

10.24.2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Thursday, October 24, 2013 7:07 AM  
**To:** Bliss, Sandi  
**Subject:** Car Lot in Historical Neighborhood?

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

**From:** Natalie Seagraves <[heartrisebliss@gmail.com](mailto:heartrisebliss@gmail.com)>  
**Date:** October 24, 2013, 6:52:14 AM PDT  
**To:** <[chartman@srcity.org](mailto:chartman@srcity.org)>  
**Subject:** Car Lot in Historical Neighborhood?

Dear Ms. Hartman:

As the homeowner at 601 Hendley Street in the unique district of the Luther Burbank Gardens Neighborhood, I am fervently opposed to the opening of a car lot and repair facility in the bordering environs.

Our historical neighborhood is comprised of homes built at the turn of two centuries ago and during the Arts and Crafts Movement in home building. My home is an original Arts and Crafts home built in 1914. We will be celebrating its Millennial next year. This is just one example of the ambience of this neighborhood.

The Luther Burbank Historical Neighborhood inhabitants always welcome small businesses, places where our homeowners walk for a meal or a can of sodapop. We like to see these places thrive.

Please uphold the City's denial of the Dib's Auto application by denying the appeal as well.

Thank you for your care and vote in this matter.

Sincerely,  
Suzanne Z. Seagraves

10.24.2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Thursday, October 24, 2013 7:07 AM  
**To:** Bliss, Sandi  
**Subject:** 704 and 722 Santa Rosa Avenue

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission –

**From:** Mark <[h11brm@yahoo.com](mailto:h11brm@yahoo.com)>  
**Date:** October 23, 2013, 8:16:53 PM PDT  
**To:** "[chartman@srcity.org](mailto:chartman@srcity.org)" <[chartman@srcity.org](mailto:chartman@srcity.org)>  
**Subject:** 704 and 722 Santa Rosa Avenue

As a resident of the Burbank Gardens neighborhood; a used car lot is not what this neighborhood needs or wants. I support the Planning Directors decision to deny the non-conforming used car lot. There are much more neighborhood friendly options for such a great location.

Thank you,

Mark Johnson  
626 Oak St.

Sent from my iPad

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Thursday, October 24, 2013 7:06 AM  
**To:** Bliss, Sandi  
**Subject:** Dibs Auto Sales  
**Attachments:** Dibbs spread v2.pdf

Information only – Please do not reply to all

Chair Cisco and Members of the Planning Commission -

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

From: Hartman, Clare  
Sent: Wednesday, October 23, 2013 4:51 PM  
To: Bliss, Sandi  
Subject: FW: Dibs Auto Sales

Attached is a document provided by the appellant. Please forward to the Planning Commission.

Clare Hartman | Supervising Planner  
Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-3185 | Fax (707) 543-3269  
[Chartman@srcity.org](mailto:Chartman@srcity.org)

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

From: Jean Kapolchok [<mailto:jkapolchok@sbcglobal.net>]  
Sent: Wednesday, October 23, 2013 4:45 PM  
To: Hartman, Clare  
Subject: Dibs Auto Sales

Clare,  
I prepared the attached "spread sheet" as a document from which to discuss the Dibs appeal in light of the Zone Code requirements. I have emailed a copy to each of the Planning Commissioners.  
Jean

## Appeal of the Denial of a Zoning Clearance: Djb's Auto Sales

**Existing Legal Non-conforming Use:** Mobile Home, RV, and Boat Sales and Vehicle Services – Major Repair

**Proposed Legal Non-conforming Use:** Auto and Vehicle Sales/Rental

Note: A legal non-conforming use can be replaced by a different legal non-conforming use as long as the Zoning criteria listed below can be met.

