

From: [Buckheit, Lani](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Lyle, Amy](#)
Subject: PC - Late Correspondence Item 8.1 - Housing Element
Date: Thursday, January 26, 2023 12:50:20 PM
Attachments: [\[EXTERNAL\] 1_26_2023.pdf](#)
[\[EXTERNAL\] Re: Santa Rosa Housing Element.pdf](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for item 8.1, Public Hearing – Housing Element, scheduled for the Planning Commission meeting this tonight. Please see attached. These will also be added to the agenda.

Thank you,

Lani Buckheit | Administrative Secretary

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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.



From: [Jerry Wagner](#)
To: [Lyle, Amy](#)
Subject: [EXTERNAL] Re: Santa Rosa Housing Element
Date: Thursday, January 26, 2023 7:43:11 AM

A minor issue, although a glaring one that illustrates my larger point. The Housing Element document cover includes an aerial photo of relatively new single family homes. There are no solar panels to be found on any of the roofs. I have to ask, is that just an oversight? Think globally, act locally.

Jerry Wagner
2622 Wawona Dr, Santa Rosa, Ca 95405

On Thu, Jan 26, 2023 at 7:11 AM Jerry Wagner <jerwag389@gmail.com> wrote:

I have not had an opportunity to read the entire Housing Element document, but I believe there is a critical missing piece of this complex endeavor. Energy utilities, fuel cost, transportation and parking are all intimately related to housing affordability, social equity and our environment. And we can't afford to wait for utility monopolies to address these issues.

Our over-looked but most rapidly exploitable renewable energy resource is parking lots. Just follow France, by incentivizing & requiring solar canopies with integrated stationary storage batteries & vehicle-to-grid chargers on ALL existing parking lots with 80 or more spaces within 5 years, & within 3 years for large parking lots with hundreds of spaces. Do this before building more utility scale solar on remote farmland & environmentally sensitive habitat.

Reduce utility bills & transportation costs for tenants of leased commercial property, like large apartment & condominium developments, neighborhood shopping centers & business parks. Produce & store reliable power right where most energy is consumed. Shade enormous asphalt heat islands. And accomplish all this without requiring expensive new long distance utility transmission infrastructure. These large parking lots will be the energy storage hubs of 1 to 2 mile radius micro grids networked across our typical lower density suburban solar neighborhoods. Widely distributed, cheap, reliable local power production & storage instead of more centralized, unreliable utility monopoly power.

This is not a utility or housing fix-all, but it can be accomplished very rapidly, everywhere, with existing standardized technology, expedited local permitting, & an existing trained workforce. Yes, the supporting canopies cost more than existing building roofs, but the area available is massively greater, and canopy structures will last for at least 75 years....That's 3 successive generations of improving solar panels & batteries. Make this a state or local building ordinance, like fire sprinklers or parking requirements. And by all means, make this part of the Santa Rosa Housing Element.

This strategy is supported by California State Senator Josh Becker:

<https://sd13.senate.ca.gov/news/press-release/december-6-2022/turning-parking-lots-clean-energy-power-plants>

Jerry Wagner

2622 Wawona Dr, Santa Rosa, Ca 95405

From: [Jenna Scott](#)
To: [Lyle, Amy](#)
Subject: [EXTERNAL] 1/26/2023
Date: Thursday, January 26, 2023 9:07:33 AM

Hello,

The following is a comment on the Housing Element being presented to the Planning Commission today.

My name is Jenna Scott and I am a resident of Southeastern Santa Rosa, where a lot of new multifamily construction is taking place.

I rent an apartment here and work in Petaluma as a civil engineer. I chose my current apartment because it is a 15 minute bike ride from the Santa Rosa Downtown SMART station, and I was hoping to avoid regularly driving to work. However, those 15 minutes on a bike in Santa Rosa are frightening, infuriating, and exhausting. I have to cross both 101 and 12 to get to the station, and there are no crossings for pedestrians or cyclists that are both safe and efficient. Therefore, instead of spending 90 minutes biking and taking the train, most days I drive the 20 minutes to Petaluma.

I am telling you about my commute because it is directly related to my housing. By concentrating new multifamily housing development on the outskirts of Santa Rosa, the City has significantly increased the need for private motor vehicles which, aside from being awful for the environment, are expensive both initially and monthly. Truly affordable and attainable housing allows everyone to live happily and safely without needing to pay the many expenses of a car.

Another issue I have encountered is that my apartment door and several windows face west. This doesn't sound like much of a problem, but when the sun reaches a certain point, at about 12:30 in the afternoon, my apartment suddenly becomes much, much hotter. During the summer heat wave, when outside temperatures reached 115 degrees Fahrenheit, my apartment was at about 90 degrees. There is no AC in my complex, so I had several fans going and all of the curtains drawn. Still, the temperature kept rising and rising until I was physically unable to stay in my apartment during the day.

Additionally, on several of the hottest days, my front door, which, again, faces west, was exposed to so much sun and so much heat that the metal inside the lock expanded and jammed my door completely shut. My building super was forced to climb into my second floor apartment through the balcony and open my door from the inside. The most infuriating part of this story is that directly to the west of my apartment they are building a 5-story apartment complex. You can literally track the shadow it casts as it reaches my stoop and a third of the way up my door, but because of the required setbacks, my door and apartment in general is never fully shaded.

I am telling you about my apartment troubles because my electricity bills were significantly higher during those weeks of sweltering heat. I spent more money at restaurants and cafes and other establishments trying to stay out of my oven of an apartment. I'm lucky that I'm a young, relatively healthy person who is able to pay those increased costs, but many in Santa Rosa are not.

Here is what I would like to see Santa Rosa do to significantly improve quality of life for many of its residents:

(1) Eliminate single-family zoning within a 2 mile radius of the SMART train station. This

represents about a 45-minute walkshed; no building within this radius should be forced to house fewer people.

(2) Analyze development standards to reduce cost and burden on developers and therefore residents. Building enough housing to keep all of Santa Rosa safe and content should take full priority over any aesthetic concerns.

(3) Analyze development standards to take advantage of urban shadows. Santa Rosa is a city of 150,000; it's time we started acting like it. Buildings cast shadows, which keep temperatures down, which keeps people safe. We should not be avoiding casting shadows, but rather optimizing for energy efficiency rather than aesthetic concerns.

Thank you for your time.

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Jenna Scott
(667) 203-7678
(she/her/hers)