

From: [John Emmett Fallon](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] 101 Brookwood Avenue and 882, 884, 1000 2nd Street
Date: Thursday, July 15, 2021 9:38:50 PM

Dear Ms. Murray,

Thank you for receiving comments about this proposal.

Zoom Area Code Restriction

I tried to call into the July 12 meeting, but because my cell phone number is not a local one I was not able to join. Unfortunately I had not planned to be near a computer at this time, and by the time I made it to one the meeting had ended. I was not available this evening for the Design Review Board meeting either unfortunately.

If possible, I might suggest that you come up with a different way of admitting/denying participants. I can imagine that running a public meeting can be difficult, and that figuring out who should and should not be admitted is even more difficult. I just want to let you know about my experience in case there may be a feasible way to include participants who, like me, might not have a local phone number.

Proposal

This is a significant parcel in Santa Rosa, and I am excited to see it developed. I do have some reservations about the current proposal however.

Santa Rosa's Creeks are a unique feature that we should better use. Just yesterday I walked along the bridge on Brookwood to see water in the creek — even in our drought conditions — and a beautiful, lush setting. It would be a shame to block off this resource that could be a point of civic pride and community engagement with nature.

The proposed four level garage seems excessive for this three story building. I worry that the garage will, adjacent to the creek, create ripe conditions for a homeless encampment. At a time when Santa Rosa should be thinking more like an urban city, the opportunity cost of this proposal is too great. This lot could be of much greater benefit to the community if it were a medium to high density mixed use parcel. This lot could be instrumental in providing mixed-income housing on upper levels, and commercial activity on street level which could include a grocery store, cafes/restaurants, retail stores etc. Offices (including medical offices) could be leased on the levels in between.

The structures on this lot could be arranged so as to create vistas and clear access to the creek, while also providing an acoustic barrier to block traffic from the street. City-owned land by the creek could be brightly lit at night with park benches and picnic tables, and a walking trail. Street access from Brookwood and 2nd street can create a flow of vehicular, pedestrian, and bicycle traffic to make this a parcel a nexus of urban life. As we continue to face the challenges of wildfires I think it is imperative that we attempt to build a more urban, rather than suburban, city.

Let's be the best we can be! Let's have a walkable, bikeable city with commercial activity that supports residences downtown. We want 24 hour activity for safety, vibrancy, and to attract tourism. This site could be a catalyst for and an extension of the existing downtown.

I understand that the city may have limited ability to intervene with private development interests, but the opportunity this parcel presents is truly unique and compelling; this could be a development project that helps bridge Santa Rosa into a more desirable future, and I urge you to think of this lot in this kind of aspirational mindset. If I can assist in any way to help realize a more community-focused vision for this site please let me know.

Many thanks,
Jack Fallon

From: [Murray, Susie](#)
To: [Curt Nichols](#); [Tom LeBeau](#)
Subject: FW: [EXTERNAL] 1000 2nd St MOB
Date: Tuesday, July 13, 2021 9:46:45 AM

FYI

Susie Murray | Senior Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

Please consider the environment before printing.

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is offering in-person City Hall support by appointment only. The Planning and Economic Development Department has recently launched its Planning Application Portal which contains process checklists for the majority of planning entitlements. You can also check on the status of your permit application here. For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

-----Original Message-----

From: Rob Main <Rob@tep.net>
Sent: Monday, July 12, 2021 12:05 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: [EXTERNAL] 1000 2nd St MOB

Thank you Susie - It will be interesting to hear the presentation and if there is any negative feedback - hard to imagine, it looks like a good location for that type of building/use.

Rob Main, P.E.
President

TEP Engineering
880 Second Street
Santa Rosa, CA 95404
Direct Dial 707-308-4203

-----Original Message-----

From: Murray, Susie <SMurray@srcity.org>
Sent: Monday, July 12, 2021 12:01 PM
To: Rob Main <Rob@tep.net>
Subject: RE: [EXTERNAL] 1000 2nd St MOB

Rob,

Here's a link to public meetings: <https://santa-rosa.legistar.com/Calendar.aspx>. Locate the Design Review Board meeting scheduled Thursday, July 15th, open the agenda, and you can review the attachments for the last item on the agenda. If you have any questions, I encourage to participate in either today's Neighborhood Meeting or the Concept Design Review meeting on Thursday. I've attached the public notice that includes login information for both meetings.

Let me know if you need anything else.

Susie

Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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-----Original Message-----

From: Rob Main <Rob@tep.net>

Sent: Tuesday, July 6, 2021 1:46 PM

To: Murray, Susie <SMurray@srcity.org>

Subject: [EXTERNAL] 1000 2nd St MOB

Susie

As an immediate neighbor of the proposed MOB, I am interested in reviewing the site plan and other available plans of the proposed MOB. I don't anticipate significant objections as any building may be better than the current homeless "residents". Do you have any PDFs to email to me?

Thank you,

Rob Main P. E.

TEP Engineering

880 2nd St

707 292 9142

From: [Santa Rosa Building Dept](#)
To: [Murray, Susie](#); [Sevilla, Lisa](#)
Subject: FW: [EXTERNAL] 101 Brookwood Avenue, Suite 203
Date: Wednesday, April 6, 2022 8:59:31 AM
Attachments: [image001.png](#)
[FULLY EXECUTED Lease Agreement Ste 203 Christine Ford, DDS.pdf](#)
[CHRISTINE M. FORD NOTICE.pdf](#)

From: Thomas Davenport <tdavenport@beyerscostin.com>
Sent: Tuesday, April 5, 2022 5:19 PM
To: CMOOffice <CMOffice@srcity.org>; Santa Rosa Building Dept <building@srcity.org>
Cc: Planning Shared <planning@srcity.org>
Subject: [EXTERNAL] 101 Brookwood Avenue, Suite 203

Dear madam or sir:

I represent Dr. Christine Ford who holds a leasehold of 101 Brookwood Avenue, Suite 203 in Santa Rosa. I've attached a copy of her lease for your information.

You will note that the lease continues through the end of this year. We hope that the City is aware of this leasehold and refrains from granting any demo permits to the property owner. I've also attached correspondence from the property owner confirming that the leasehold is acknowledged and extends through the end of this year.

Please contact me with any questions.

Thanks,

Tom

Thomas Davenport

Beyers Costin Simon

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