Analysis: Legal Non-Conforming Use																									
Zoning Code (Emphasis added)	Question																								
<b>Zoning Code §20-61.020 (B) (1)</b>  A Non-conforming use may be changed to another non-conforming use of a similar or more restrictive classification or nature; provided, the proposed new non-conforming use would not increase the degree or intensity of the non-conformity.  <b>Zoning Code § 20-70.020.</b>  <b>Intensification of Use:</b> A change in the use of a structure or site, where the new use is required by this Zoning Code to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generate more activity on the site.	<p>Is an auto and vehicle sales with minor repair (proposed use) similar in nature and of the same or less intensity than a mobile home, boat, RV sales and vehicle service – major repair (existing uses)?</p> <p><b>Note:</b> Staff has correctly determined that there are two legal non-conforming uses occurring on the subject property: mobile home, RV/trailer sales and vehicle service – major repair. These uses are being replaced by a single use: Auto and vehicle sale, which allows (less intense) repair.</p>																								
Staff's Position	Response																								
According to staff's report (p. 6, 12), the proposed use is not similar in nature and would increase the intensity of non-conformity due to an anticipated increase in: <ul style="list-style-type: none"><li>Noise and traffic – based on an assumed increase in the number of employees or customers, and</li><li>Auto-oriented retail because autos are smaller than RVs and trailers.</li></ul>	<table><tr><th></th><th>Existing</th><th>Proposed</th></tr><tr><td><b>Parking</b></td><td>1/450 + 1/bay + 1/employee</td><td>1/450 sf</td></tr><tr><td><b>Employees</b></td><td>3 - 6</td><td>3 - 4</td></tr><tr><td><b>Hours of Operation</b></td><td>9am – 5pm; 7 days/week</td><td>9am – 5:30pm M – F; 11am – 4pm S + Su</td></tr><tr><td><b>Site Coverage</b></td><td>±90%</td><td>±60%</td></tr><tr><td><b>Noise</b></td><td>Major repair involves the use of noise generating equipment</td><td>Repairs and therefore the equipment are limited.</td></tr><tr><td><b>Traffic</b></td><td>19 – 20 reported; limited # of dealerships</td><td>7 – 10 – based on actual business; numerous dealerships</td></tr><tr><td><b>Auto-oriented retail</b></td><td>Nearly 100% site coverage, imposing vehicles, use over-hangs sidewalk, no on-site customer parking</td><td>Significantly reduced site coverage, vehicles set back and partially screened, landscaping, pedestrian friendly sidewalk, on-site customer parking.</td></tr></table>		Existing	Proposed	<b>Parking</b>	1/450 + 1/bay + 1/employee	1/450 sf	<b>Employees</b>	3 - 6	3 - 4	<b>Hours of Operation</b>	9am – 5pm; 7 days/week	9am – 5:30pm M – F; 11am – 4pm S + Su	<b>Site Coverage</b>	±90%	±60%	<b>Noise</b>	Major repair involves the use of noise generating equipment	Repairs and therefore the equipment are limited.	<b>Traffic</b>	19 – 20 reported; limited # of dealerships	7 – 10 – based on actual business; numerous dealerships	<b>Auto-oriented retail</b>	Nearly 100% site coverage, imposing vehicles, use over-hangs sidewalk, no on-site customer parking	Significantly reduced site coverage, vehicles set back and partially screened, landscaping, pedestrian friendly sidewalk, on-site customer parking.
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Zoning Code	Question	Staff's Position	Response						
<b>Zoning Code §20-61.020 (B) (2)</b>  The replacement non-conforming use shall serve as a "new benchmark" in terms of establishing the acceptable level of non-conformity.	Mobile home, boat, RV sales and vehicle services – major repair uses (current uses) is the "new benchmark". The question becomes: Will replacing the mobile home, boat, RV sales and vehicle service – major repair uses with an auto and vehicle sales with minor repair (repair shops are allowed within the auto and vehicle sales classification) use increase the level on non-conformity?	