

**From:** [Murray, Susie](#)  
**To:** [Rebecca Anaclerio](#)  
**Subject:** RE: [EXTERNAL] 595 Dutton Avenue Apartment project  
**Date:** Thursday, August 11, 2022 12:18:00 PM

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Good morning, Rebecca & Mark,

No decisions have been made; the project is a long way from being approved. Both of the upcoming meetings are 'pre-application' meetings, meaning they are both required before the City will accept a formal entitlement application for the project.

The Neighborhood Meeting provides an opportunity for neighbors to understand what's being proposed and to provide comments directly to the applicant. These meetings are not recorded.

The Concept Design Review meeting is when the applicant team will introduce the conceptual plans to the Design Review Board. There will be no decision made at the meeting. The purpose is to allow the Board to give recommendations to both staff and applicant. This meeting is recorded. Anyone that wishes to speak will be given the opportunity to do so.

I will provide a copy of your comments to the Design Review Board, and I encourage you to voice them at the Concept Design Review meeting as well. Please attend both meetings as that will give you a better understanding of what's being proposed and let decision makers better understand your concerns. If you'd like to talk about the process more, I'm available by phone at 707-543-4348. I'll also be at both meetings so please don't hesitate to speak up at either meeting as I'm sure there will be others that have similar questions.

Thank you for taking time to send in your comments.

Susie

*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.*

**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](mailto: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](mailto:planning@srcity.org). To submit permit application materials, please submit all required documents to [permitsubmittal@srcity.org](mailto:permitsubmittal@srcity.org).

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**From:** Rebecca Anaclerio [REDACTED]  
**Sent:** Wednesday, August 10, 2022 9:45 PM  
**To:** Murray, Susie <SMurray@srcity.org>  
**Cc:** Alvarez, Eddie <EAlvarez@srcity.org>  
**Subject:** [EXTERNAL] 595 Dutton Avenue Apartment project

Hello Susie,

We just received the notice about the proposed 595 Dutton Avenue Apartment project. We plan to attend the Zoom meetings next week and hope to have our concerns addressed at that time.

We have lived at 520 Avalon Avenue for 30 years, and we have owned 516 Avalon Avenue for a year now. The proposed project will be directly behind our houses, and needless to say, we, and our neighbors to the south of us, will bear the brunt of the impact of this project as proposed.

It comes as no surprise that the Dutton Avenue property would be developed eventually, but we anticipated a 1 or 2 story office or apartment building, not a 4 story monstrosity. All we can picture is that this building will loom over our backyard, block our morning light, spoil our view, possibly damage or kill our existing trees and greenery, and add more traffic and noise to an already congested area. A building of this height would not fit with the existing neighborhood. And what will this do to our property values?

Our questions:

1. Have the project plans been approved by the City?
2. What rights or say do we have as property owners in this plan approval process?
3. What type of reports (environmental, traffic, etc) have been done?

We look forward to attending the meeting and having the opportunity to have our voices heard and our concerns addressed.

Best regards,

Rebecca and Mark Anaclerio  
[REDACTED]



427 Mendocino Ave  
Suite 100  
Santa Rosa, CA 95401

(707) 900-4364  
info@generationhousing.org

29 July 2022

Cavanaugh Properties  
6156 Innovation Way  
Carlsbad, CA 92009

RE: Project Endorsement – 595 Dutton Ave.

Dear Mr. Vance:

After a thorough analysis driven by our project endorsement criteria, Generation Housing is pleased to share our endorsement of your project proposed for 595 Dutton Ave.

Based on your score of 83 out of 100, our level of and commitment to advocacy includes the following:

1. Endorsement
2. Letter of Support
3. Public state at commission/council
4. Online petition + social media
5. Community mobilization

We were pleased to see several elements in your project proposal that promotes best housing practices. In particular, we appreciated the inclusion of the following:

- “Parisian” style balconies and a shared roof top terrace
- Onsite fitness room which promotes a healthy lifestyle
- Robust bike storage options which encourage less dependency on vehicles
- Onsite “Community Room” which promotes cohesion among residents
- Significant reduction of off-street parking stalls

If at all feasible, the inclusion of a community gardening space would be a welcomed addition to your project design. This advances the City’s commitment to enhancing access to healthy foods through onsite production.

Please be in touch to let us know well in advance when you are scheduled for public hearings, community events, etc. We would also deeply appreciate you keeping us apprised of any barriers or opposition to your project. We look forward to coordinating with you in advocating for this important housing development.

Thanks for your work on this and let me know if you have any questions.

Best,

A handwritten signature in blue ink, appearing to read "Jen Klose".

Jen Klose  
Executive Director, Generation Housing



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Suite 100  
Santa Rosa, CA 95401

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Jen Klose  
Executive Director, Generation Housing