

**From:** [Pat St. Clair](#)  
**To:** [Sheikhali, Monet](#)  
**Subject:** [EXTERNAL] Fountaingrove Inn Multifamily Residential Housing Project  
**Date:** Tuesday, June 7, 2022 6:33:14 PM

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This project does not mention affordable housing or tell what size the units are going to be. Traffic should not be allowed to enter or exit on Mendocino or Fountaingrove Parkway but should be on Round Barn Blvd. which would then need a traffic light. This is a dangerous intersection at both Mendocino/Fountaingrove, and Round Barn Blvd. Round Barn Blvd. also needs to be completely resurfaced as it is already in bad shape from previous construction. What will be done with the buildings already on the property?

Thank you.  
Pat St. Clair

**From:** [Justin Hayman](#)  
**To:** [stclair@sonic.net](mailto:stclair@sonic.net)  
**Cc:** [Sheikhali, Monet](#)  
**Subject:** [EXTERNAL] Inquiry regarding multifamily housing project at 3586 Mendocino Avenue  
**Date:** Wednesday, June 8, 2022 10:10:41 AM

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Good Morning Pat,

I am managing the development of 239 apartment units on the former Fountaingrove Inn hotel property. We have been working with Senior Planner Monet Sheikhali, who asked me to reach out to you regarding your inquiry.

With respect to affordable housing, we have addressed this in two ways. First, we opted to go the “affordable by design” route. We have a number of studio units whose smaller square footage is manifested in the rent. Second, we are contributing to affordable housing through impact fees. While Monet would likely have a more in-depth explanation, these housing impact fees paid by a number of developers essentially go into a fund that is used by the city toward the development of affordable housing.

Regarding your comments pertaining to traffic, we did have a professional traffic study performed, and submitted to the city. I have a unique perspective on traffic, as I had been with Fountaingrove Inn from 2005 – 2017. The previous set up for both Mendocino Avenue and Fountaingrove Parkway was a “right turn in, right turn out” situation which seemed to work well. A number of years ago I did request the city place a “keep clear” legend in front of our driveway on Fountaingrove Parkway. The city did so, and it resulted in a much better traffic flow.

Lastly and unfortunately, no buildings remain on our property. Only a few retaining walls remain in place; those will be demolished once sitework and grading commences.

Thank you for your inquiry and interest in our project. We are very excited to bring much needed quality housing to Santa Rosa!

Sincerely,

**Justin Hayman**  
**General Manager**  
**O 707.566.3175**  
**C 707.888.1073**

**From:** [Calum Weeks](#)  
**To:** [Sheikhali. Monet](#)  
**Subject:** [EXTERNAL] 3586 Mendocino Ave.  
**Date:** Friday, June 3, 2022 9:40:07 AM

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Hi Monet,

Question for you - do we know the affordability mix for the project proposed at 3586 Mendocino Ave? It's a project of substantial size and I would be curious to see if some advanced information can be offered as to the developer's intention.

Thanks in advance for what information you can offer.

Best,

--

Calum (Cal) Weeks | Policy Director

[\(he/him\)](#)

**Generation Housing**

**GenerationHousing.org**

427 Mendocino Ave, Suite 100 | Santa Rosa, CA 95401

(c) 760-799-4771

**Honor Earth Day early with our [Environmental & Housing Justice webinar](#) on April 21 at 5:30pm!**

**Have you requested your #WeAreGenH yard sign? [Click here to do so!](#)**



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)

**From:** [Justin Hayman](#)  
**To:** [calum@generationhousing.org](mailto:calum@generationhousing.org)  
**Cc:** [Sheikhali, Monet](#)  
**Subject:** [EXTERNAL] Development at Mendocino Avenue  
**Date:** Monday, June 6, 2022 9:50:03 AM

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Hi Calum,

I am managing the project on the former Fountaingrove Inn hotel site at 3586 Mendocino Avenue. I received an email from our planner, Monet Sheikhali, who asked me to reach out to you regarding your interest in our development.

First, thank you for your reaching out about our project. We're very excited to bring housing to the community! Initially, we had planned to rebuild the hotel, restaurant, and bar in-kind. It certainly would have been simpler and much faster to do so. However, we realized the best use of the property for the community was to provide high quality housing to Santa Rosa. I believe your inquiry to Monet was centered around affordable housing. We are planning to construct 19 studio units that are affordable by design throughout the property's six buildings.

