

Ross, Adam

From: Sarah Reid <trailsgal@gmail.com>
Sent: Thursday, November 18, 2021 2:36 PM
To: Ross, Adam
Subject: [EXTERNAL] RE: 38 Degrees North Phase 2

This letter is to express concern for the proposed changes to the 38 Degrees North Phase 2 Project. The change in designation of medium to medium-high density residential units and the elimination of residential support services adjacent to the neighborhood is not sound. After experiencing Phase 1 since construction began, and since completed, I have experienced increased traffic, increased congestion of Petaluma Hill Road, increased parking impacts on neighborhood streets, and un-mitigated litter due to cigarettes on sidewalks adjacent to the current site.

There is a great need for current traffic studies.

Nothing has been mitigated to relieve congestion and traffic for a very busy intersection with Petaluma Hill Road. In fact, the traffic lights have repeated been non-functioning most weekends and many weekdays over the past 365 days. My observation is an increase of vehicular accidents at this intersection. This intersection is less than a mile from a large school with young drivers and families transporting students.

Petaluma Hill Road does not support increased traffic as proposed by the project description. Currently there are no multi-lane accesses from Kawana Springs Road onto Petaluma Hill Road north or south. Even when Farmer's Lane is completed, there are no multi-lanes to handle north-south flow of traffic. Currently, during SRJC and Sonoma Academy attendance, traffic backs up southbound on Petaluma Hill Road to Courthouse Square in afternoons. Traffic backs up westbound on Kawana Springs Road in the afternoons for 1/2-mile. Left-hand turns are extremely difficult, and turn lanes back up frequently.

Parking is not sufficient in these phases of 38 Degrees North. There are no visitor spaces to allow for residents. There are insufficient spaces for residents. Parking overflows onto already crowded neighborhood streets. Indeed, in the case of an evacuation emergency, there are only two narrow exits from the existing Phase 1 property, and one additional exit to Petaluma Hill Road, which would be blocked by traffic in case of an evacuation or emergency.

Currently, the manager of Phase 1 has said that hiring support staff has been impossible. There is currently one grounds person, who is not able to maintain the project. There are cigarette butts adjoining this "non-smoking" project, and the manager said she could not approve a receptacle due to the "non-smoking" determination of this project. No-one is cleaning up at this project site, Cigarette butts are left on the sidewalks and curbs adjacent to water drains leading directly to creeks. This is unacceptable.

There is a great need for low-income and middle-income residential units in our community. This project does not in any way address these needs, and indeed does not provide adequate neighborhood resources for residents, such as a major grocery store. This project should not be approved until the fire station is completed for the safety of all residents.

This neighborhood's resources are pressed to the limits already.

Thank you for your consideration,

Sarah Reid

Pronouns: she/her

Property owner Kawana Terrace

Resident Santa Rosa

Commuter on Petaluma Hill Road

"In every walk with nature, one receives far more than he seeks." --John Muir

Ross, Adam

From: Gretchen N <madebygretchen@gmail.com>
Sent: Tuesday, November 9, 2021 10:48 AM
To: Ross, Adam
Subject: [EXTERNAL] 38 Degrees North Phase 3 Apartments

Follow Up Flag: Follow up
Flag Status: Completed

Hi there Adam -

I have lived in the Renaissance Apts for 13 years.

I appreciate the need for more housing needed in Santa Rosa, what I don't understand with all of this development why we are not getting a grocery store in this area?

Just a thought.

Getchen Nielsen

Ross, Adam

From: Ross, Adam
Sent: Thursday, July 15, 2021 3:56 PM
To: Craig Boreta
Subject: RE: [EXTERNAL] Public Notice of Concept Design DR21-025

Good Afternoon Craig,

I apologize again for the delay in following up with you. I did send your comments to the applicant, and they did respond stating that the KW has reviewed all emails and searched both "Craig Boreta" and "nwcconsulting@msn.com" and neither resulted in any results. If the complaints were made to the KW contractor, they never shared them with KW. The Phase 1 contractor will not be involved in Phase 2, and the Phase 2 contractor is obligated to adhere to all mitigation measures outlined in the MMRP, which are a part of the construction drawings and permits."

