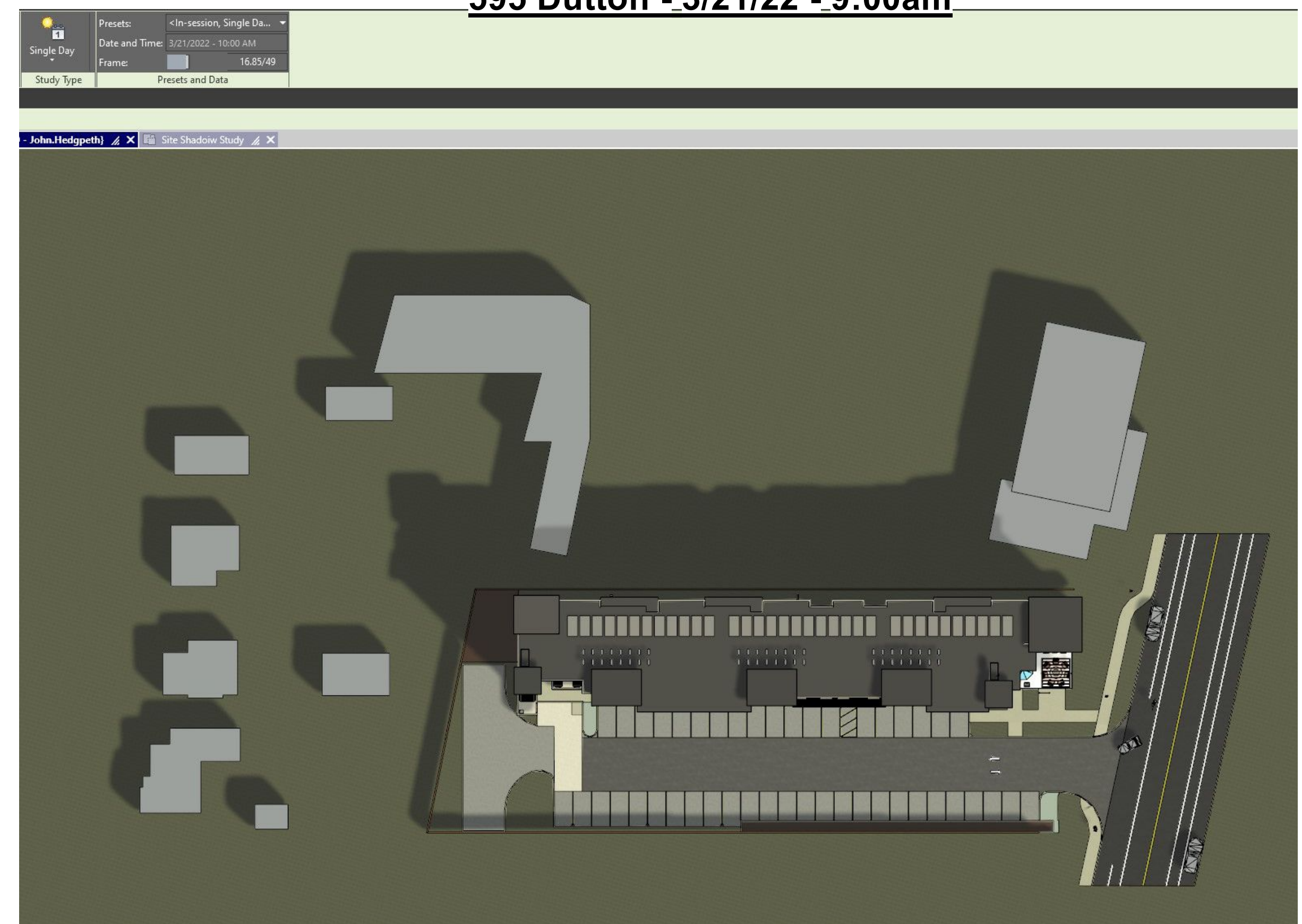




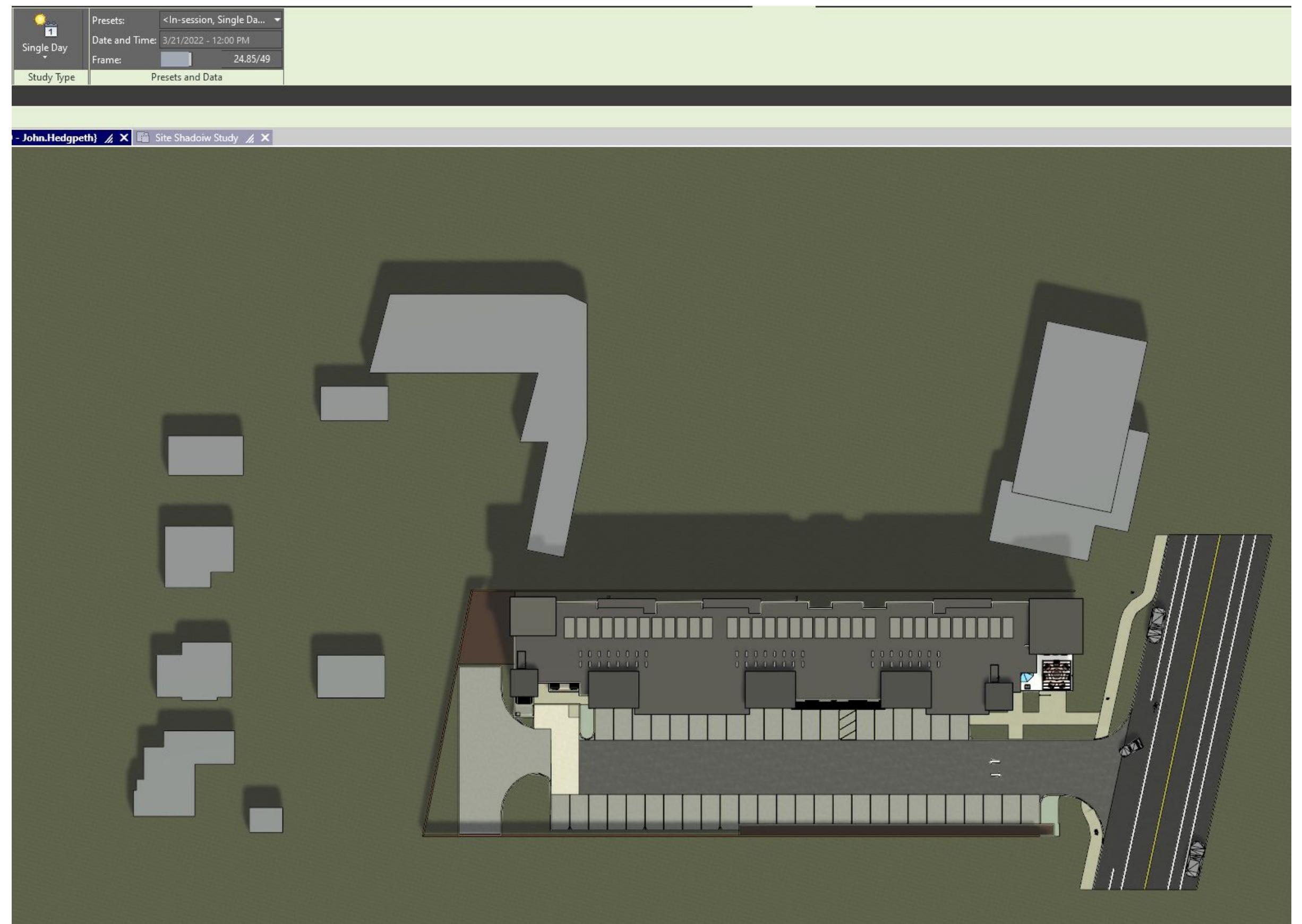
**595 Dutton - 3/21/22 - 8:00am**