It is staff's position that the proposed use <u>increases</u> the level of non-conformity (less conforming) because auto and vehicle sales is a: <ul style="list-style-type: none"><li>• More intense use, and</li><li>• Requires a less restrictive classification than mobile home, RV sales and Vehicle Service – Major Repair.</li></ul>	The proposed auto and vehicle sales use <u>decreases</u> the level of non-conformity because: <ul style="list-style-type: none"><li>• It is a <u>less</u> intense use (see discussion above).</li><li>• Requires a <u>more</u> restrictive classification (see discussion below).</li><li>• Achieves <u>greater conformity</u> with zoning standards such as, setbacks, site coverage, on-site parking</li><li>• Achieves greater consistency with General Plan and Specific Plan policies through site design, landscaping and aesthetics.</li></ul>						
<b>Zoning Code §20-61.020 (B) (3)</b>  Where a non-conforming use is changed to another non-conforming use of a more restrictive classification, it shall not thereafter be changed to a use of a less restrictive classification.	Will replacing a mobile home, boat, RV sales and vehicle service – major repair uses with an auto and vehicle sales use result in moving from a more restrictive classification to a less restrictive classification?	Staff's position is that it does because: <ul style="list-style-type: none"><li>• Auto and vehicle sales with repair can be considered in the Cg, CV and IL districts and mobile home, RV/trailer sales can be considered only in the Cg and CV districts. Therefore, because auto and vehicles sales with repair is allowed in the IL district and mobile home, RV/trailer sales are not, the requested use is moving from a more restrictive classification to a less restrictive classification and this is not allowed.</li></ul>	It is the written determination of the Community Development Department that there are two legal non-conforming uses on the subject parcels: <ul style="list-style-type: none"><li>• Mobile home, boat, RV sales, and</li><li>• Vehicle services – major repair</li></ul> As shown below, the existing uses occupy the <u>less</u> restrictive classification because the existing uses can be considered in the General Industrial classification.						
<b>Zoning Code § 20-52.020: Zoning Clearance Purpose.</b> A Zoning Clearance is the procedure used by the City to verify that a proposed land use or structure is allowed in the applicable zoning district, and that the project complies with the development standards of this Zoning Code that apply to the use, consistent with the General Plan. <b>Zoning Code § 20-70.020.</b> <b>Intensification of Use:</b> A change in the use of a structure or site, where the new use is required by this Zoning Code to have more off-street parking spaces than the former use; <b>or a change in the operating characteristics of a use</b> (for example, hours of operation), which generate more activity on the site.	Does a zoning clearance require a project description? Can the use be "conditioned"?	Staff's report stipulates that it's simply a procedure in which the classification is reviewed (p.12). However, if approved the project is subject to Design Review and per the Zoning Clearance form a project must be described and can be conditioned.	<table><tr><th>Existing Uses</th><th>Proposed Use</th></tr><tr><td>RV sales</td><td>Major vehicle sales</td></tr><tr><td>Cg, CV, IL, IG</td><td>Cg, CV, IL</td></tr></table> <p><b>Classifications</b></p> <p>Details of the project are required and mandated by the Zoning Code. Without project details it is not possible to assess:</p> <ul style="list-style-type: none"><li>• If the project complies with the development standards of the Zoning Code (§20-52.020)</li><li>• If the project is of a similar nature (§20-61.020 B.1.)</li><li>• If the project increases the degree or intensity of non-conformity (§20-61.020 B.2)</li><li>• If the use has expanded in size, capacity, intensity or area (§20-61.020 C.1.)</li></ul>	Existing Uses	Proposed Use	RV sales	Major vehicle sales	Cg, CV, IL, IG	Cg, CV, IL
Existing Uses	Proposed Use								
RV sales	Major vehicle sales								
Cg, CV, IL, IG	Cg, CV, IL								