Thanks again for your interest in our project!

Sincerely,

**Justin Hayman**  
**General Manager**  
**O 707.566.3175**  
**C 707.888.1073**

**Re: [EXTERNAL] Fountaingrove Inn Apartments**

Trippel, Andrew &lt;atrippel@srcity.org&gt;

Tue 5/26/2020 6:37 AM

**To:** Tom Schiff <schiff.tom@gmail.com>

Good morning,

Thank you for your email regarding the [Fountaingrove Inn Apartments](#) proposed future project. Your comments will be included in the project's public record and shared with the Design Review Board prior to the proposed future project's scheduled pre-application Concept Design Review on June 4, 2020.

If required Planning entitlement applications are submitted for the future proposed project following pre-application Concept Design Review, a Traffic Impact Study (TIS) would be required. The TIS would analyze the extent to which the proposed land use development and the traffic it are expected to generate, will affect the adjacent or surrounding transportation system. It would include existing, approved, and proposed development in the project's study area, and it would analyze proposed solutions and make recommendations. Traffic studies are reviewed by the City's Traffic and Engineering divisions. A TIS is currently being prepared for the 3757 Mendocino Avenue project at 3575 Mendocino Avenue.

Please feel free to contact me with any additional questions or concerns.

Best,

Andrew Trippel, Senior Planner  
City of Santa Rosa

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**From:** Tom Schiff <schiff.tom@gmail.com>  
**Sent:** Friday, May 22, 2020 9:55 AM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Subject:** [EXTERNAL] Fountaingrove Inn Apartments

With this project and the pending multi-unit mutli-level development across the street - the traffic at this intersection will be massively impacted.

How will this be handled / mitigated?

Adding these two high density projects seem like a big strain to put on the traffic capacity of this intersection and the ability of Fountaingrove residents to get through the intersection without ever increasing backup up of traffic.

There are already times where you must wait for 2 or more signal turnovers to get through the intersection.

\*\*\*\*\*

Thomas E. Schiff

5/26/2020

Mail - Trippel, Andrew - Outlook

3930 Hansford Court  
Santa Rosa, CA 95404  
(714) 745-1360

**From:** [Sonia Taylor](#)  
**To:** [Justin Hayman](#)  
**Cc:** [Sheikhali, Monet](#)  
**Subject:** Re: FW: [EXTERNAL] Re: 3586 Mendocino Avenue Housing Project  
**Date:** Tuesday, January 12, 2021 10:29:27 AM

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Thanks for the conversation yesterday, Justin.

I'm looking forward to seeing the evacuation plan, and hope that the backup power in the main lobby will be powered by a generator or solar/battery wall. Of course, I'm looking forward to seeing the traffic study too. I think that the entrance on Mendocino is likely to continue as a right turn only entrance/exit -- I just don't see how anything else would be safe, but I'm sure the traffic study will address that.

I understand the "requirements" for one egress point for Buildings A, B and C, but I hope you understand my concerns in that regard, regulations notwithstanding. Hoping something creative can help at least alleviate some of my concerns.

Will wait to see more!

Thanks, again.

Sonia

On 1/11/2021 12:48 PM, Justin Hayman wrote:

**From:** [Justin Hayman](#)  
**To:** ["Sonia Taylor"](#)  
**Cc:** [Sheikhali, Monet](#)  
**Subject:** FW: [EXTERNAL] Re: 3586 Mendocino Avenue Housing Project  
**Date:** Monday, January 11, 2021 12:48:46 PM  
**Attachments:** [1.Universal Application Form.pdf](#)  
[7. Hillside Development Permit Requirements Checklist.pdf](#)  
[6. Design Review Requirements Checklist.pdf](#)

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Hi Sonia (and Monet),

I hope you and yours had a great and safe holiday season! As promised, I've sought out some answers to your inquires with our team and have provided them below in **blue**.