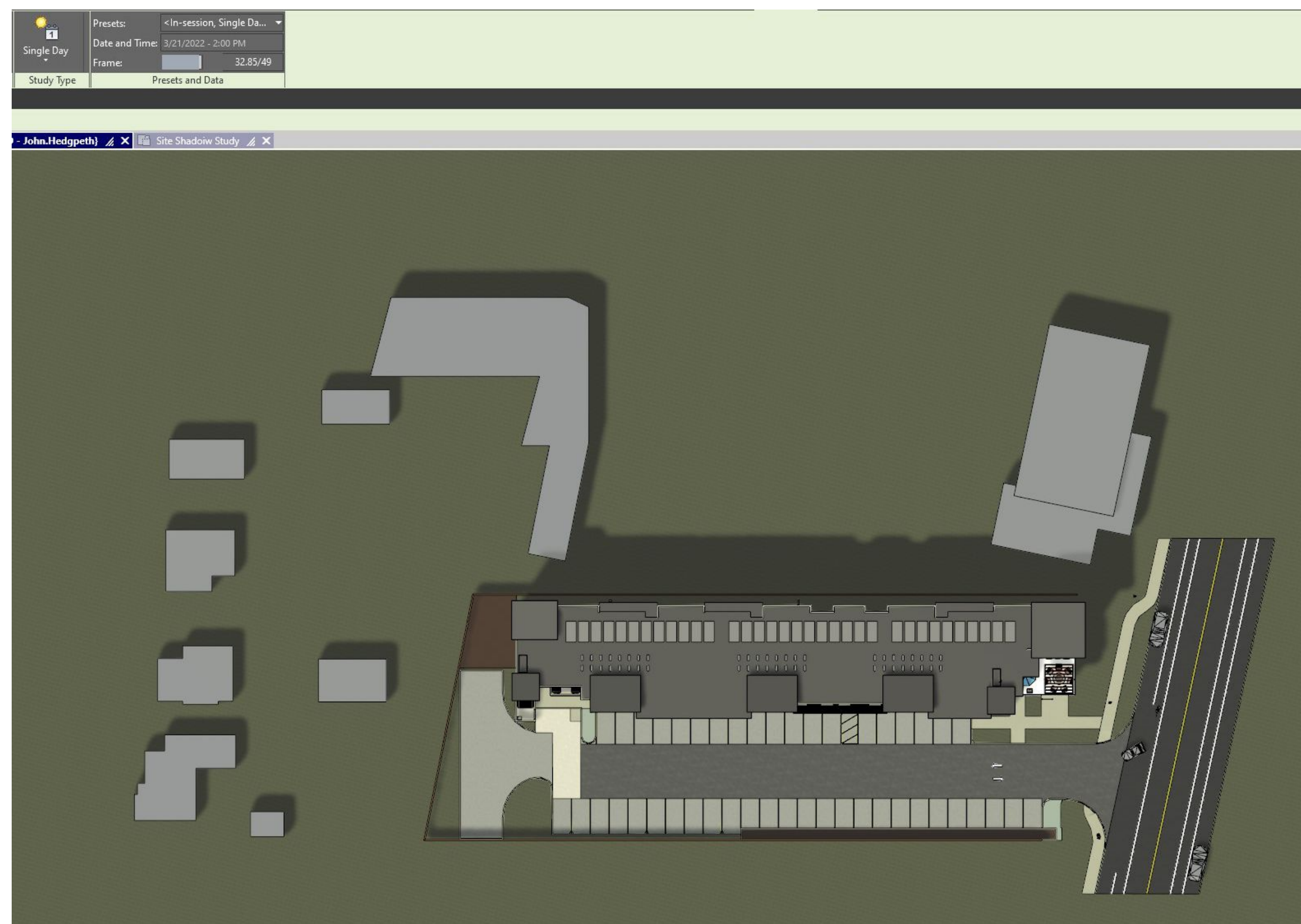
**595 Dutton - 3/21/22 - 9:00am**



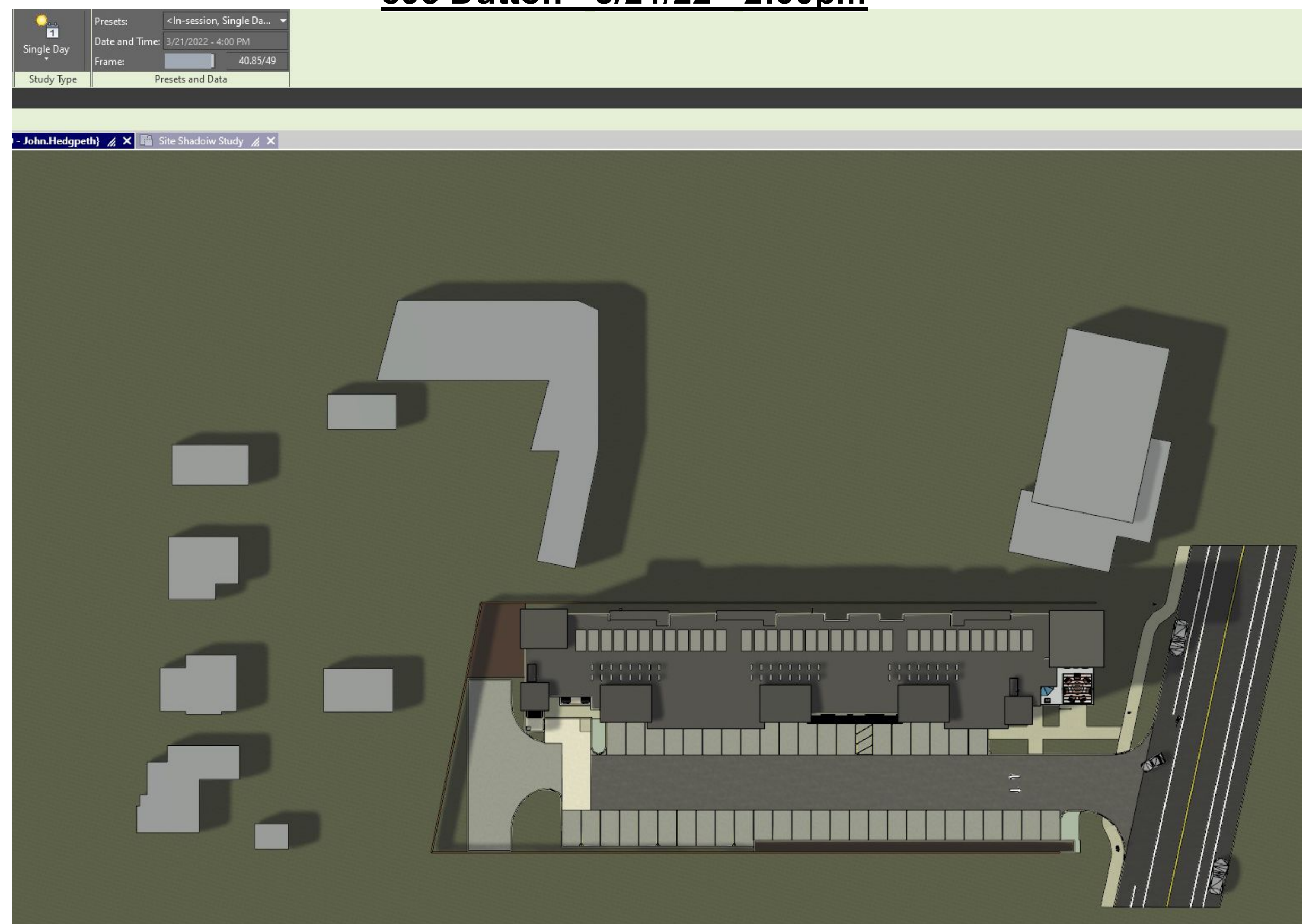
**595 Dutton - 3/21/22 - 10:00am**



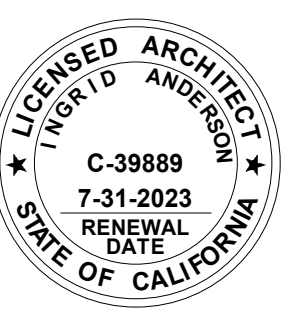
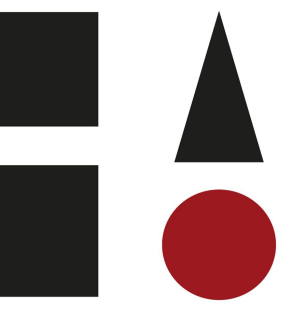
**595 Dutton - 3/21/22 - 12:00pm**