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Thursday, October 24, 2013 7:05 AM  
**To:** Bliss, Sandi  
**Subject:** Santa Rosa Avenue from Sonoma to 12

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

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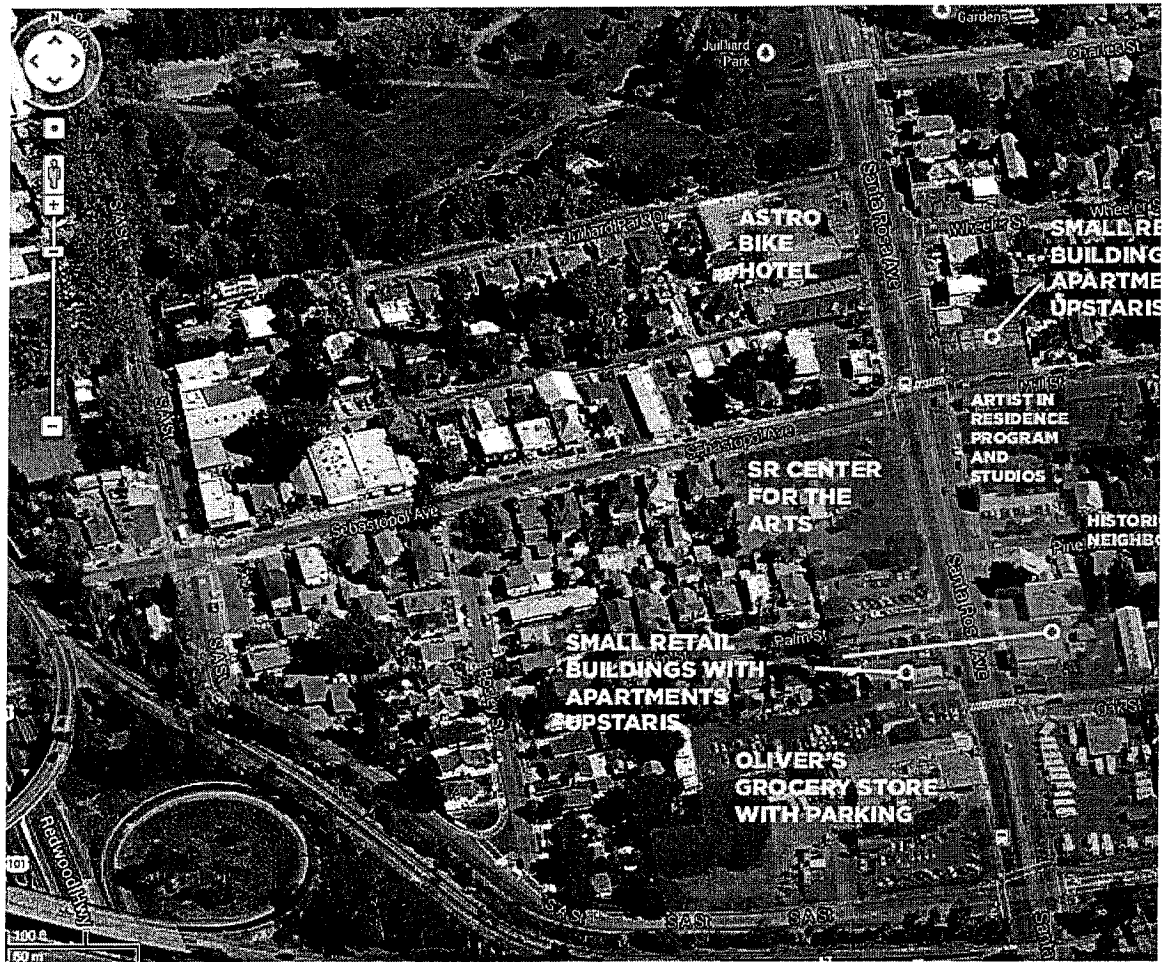
**From:** Kernan Coleman [<mailto:kernan@ranch7.com>]  
**Sent:** Wednesday, October 23, 2013 4:36 PM  
**To:** Hartman, Clare  
**Subject:** Santa Rosa Avenue from Sonoma to 12

Dear Ms. Hartman,

I've been a resident of the Burbank Gardens neighborhood for about a year. I built a graphic design and branding business and a home in the West End 8 years ago and still spend my Friday nights in the summer at bocce with my family and friends in DeMeo Park. While I love my new neighborhood, I'm hardly enchanted by its west face, South Santa Rosa Avenue. From highway 12 to Sonoma avenue, with the exception of Juliard Park and Luther Burbank Home and Gardens, it's pretty much a wasteland. There are some bright spots, the SOFA neighborhood, Las Palmas (best Mexican food in town) and Dierk's, but they're the exception to the rule. The potentially splendid piece of mid-century futurism, the Astro Motel continues to be architecturally ruined and is a hub of hooker and drug activity. The Econolodge at Mill and SSR Ave is even worse. The auto repair and ratty looking used car lots are hardly a worthy entrance to our town. This is the former gateway to Santa Rosa. This would be like piling all your junk and trash in the entry way of your house and making people step over it to reach your nice, clean home. To make matters worse, downtown is a food desert. The only walkable stores to our neighborhood are great, but only if you want a Slim Jim, a tiny bottle of vodka or a lottery ticket . . .