There are Conditions of Approval that require the developer to adhere to, which does include dust abatement during construction. It appears you have previously gone through all of the channels you are supposed to (e.g., Code Enforcement, reaching out to the contractor, etc.) and I am sorry that you have not been satisfied with this outcome. What I can do, is require the applicant provide a sign with a phone number and email for you to contact directly should there be any construction related activities that are not complying with the Conditions of Approval for the Phase III proposal. Code Enforcement will still be available to you to file a complaint for which they are obligated to investigate.

Lastly, the item tonight is a Concept Design Review, which allows the Design Review Board (DRB) to make non-binding comments as it relates to the proposal's design. Public comments are taken during the meeting, however, this is not a public hearing. There will be three future public hearings; one with the Planning Commission; one with City Council; one with Design Review Board. Notices will be sent out for each meeting and public comments will be taken for each public hearing. I will summarize your public comment during my presentation tonight as well and include this in the public correspondence for all future public hearings on the project.

I do understand your frustration and I will have more conversations with the applicant regarding the alleged failure to comply with Conditions of Approval. I hope to come to find an outcome that is satisfactory for all parties.

Thank you,

Adam Ross | Interim Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | aross@srcity.org

From: Craig Boreta <nwcconsulting@msn.com>
Sent: Thursday, July 15, 2021 3:43 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] Public Notice of Concept Design DR21-025

Mr. Ross I recently received the City of Santa Rosa notice of public comments due today regarding this developers further requests. I'm again surprised that you and the City are apparently moving forward with this developer, totally disregarding my earlier public issues I raised. It certainly looks like you and the City of Santa Rosa are giving this developer preferential treatment and have ignored all of the many comments I have already submitted to you and the City. Which were never addressed nor replied to.

In regards to this redesign, they are proposing to build an additional 30 apartments in this area that is already saturated with apartments. Furthermore I find it ridiculous that the City would even entertain reducing the parking 23.3 percent. Which the developer will be charging the tenants to park? Many won't pay this! This project would at least need 60 free onsite parking locations. There proposal would push the cars into the congested public streets further impacting the already limited public parking. Along with impacting traffic and creating dangerous conditions in the surrounding area. This was already pointed out in my earlier comments to the May 12, 2021 public meeting regarding changing phase 3 from a neighborhood shopping area, to this now proposed apartment proposal. I strongly oppose this redesign and reuse of the area. They need to stay to what was approved in there original submittal package for phase 3.

Regards,

Craig Boreta
1227 Kawana Terrace unit 7305
Santa Rosa, Ca. 95404
415-328-4964
nwconsulting@msn.com

Sent from [Mail](#) for Windows 10

Ross, Adam

From: Craig Boreta <nwccconsulting@msn.com>
Sent: Tuesday, May 25, 2021 11:04 AM
To: Ross, Adam
Cc: Toomians, Kristinae
Subject: [EXTERNAL] 38 Degrees North Public Hearings

Good morning,

To date I haven't heard back from the City of Santa Rosa regarding my comments on this proposed project public hearing PJR-19-017 and PRAP-21-011. I raised serious concerns on August 19, 2020 and again on May 11, 2021 about this project moving forward along with public safety issues. Where does this project stand? Is it moving forward, under further review, or canceled? Also what is the City response to the concerns I pointed out? I believe the City owes me a response.

Sincerely,
Craig Boreta
1227 Kawana Terrace unit 7305
Santa Rosa, Ca. 95404
nwccconsulting@msn.com

Sent from [Mail](#) for Windows 10

Ross, Adam

From: Craig Boreta <nwccconsulting@msn.com>
Sent: Wednesday, May 26, 2021 1:27 PM
To: Ross, Adam
Cc: Toomians, Kristinae
Subject: [EXTERNAL] FW: Public Hearing

Follow Up Flag: Follow up
Flag Status: Completed

Appreciate you responding and this is the only time the City of Santa Rosa has done so. I'm also questioning why you don't have my concerns on file and obviously haven't been reviewed in the public hearing review process? Where does this project stand? The below e-mail was sent to Kristinae Toomians on the Phase 2 hearing which was never responded too by the City of Santa Rosa. I will also send you another copy of my earlier comments to Phase3. The developer and contractor have been terrible during the phase 1 construction and I fear the same will happen should these projects move forward.