**595 Dutton - 3/21/22 - 2:00pm**



**595 Dutton - 3/21/22 - 4:00pm**



Revisions

Job Number  
2126

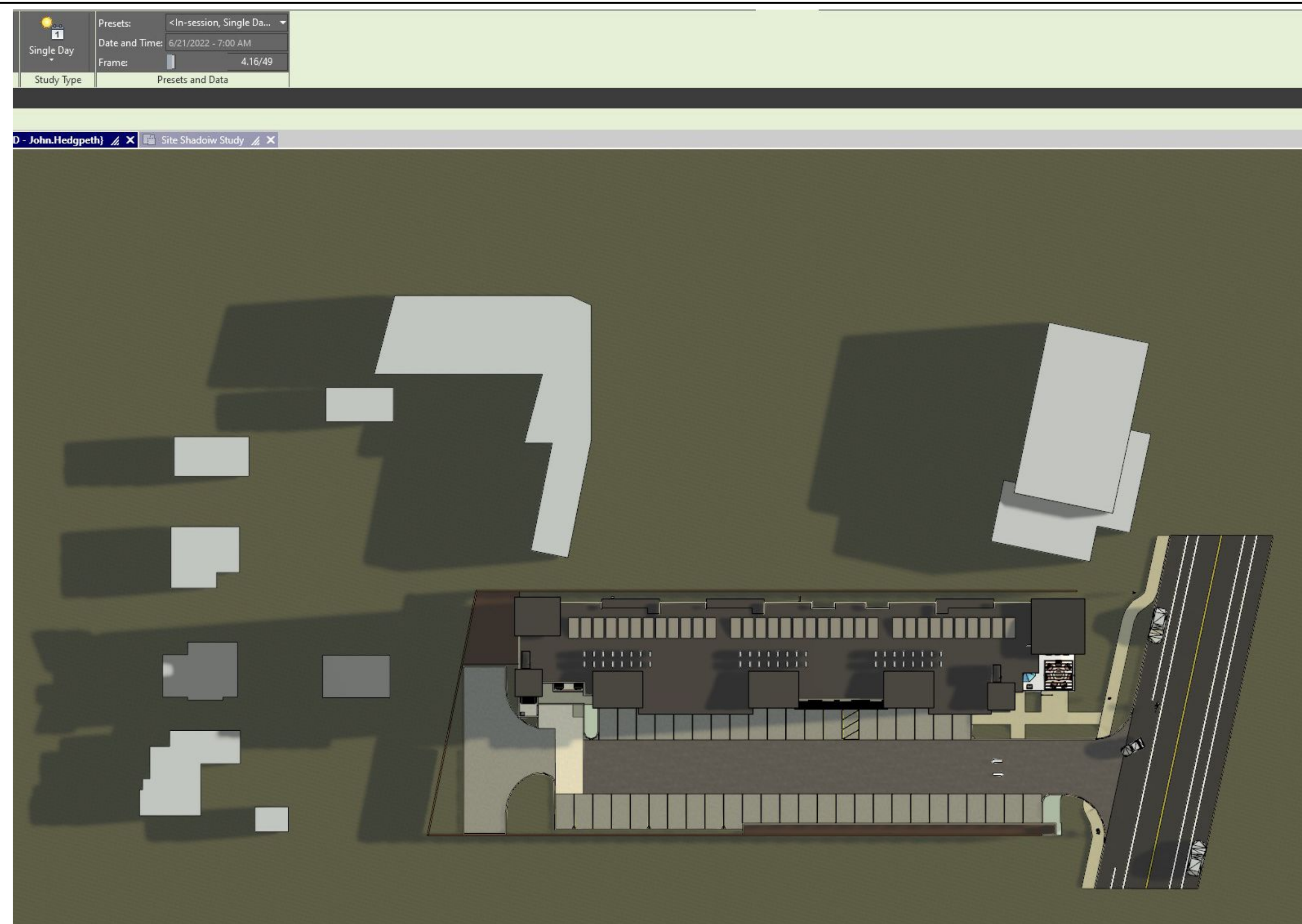
Project Architect  
Checker

Drawn By  
JA

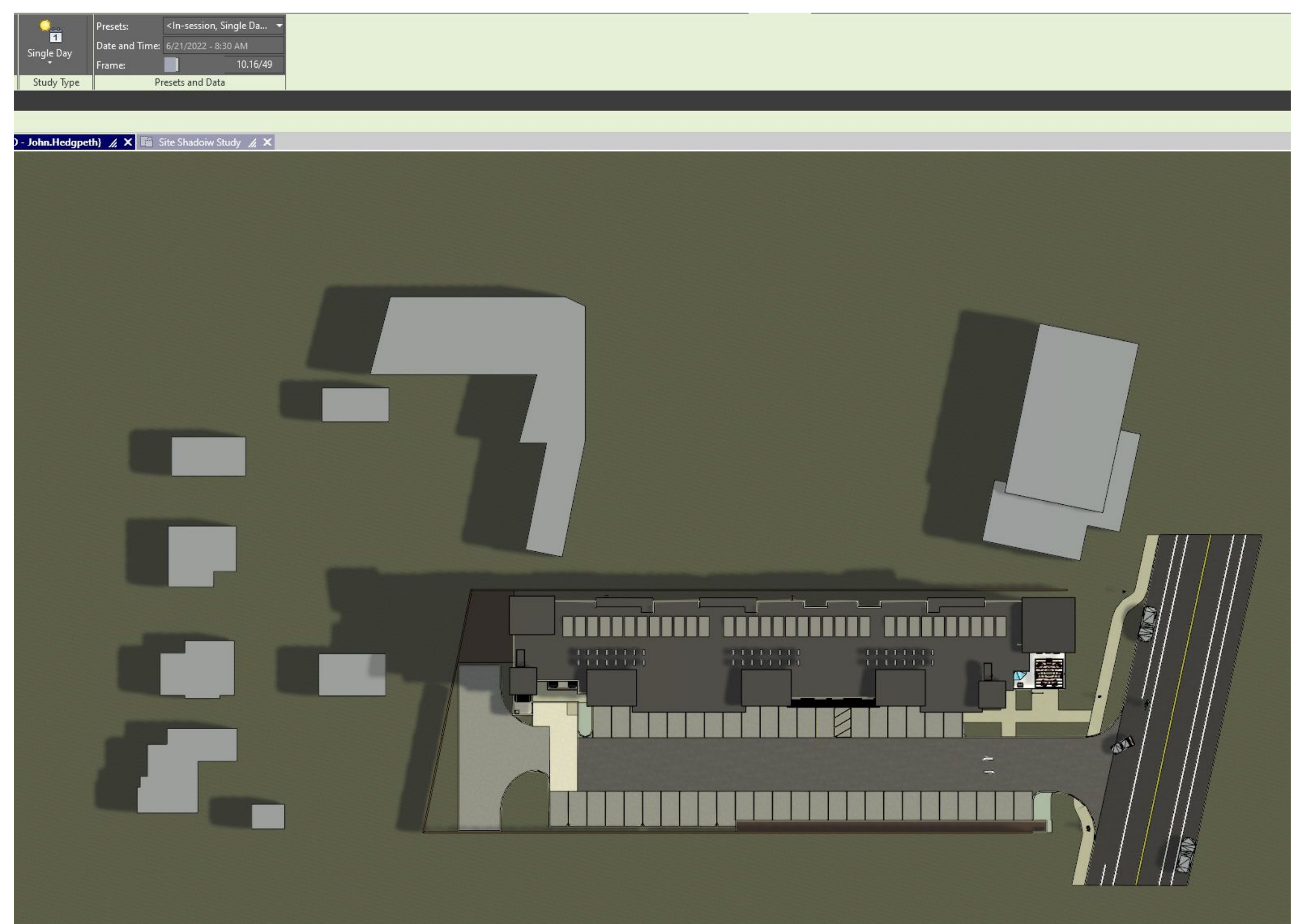
Date  
8/18/22

Sheet

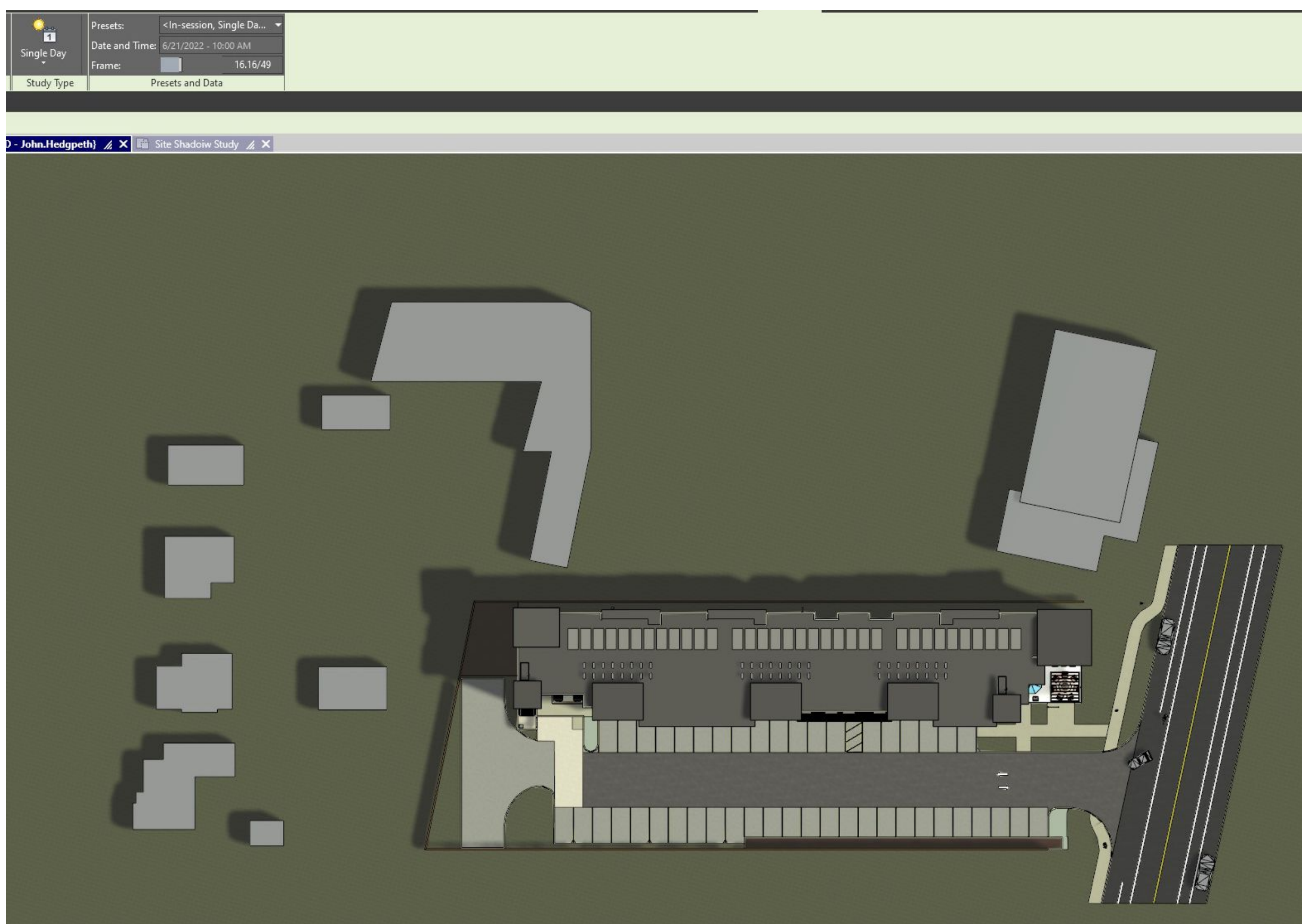
**A10.2**



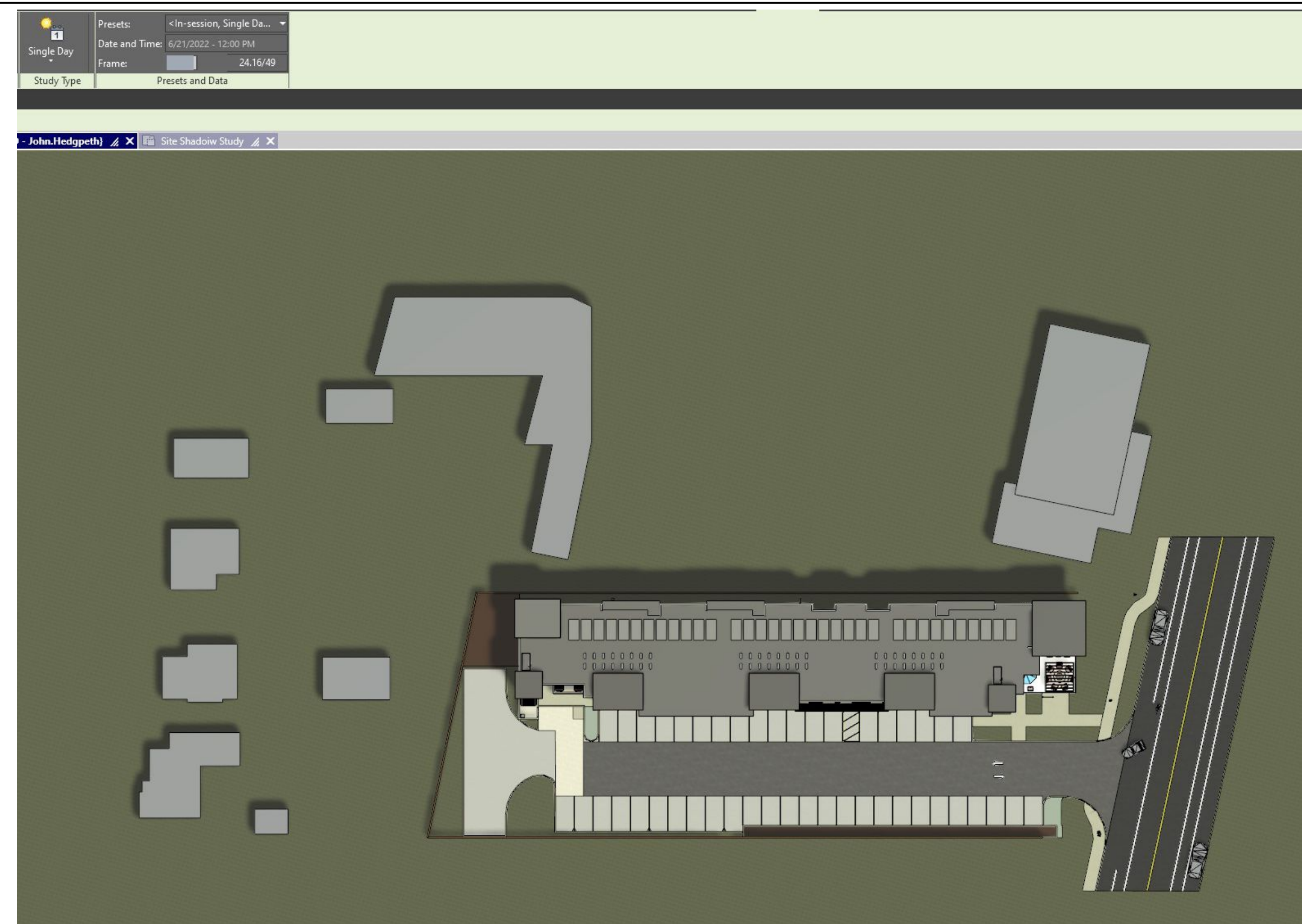
**595 Dutton - 6/21/22 - 7:00am**



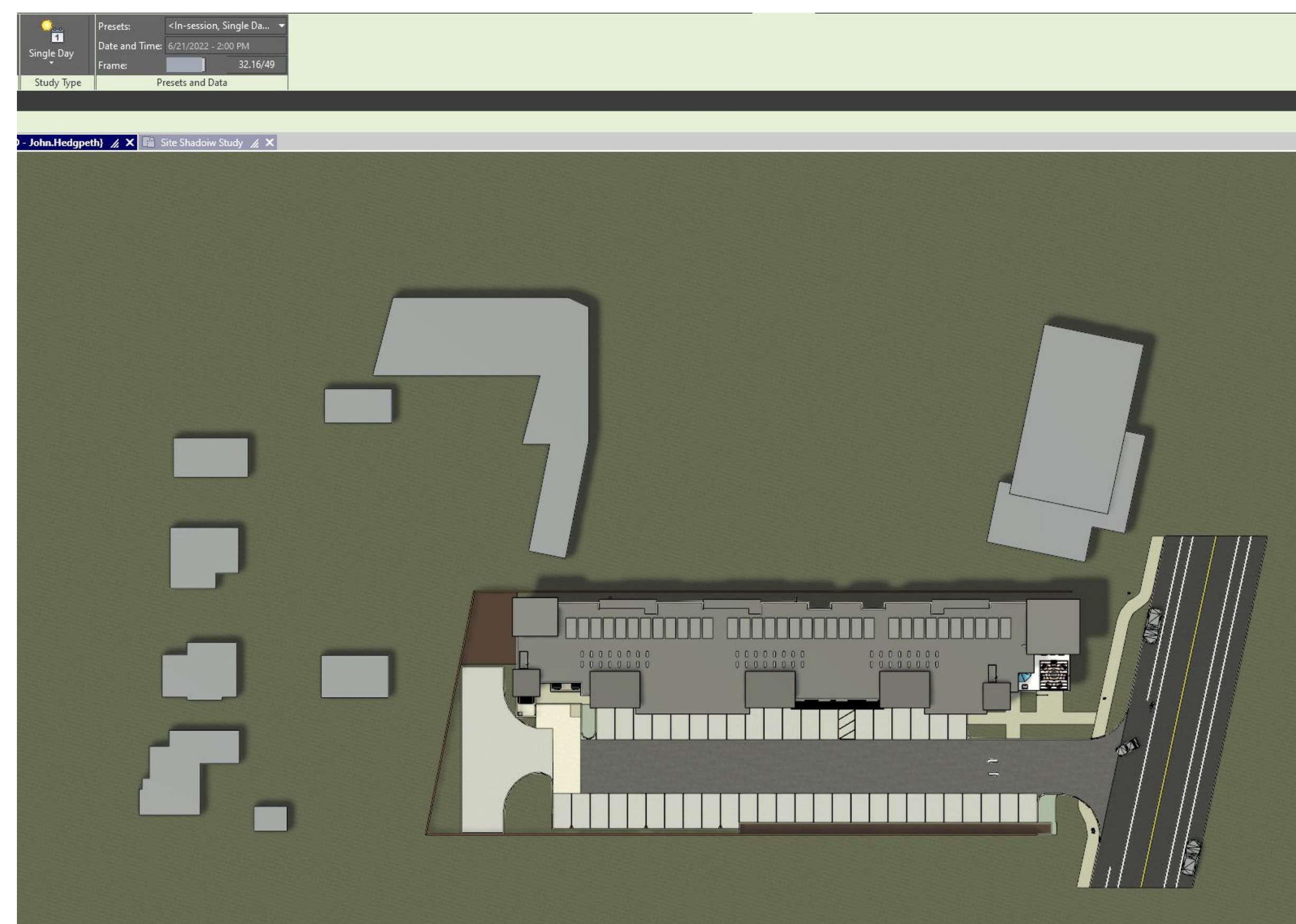
**595 Dutton - 6/21/22 - 8:30am**



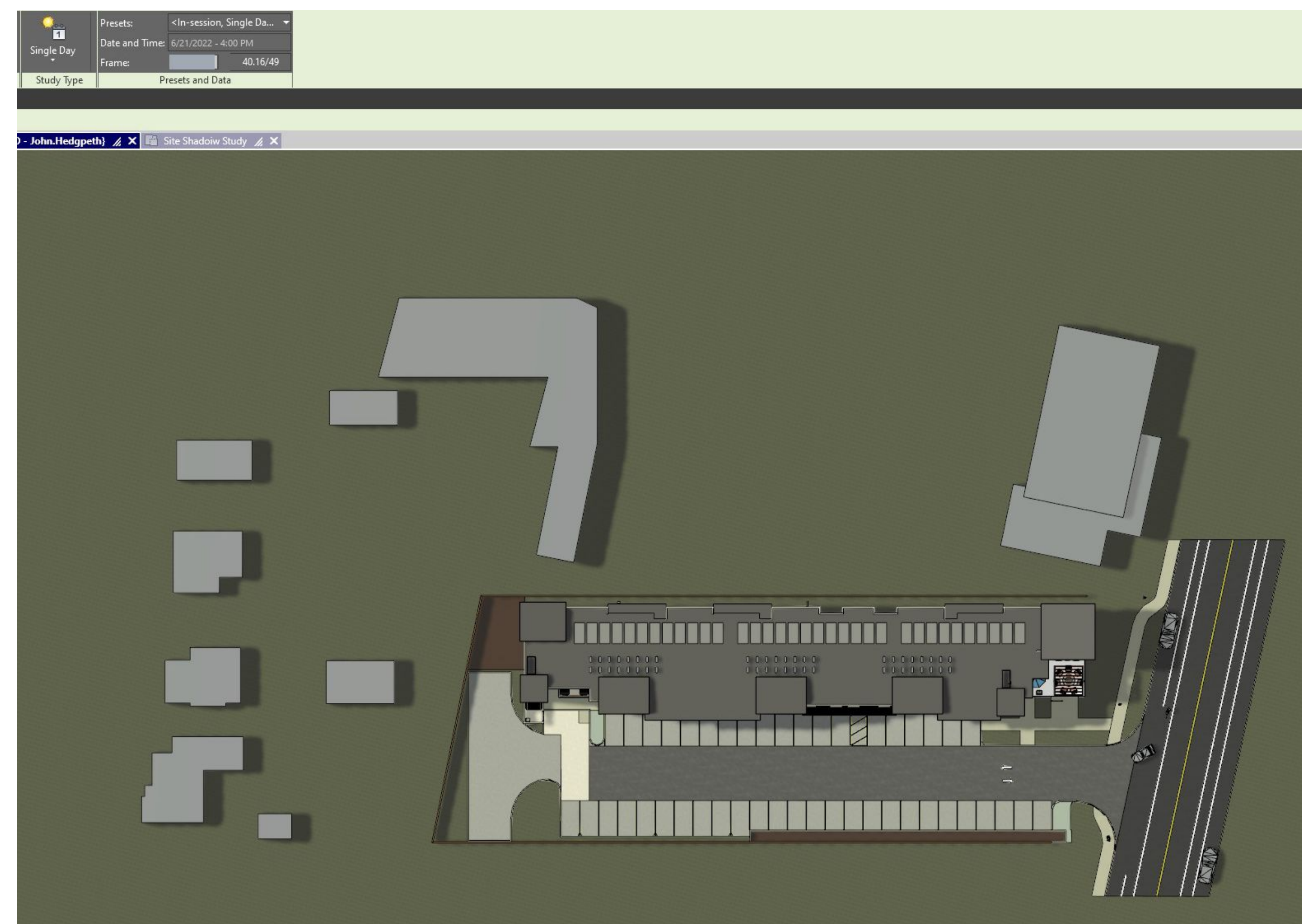