I'd love to see a medium sized, locally focused store like Oliver's Montecito store, down at the Maple intersection, mixed with other smaller retail buildings with nice apartments above them all scaled to the neighborhood around them. In an ideal situation the city and/or county should buy these properties in conjunction with private businesses to redevelop this important section of our town with a clear vision, to serve the burgeoning arts district, historic neighborhoods and city hall/courthouse square areas.



I know this takes money and a lot of heavy lifting and the status quo is an easier path for a city with a skeleton staff to take. Well, we can have some vision or forever be a dowdy, struggling middle-child of a city floundering haplessly between the cultural dynamos of San Francisco and Portland wondering why our downtown is so lifeless and why our economy never quite takes off, or we can do something different. Basically, most tourists just go around us to get to Petaluma, Healdsburg, Sonoma or Napa, is that what we want for our county seat? Arts and a vibrant cultural



scene mark the difference between  
Santa Rosa and the aforementioned  
towns, another mall or car dealership  
won't help.

Thanks for your time,

Kernan Coleman  
Creative Director  
Ranch7 Creative

707 526 1080  
707 849 2652

[ranch7.com](http://ranch7.com)

10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 3:21 PM  
**To:** Bliss, Sandi  
**Subject:** Oak Street and Santa Rosa Avenue Public Hearing

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission

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**From:** Sales and Marketing at ReCoop Barrels [<mailto:salesbarrels@gmail.com>]  
**Sent:** Wednesday, October 23, 2013 12:57 PM  
**To:** Hartman, Clare  
**Subject:** Fwd: Oak Street and Santa Rosa Avenue Public Hearing

Dear City Planner:

Three years ago I purchased and live in a home in the Burbank Gardens neighborhood. My home is one of Santa Rosa's earliest farm houses and is an historic property. It was a foreclosure that needed quite a lot of work done in order to bring it up to code - it had no kitchen, no heating system, the plumbing and electrical all needs to be redone. I have invested a sizeable amount of my income and will continue to do so in order to make these improvements.

I love my neighborhood but often feel we are overrun with prostitutes, drug dealers, derelicts and transients. The neighborhood could use some help from the City and mostly business owners and residents in the area to help improve and preserve the historic integrity of the community. The owner of Bob's Travel Center is seeking a permit to expand his business and I feel it should be denied since he does a poor job of caring for the property he owns. It's overgrown with weeds, the sidewalk is dilapidated and the exterior is not esthetically pleasing. We have enough sordid properties in the area – seedy motels, run down used car lots, unattended overgrown abandoned lots. We need businesses and property owners that help improve the quality of life for this area, not diminish it. Please deny his permit request. It's time to clean up the area that denigrates the memory of Luther Burbank and his historic gardens.

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Cheers,

*Buy Local / Sell Local*

*Sustaining the quality of our local economy*

**Lori Marie Adams**

10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 3:21 PM  
**To:** Bliss, Sandi  
**Subject:** Dib's Auto Denial  
**Attachments:** SR Planning Commission-Dibs Auto-Leah Maher.docx

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission –

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**From:** Leah Maher [<mailto:leahsan@yahoo.com>]  
**Sent:** Wednesday, October 23, 2013 1:37 PM  
**To:** Hartman, Clare  
**Subject:** Dib's Auto Denial

Ms. Hartman-

Please see attached. Unfortunately, I am traveling for work and cannot attend tomorrow's hearing.

Regards,  
Leah Maher

10-24-2013

Leah Maher  
827 Corbett Avenue #103  
San Francisco, CA 94131  
707-364-8830

October 23, 2013

*By Email to the City Planner Clare Hartman*

[chartman@srcity.org](mailto:chartman@srcity.org)

City of Santa Rosa  
Planning Commission  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

Re: Appeal of Administrative Determination to Deny a Zoning Clearance for  
Dib's Auto Sales 704-722 Santa Rosa Avenue, Santa Rosa  
October 24, 2013 Planning Commission Hearing

Dear Members of the Planning Commission:

I own two properties in close proximity to the current property owner. One single-family house is located at 616 Oak Street, Santa Rosa and is immediately adjacent to the subject property. My second residential property is located at 629 Pine Street, Santa Rosa. Obviously, my largest concern is the Oak Street house since I am the neighboring property. I fully support the Planning Commission's denial of a zoning clearance.