1. Has the applicant prepared an evacuation plan for this property (see, the Emerald Isle evacuation plan -- unfortunately my desktop computer is in the shop, but it is part of the record and Andrew should be able to get you a copy)? **The applicant is preparing an evacuation plan. There are some examples of previously done evacuation plans and applicant is reviewing them.** We have contacted a professional consultant to prepare an evacuation plan for the project.
2. Are there any permanent generators on site to provide emergency power in the event of a PSPS? **The applicant can answer this question.** Each building will provide battery powered emergency lighting that will provide lighting for resident egress as well as lighting for any emergency responders who enter the structures. In addition, the project intends to provide backup lighting for the main lobby area in Building D so that there is one central point where information can be provided to residents should there be a power outage.
3. For the project egress, are all of the entrances/exits to the property right turn only, or is applicant proposing that residents will be able to turn left out of the project at any of the three entrance/exits? **I am waiting for the revised Focused Traffic Study for this project. I can email it to you when the applicant submits it. The Traffic Study would provide details for entrances/exits to the property.** All site access points are located in the same places as the previous hotel and restaurant uses. Access to Mendocino Avenue and Fountaingrove Parkway are both right in/right out. Access to Round Barn Blvd allows for both right and left turning movements. Per the initial traffic report, traffic levels between the previous project and the new one are substantially the same. We do not anticipate the final traffic study to require modifications to locations of the access points.
4. Are there any legally affordable units in this project? **No, the project is not proposing any affordable housing.**
5. What is the "art opportunity" proposed to be? **The applicant can explain this.** We are investigating options including historic photos in key areas such as lobbies.
6. Why is there not landscaping that conceals what appears to be the one story blank walls at the



base of some of the buildings (see page 10 of the plan set, and there may be other areas)? **The applicant can explain this.** The landscape plans show existing healthy trees to remain and a significant number of trees being added to the site, including in the area in question, as well as shrubs and other plant materials. Please refer to those plans; the renderings reflect them, but may not show the layering and variety of plant materials intended.

7. Is this project being considered for approval under paragraph F of Ordinance 2020-012? Are there other provisions of this Ordinance that this project is subject to? **Per Ordinance 2020-012 this project being considered under paragraph F (Hillside Development) and paragraph G (Design Review). Both permits will be minor and the review authority will be Zoning Administrator.**

My two initial comments are:

1. Providing only one way in/out for evacuations for Buildings A, B and C is unacceptable. There are only 41 units in the cluster of Buildings A, B and C; a unit count requiring only one vehicular access point Per Part D of the Fire Code as modified by the City of Santa Rosa. Each building has two stairs and pedestrian access points and all buildings are fully sprinklered. The fact that applicant lowered the front of the buildings to eliminate the necessity for a second access point is only relevant to the use of aerial access, and does NOT address the ability of the residents to safely evacuate in the event of any emergency. **The applicant can explain this.** Two points of access are only required when more than 50 units are taking access from that point. The project has been extensively reviewed and discussed with the City of Santa Rosa Fire Department and plans as presented meet their requirements.

2. I'm a little confused by the "Santa Barbara" architectural aesthetic, and not sure it's really appropriate for Santa Rosa/Sonoma County. Perhaps there are details that are impossible to discern from the plans that would make this more acceptably "Santa Barbara" style, but it looks very flat to me, which is surprising considering the previous Press Democrat article that stated that this was going to be luxury housing. The Project Description does not identify this project as a luxury development -- has that intent been abandoned? **The applicant can explain this.** The "Santa Barbara" style of architecture works very well for hillsides and multiple buildings of different scale, resulting in a village character. While concentrated in Santa Barbara, it is actually a variation of a classic Spanish style, that is found throughout California and associated with quality design. The native oaks and focus on native and drought tolerant landscaping is an appropriate compliment to this style. The stucco exteriors and concrete tile roofs are appropriate for enhanced fire resistance. The project as designed was very well received by the Santa Rosa design review committee.

Can you send me the other documents regarding this project, including the original application and revisions thereto, and DRB hearing materials, and, basically, the remaining documents regarding this proposed project? **Sonia, the project will go to Zoning Administrator for review not DRB. What are the other documents you want me to send? Do you want to see Design Review and Hillside Development checklists and Universal Application form filled by the applicant? If so, I have attached them. The applicant needs to submit revised Focused Traffic Study, and an Evacuation Plan. I can email them to you when I have them. When this project gets scheduled for Zoning Administrator**

meeting we will sent out another notice that will include date and time for the meeting.

I will appreciate your response to my initial questions. Please add me to the mailing list to be notified of any/all hearings or anticipated actions on this matter. I will.