**595 Dutton - 6/21/22 - 10:00am**



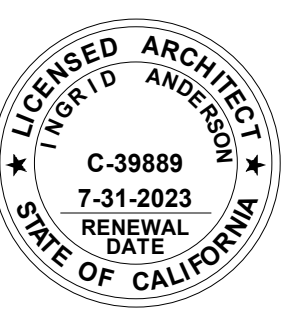
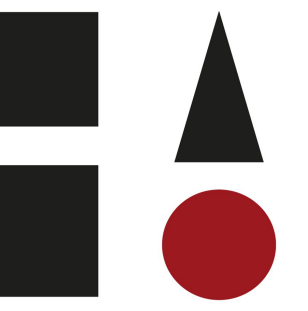
**595 Dutton - 6/21/22 - 12:00pm**



**595 Dutton - 6/21/22 - 2:00pm**



**595 Dutton - 6/21/22 - 4:00pm**



Revisions

Job Number  
2126

Project Architect  
Checker

Drawn By  
JA

Date  
8/18/22

Sheet

**A10.3**

---

----- Forwarded Message -----

**From:** Mark Anaclerio <[lavaman@prodigy.net](mailto:lavaman@prodigy.net)>

**To:** rebecca anaclerio <[pearlygal@prodigy.net](mailto:pearlygal@prodigy.net)>

**Sent:** Sunday, August 14, 2022 at 12:02:30 PM PDT

**Subject:** 595 Dutton project

Hi Susie

I have lived in Santa Rosa for 60 years and at 520 Avalon Ave for 30 of them . I have seen this town grow into a city and it's kept for the most part a low profile, by not allowing multi story buildings. But as of late, I have been seeing that going out the window, especially in the Roseland area- which is already congested beyond it's capacity. I don't think any of you live here but I do, and I see this problem first hand, despite your surveys.

It looks like to me the city is turning a blind eye to set backs, height restrictions, traffic, and just about everything else. As for the lot for the proposed project at 595 Dutton, it's a postage stamp lot: at what point does this kind of building become a disservice to our community? This project will take all our morning sunlight away and turn our property into a cave. Our plants and gardens will suffer or cease to exist, our privacy will be affected, and it will devalue our property.