Sent from [Mail](#) for Windows 10

From: [Craig Boreta](#)
Sent: Wednesday, August 19, 2020 5:50 PM
To: KToomians@srcity.org
Subject: Public Hearing

August 19,2020
To: Kristinae Toomians, Senior Planner City of Santa Rosa

I'm responding to the August 20,2020 public hearing announcement regarding;
File: PRJ 19-017
Project Name: 38 Degrees North Phase 2, 2660 Petaluma Hill Road, Santa Rosa

I strongly oppose this second phase application based on the developer, contractor, and the City of Santa Rosa having shown total disregard for the unhealthy, unsafe, hazardous air pollution to the people who had to live around and subjected to during the construction of their phase – 1 project. I am sure this new phase will be no different. They created unsafe living conditions by not controlling the excessive dirt/dust that plagued our living environment during this construction and covers our homes and automobiles with excessive dust which is still continuing today. They had and still have a massive mountain of dirt that is uncovered and allowed to blow throughout the neighborhood the full time of this project. They have disregarded my numerous complaints and have done little or nothing to mitigate or provide adequate dust control measures. I delivered my complaints to the onsite personal, city inspectors, senior inspector, and filed a code compliant complaint and never got a response. Which I point out dust control is a requirement for a construction permit. At one time a water truck was delivered but it sat idle for two weeks, never moving. This application needs to be denied due to their past and continued unsafe conditions they have created and will continue if the city approves this application.

I have strong knowledge in the commercial construction industry and recently retired with over 40 years of experience. I successfully built many large projects which include the new Sutter hospital on River Road. I know what it takes to successfully build and understand how to limit the impact to the surrounding community along with the importance to listen to issues that may arise. In all my years I have never seen such blatant disregard that this developer and contractor has shown.

Kristinae, you may consider having all your approved projects posting a sign prior to and during construction with the project contact information. Such as e-mail, phone numbers, for the developer, contractor, and city oversight personal .

Sincerely,

Craig Boreta

1227 Kawana Terrace unit 7305

Santa Rosa, 95404

415-328-4964

e-mail nwconsulting@msn.com

Sent from [Mail](#) for Windows 10

Ross, Adam

From: Craig Boreta <nwccconsulting@msn.com>
Sent: Wednesday, May 26, 2021 1:29 PM
To: Ross, Adam
Subject: [EXTERNAL] FW: 38 Degrees North Phase III Neighborhood Meeting

Sent from [Mail](#) for Windows 10

From: [Craig Boreta](#)
Sent: Tuesday, May 11, 2021 2:37 PM
To: ARoss@srcity.org
Subject: 38 Degrees North Phase III Neighborhood Meeting

From: Craig Boreta
Subject: Modification Change File Number PRAP21-011
Date: May 11,2010
To: Adam Ross, Project Planner

I keep an apartment in this community and I strongly oppose this development change from a neighborhood shopping center to more apartments. This living community does not need 30 more of there over priced apartments and would benefit far more with a local shopping area that people can walk too. This would better serve our local community, let alone provide opportunities for local businesses with tax revenue for the City of Santa Rosa. Additionally there will be a bigger impact to traffic and the walking public safety. Currently with there Phase 1 completion the already limited street parking has grown considerable worse and more apartments will only make it worse. I am hoping this modification change request be denied.

Additionally Mr. Ross I sent to the City of Santa Rose Senior Planner Kristinae Toomians on August 19,2020 my e-mail letter stating my opposition to the Phase 2 development file PRJ-19-017. My opposition was based on the developer and contractor Project 1 performance and serious impacts to the community living around there construction. I noted many serious unhealthy, unsafe conditions that plagued our living environment during this construction that the developer, contractor, and City of Santa Rosa have left unanswered. No one from the City has contacted me on the issues that I raised and it appears they have approved this development??

As I outlined in my earlier opposition letter I'm retired but have vast experience in commercial construction along with major development projects. I worked in the field and served as a construction manager, and vice president of development. So I know how a successful project should be built and this developer has shown blatant disregard to the surrounding community. Hopefully some one from the City of Santa Rosa will contact me.

Sincerely,
Craig Boreta
1227 Kawana Terrace unit 7305
Santa Rosa, Ca. 95404
415-328-4964
nwccconsulting@msn.com

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