Thank you in advance for your courtesy and cooperation in this regard.

Sonia

Sonia Taylor  
707-579-8875  
[great6@sonic.net](mailto:great6@sonic.net)

Thank you,

Justin Hayman | General Manager  
Fountaingrove Inn | The Steakhouse @ Equus  
101 Fountaingrove Parkway, Santa Rosa, CA 95403  
Office [\(707\) 566-3175](tel:7075663175) | Mobile [\(707\) 888-1073](tel:7078881073)  
[jhayman@fountaingroveinn.com](mailto:jhayman@fountaingroveinn.com)

*New mailing address:*

Fountaingrove Inn  
P.O. Box 12277  
Santa Rosa, CA 95406-2277

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**From:** Sheikhal, Monet <msheikhali@srcity.org>  
**Sent:** Tuesday, December 22, 2020 3:21 PM  
**To:** 'Sonia Taylor' <great6@sonic.net>  
**Cc:** Justin Hayman <jhayman@fountaingroveinn.com>; 'Lauri Moffet-Fehlberg' <LFehlberg@dahlingroup.com>  
**Subject:** RE: [EXTERNAL] Re: 3586 Mendocino Avenue Housing Project

Hi Sonia,

My apologies for not responding sooner. I will try to answer some of your questions and the remaining questions can be answer by the applicants, CCed with this email.

See my answers below in red.

Please let us know if you have any further questions.

Thanks,

**Monet Sheikhalı | City Planner**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543- 4698 | Fax (707) 543-3269 | [msheikhalı@srcity.org](mailto:msheikhalı@srcity.org)



**Counter Hours**

Monday/Tuesday/Thursday: 8 a.m. – 4:30 p.m.

Wednesday: 10:30 a.m. – 4:30 p.m. (No new permits are accepted after 3:30 p.m.)

Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

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**From:** Sonia Taylor <[great6@sonic.net](mailto:great6@sonic.net)>

**Sent:** Saturday, December 12, 2020 11:36 AM

**To:** Sheikhalı, Monet <[msheikhalı@srcity.org](mailto:msheikhalı@srcity.org)>

**Subject:** Re: [EXTERNAL] Re: 3586 Mendocino Avenue Housing Project

Thanks for this, Monet.

I have a couple of preliminary questions:

1. Has the applicant prepared an evacuation plan for this property (see, the Emerald Isle evacuation plan -- unfortunately my desktop computer is in the shop, but it is part of the record and Andrew should be able to get you a copy)? **The applicant is preparing an evacuation plan. There are some examples of previously done evacuation plans and applicant is reviewing them.**
2. Are there any permanent generators on site to provide emergency power in the event of a PSPS? **The applicant can answer this question.**
3. For the project egress, are all of the entrances/exits to the property right turn only, or is applicant proposing that residents will be able to turn left out of the project at any of the three entrance/exits? **I am waiting for the revised Focused Traffic Study for this project. I can email it to you when the applicant submits it. The Traffic Study would provide details for entrances/exits to the property.**
4. Are there any legally affordable units in this project? **No, the project is not proposing any affordable housing.**

5. What is the "art opportunity" proposed to be? **The applicant can explain this.**
6. Why is there not landscaping that conceals what appears to be the one story blank walls at the base of some of the buildings (see page 10 of the plan set, and there may be other areas)? **The applicant can explain this.**
7. Is this project being considered for approval under paragraph F of Ordinance 2020-012? Are there other provisions of this Ordinance that this project is subject to? **Per Ordinance 2020-012 this project being considered under paragraph F (Hillside Development) and paragraph G (Design Review). Both permits will be minor and the review authority will be Zoning Administrator.**

My two initial comments are:

1. Providing only one way in/out for evacuations for Buildings A, B and C is unacceptable. The fact that applicant lowered the front of the buildings to eliminate the necessity for a second access point is only relevant to the use of aerial access, and does NOT address the ability of the residents to safely evacuate in the event of any emergency. **The applicant can explain this.**
2. I'm a little confused by the "Santa Barbara" architectural aesthetic, and not sure it's really appropriate for Santa Rosa/Sonoma County. Perhaps there are details that are impossible to discern from the plans that would make this more acceptably "Santa Barbara" style, but it looks very flat to me, which is surprising considering the previous Press Democrat article that stated that this was going to be luxury housing. The Project Description does not identify this project as a luxury development -- has that intent been abandoned? **The applicant can explain this.**