The planned play area is sitting on my property line. The garbage area is also at the rear of the lot. Who wants to have to hear all the noise that playgrounds generate, and also the bang of garbage cans day and night, let alone the garbage truck picking up dumpsters at 4am? Our bedroom is at the rear of my lot. and our backyard is where we relax to have some peace and quiet.

This project needs to be abandoned and re-thought out to be accommodating to this lot and the neighborhood and not shove down our throat another giant sterile building that will severely affect my life and and my neighbors, let alone everybody else in the area .

#### Questions

1. How is it that the set backs are 0 on one side?
2. What about my 80' Monterey pine that sit's on the property line that has a 25' plus apron ?
3. Site drainage S to SW that will drain to 520 and 530 Avalon which is my and neighbors lot. How are you going to guarantee that won't flood my lot?
4. Please explain how a four story 15' off my property line is softening for us?
5. Cars and parking: how are you going to regulate that? Nobody can rent there that owns more then one car? And what about friends, family that visit--where do they park? That would be on the surrounding streets like mine, which is already packed because of this problem of too much housing and not enough parking.
6. What about our resources like water? This kind of building will consume thousands of gallons of water a day. At some point we need to stop this kind of development .

---

**From:** Mark Anaclerio <[lavaman@prodigy.net](mailto:lavaman@prodigy.net)>

**Sent:** Wednesday, August 17, 2022 4:35 PM

**To:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>

**Subject:** [EXTERNAL] 595 Dutton

Hi Susie

A couple of other things to add if you would please

One of the things we considered when we bought here was that with the setbacks on the lot that there was no way a four story building could happen

Two story at the most to allow concessions on the setbacks for this to happen will not be in the best interest for Roseland

I have spent the better part of 27 years creating a green fence at the back of my property how would you preserve this it is a major part of my living area,

And the play area we would really not want that at our fence line for obvious reasons is this a concession because it looks like it's right on our property line.

Thanks Mark Anaclerio

---

**Subject:** [EXTERNAL] 595 Dutton Apartments Project - Discussion for Design Review Meeting

**From:** Rebecca Anaclerio <[pearlygal@prodigy.net](mailto:pearlygal@prodigy.net)>

**Date:** August 17, 2022 at 11:46:31 PM PDT

**To:** "Murray, Susie" <[SMurray@srcity.org](mailto:SMurray@srcity.org)>

**Cc:** Mark Anaclerio <[lavaman@prodigy.net](mailto:lavaman@prodigy.net)>, Heather Baggett <[heatherness85@gmail.com](mailto:heatherness85@gmail.com)>, "Daniel B." <[e0wnthe11235813@gmail.com](mailto:e0wnthe11235813@gmail.com)>

**Subject:** [EXTERNAL] 595 Dutton Apartments Project - Discussion for Design Review Meeting

Hello Susie,

Below is an outline of our concerns, questions, and suggestions for the 595 Dutton Apartment Project. We would appreciate an opportunity to speak at the Design Review Meeting on 8/18.

Best regards,

Mark and Rebecca Anaclerio  
520 and 516 Avalon Avenue

Danny and Heather Baggett  
530 Avalon Avenue

Rebecca:

Our concerns and questions: We hope to present our concerns along with possible solutions.

#### Visual impact on the neighborhood

- A white 4 story building is out of place with the rest of the neighborhood, where 2 stories is the max height.
- We bought our properties without the expectation of a 4 story building.
  - How far is the building from our fenceline?
  - A 1-2 story building was anticipated. Can the western façade be constructed with step-backs so that the visual impact would be softened?
  - A mural on the Northern façade would help to blend with the neighborhood.

#### Privacy

- What is the plan for outdoor lighting?
  - Can lights be shielded so as not to detract from night sky views
  - Can light be prevented from shining in neighboring yards?
- West and south facing windows
  - Can a privacy coating be used to shield the view to the west and south?

- Can trees be used to provide a privacy screen without affecting the neighbor's existing landscape?

#### Noise impact

- Playground
  - Will there be a curfew? Supervision?
  - Change this to a garden area?

#### Light

- Our morning light is important to us and to our garden
- Shadow study results?
  - What amount of light loss is fair to the neighbors?

#### Mark:

##### Water runoff volume to the southwest

- What will prevent storm water runoff from flooding the neighbor's backyards?

##### Tree maintenance

- Monterey pine that is long term part of the landscaping, is beloved
  - How will this be integrated into the project and protected?
    - From fires and mischief?
- Green fence is part of the property and harmony: 30 + years in the making
  - Install a perimeter fence to protect existing neighbor's fence.
  - Where will the 6 foot fence be placed?
    - Increase set backs

#### Danny:

What is a transit rich area? What do the traffic studies show?

##### Traffic:

- Can the Dutton/Seb light can handle the extra load from this and other proposed projects
  - We fear an increased number of traffic collisions at light
  - And traffic collisions on Dutton from weekend night time
- Bike lane in center of vehicle flow
  - We fear an increase in bicycle accidents
- Double yellow crossing all the time
- This will make a bad intersection worse

Mass transit is not realistic in this neighborhood

Has a study been done to see how mass transit is utilized by Roseland residents?

- Train transit is too far through skid row

- Rideshare is a taxi replacement, not for commuting
- 10 minute drive takes hour plus on public transit
- Bus route is not conducive to work commuting
- Targeted residence:
  - Roseland is not a rideshare, remote work from home, carless neighborhood community.

Parking:

- If residents choose not to purchase parking spot, how is this handled?
- Where do guests park?
  - Dutton Avenue and Avalon Avenue are already inundated with non-resident parkers.
    - 3 vehicles have been parked in the No Parking zone for 3 days now
- Increase the amount of parking spaces for the project

Heather: (summarize)

Visual, sound, privacy and traffic impact on neighborhood.

Non native plants as landscaping?

Protected species study

Roof Terrace

- Low walls will not hinder projectiles at passing traffic (aka adolescent behavior)

Shadow study

- We are prolific gardeners
- Lifestyles around amounts of light
- Food supply

Gentrification