Can you send me the other documents regarding this project, including the original application and revisions thereto, and DRB hearing materials, and, basically, the remaining documents regarding this proposed project? **Sonia, the project will go to Zoning Administrator for review not DRB. What are the other documents you want me to send? Do you want to see Design Review and Hillside Development checklists and Universal Application form filled by the applicant? If so, I have attached them. The applicant needs to submit revised Focused Traffic Study, and an Evacuation Plan. I can email them to you when I have them. When this project gets scheduled for Zoning Administrator meeting we will sent out another notice that will include date and time for the meeting.**

I will appreciate your response to my initial questions. Please add me to the mailing list to be notified of any/all hearings or anticipated actions on this matter. **I will.**

Thank you in advance for your courtesy and cooperation in this regard.

Sonia

Sonia Taylor  
707-579-8875  
[great6@sonic.net](mailto:great6@sonic.net)

On 12/11/2020 1:13 PM, Sheikhal, Monet wrote:

Hi Sonia,

The applicant has submitted an application for a Minor Hillside Development Permit and Minor Design Review for 239 units. The project is located in within -RC ([Resilient City Combining District](#)) zoning district and it is within one of the priority areas called Mendocino Ave. The review authority for this project will be Zoning Administrator.

No decision will be made on December 23, 2020. We are just sending a notice of application to let the neighbors know about this new submitted project. When the project gets scheduled for the Zoning Administrator public meeting we will send another notice that includes the meeting date and time and the information on how to attend the meeting.

Here is the link where you can see the project narrative and drawings:

[https://cityofsantarosa-my.sharepoint.com/:f/g/personal/ms19\\_srcity\\_org/EuS2IAThZSZKnsFqWmYywbUB\\_EOrJhdp-VpBJNcWHUeBuQ?e=4vicL6](https://cityofsantarosa-my.sharepoint.com/:f/g/personal/ms19_srcity_org/EuS2IAThZSZKnsFqWmYywbUB_EOrJhdp-VpBJNcWHUeBuQ?e=4vicL6)

Does this help?

Please let me know if you have any questions,

**Monet Sheikhal | City Planner**

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

Tel. (707) 543- 4698 | Fax (707) 543-3269 | [msheikhal@srcity.org](mailto:msheikhal@srcity.org)



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Wednesday: 10:30 a.m. – 4:30 p.m. (No new permits are accepted after 3:30 p.m.)

Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

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**From:** Sonia Taylor <[great6@sonic.net](mailto:great6@sonic.net)>

**Sent:** Friday, December 11, 2020 12:45 PM

**To:** Sheikhal, Monet <[msheikhal@srcity.org](mailto:msheikhal@srcity.org)>

**Subject:** [EXTERNAL] Re: 3586 Mendocino Avenue Housing Project

Can you please send me the application for this project, including all attachments?

Also, the postcard notification says "To receive questions, comments, and

recommendations regarding the proposed project. Provide written or oral comment by Wednesday, December 23, 2020."

Is this more than just an application? I'm curious what the purpose of the comment period is for. Will there be some action taken on or around December 23rd?

In fact, can you please tell me what the approval process for this project will be?

Thanks in advance for your courtesy and cooperation in this regard.

Sonia

Sonia Taylor  
707-579-8875  
[great6@sonic.net](mailto:great6@sonic.net)

**From:** [Sonia Taylor](#)  
**To:** [Sheikhali, Monet](#)  
**Subject:** [EXTERNAL] Re: 3586 MENDOCINO AVE  
**Date:** Friday, June 3, 2022 1:56:35 PM

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Monet, I see that this project is back. Is Justin Hayman still the owner's representative, or has ownership transferred? Last emails I have are from January 2021.

Back in January 2021 I had some questions about Round Barn Blvd. being a "private" road, which none of us thought was possible. At that time there was a traffic study being done for this project. Was that ever done?

Can you send me the current application for the Minor Hillside Development Permit and Minor Design Review that the ZA will hear?

Anything you can do to update me on what's happened since 1/21 would also be helpful.

Thanks!

Sonia

Sonia Taylor  
707-579-8875  
great6@sonic.net