I vehemently dispute the positions of others who have written to you about this subject property. The current property owner certainly is not an auto dealer of any kind. The business is for pull-away RV trailers (ie no motors and therefore, no autos). I do not see how in clear conscious the owner can attest that auto sales were not abandoned at best or ever part of his business at worst. It is on this basis that the City can move forward on its plan as the grandfathered use was extinguished.

Furthermore, there should be no waiver to the City's plan to improve the gateway from Highway 12 to the heart of downtown transforming what is now a predominately unsightly hodgepodge of worn out buildings on a busy concrete-laden thoroughfare to a more welcoming mixed-use, relaxed, soft landscaped welcome to the city at the heart of wine country. A used auto store cannot be more diametrically opposite of the City's vision that is fully supported by the entire neighborhood and beyond. It is not hard to anticipate

constant cut-through traffic of potential buyers zipping down Oak Street to connect to Hendley Street to get onto the Highway 12 straight away for a higher speed test, then looping back through the neighborhood again to return the car. Allowing a busy auto sales establishment with this type of test-drive loops cannot be further away from the plan that has already been determined to be the future of the Santa Rosa gateway.

While a properly permitted prior use of zoned property may be grandfathered, the facts do not support the claim that the current property owner has been continuously conforming its use with what had been permitted long long ago.

Regards,

*Leah Maher*

10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 8:05 AM  
**To:** Bliss, Sandi  
**Subject:** Concerning the proposed non-conforming used car lot on Santa Rosa Ave and Maple Stree

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission –

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**From:** Phillip Murphy [<mailto:philisastud@gmail.com>]  
**Sent:** Tuesday, October 22, 2013 4:31 PM  
**To:** Hartman, Clare  
**Subject:** Concerning the proposed non-conforming used car lot on Santa Rosa Ave and Maple Stree

I currently live on Santa Rosa Ave north of the proposed car lot. I am very happy and proud to be a part of the Burbank Gardens Community and support ways to increase the look, feel and safety of my community. I feel a used car lot is not what this neighborhood needs or wants. I support the Planning Directors decision to deny the non-conforming used car lot. Thank you.

Please feel free to reach out to me at any time via email,

Thank you for your time,

Phillip Murphy

10-24-2013

**Bliss, Sandi**

**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 10:42 AM  
**To:** Bliss, Sandi  
**Subject:** Proposed Auto Sales Lot on corner of Oak St and Santa Rosa Ave.

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

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**From:** [gassners@comcast.net](mailto:gassners@comcast.net) [<mailto:gassners@comcast.net>]  
**Sent:** Wednesday, October 23, 2013 12:40 AM  
**To:** Hartman, Clare  
**Subject:** Proposed Auto Sales Lot on corner of Oak St and Santa Rosa Ave.

Dear Clare,

It has been brought to my attention, by my great neighbors, that the corner RV lot owner is trying to sell his property to an auto sales business. I can't tell you how that worries me as a mother and disappoints me as not only a home owner on Oak Street, but as a Santa Rosa citizen in general. The RV lot itself has always been a eyesore for that corner, but has never bothered us the last 10 years we've lived here because it always seemed there was no one really there. I have always thought that it must actually be a "front" for someone because I have literally never seen people on that lot. A car dealership, on the other hand, would bring all kinds of people into our neighborhood, as well as clogging up traffic on that particular corner. I have been asked from my neighbors to stand with them over this matter, and stand with them I do.

I am a mother of two teenage daughters. My neighbors across the street have two small boys each. A neighbor next door has a newborn, down on the corner of Brown and Oak a neighbor has a baby, and a neighbor right across the street from the lot has a soon to be toddler, I see as I drive by. This is becoming a real family neighborhood. What family neighborhood wishes for an active car lot to be established in it? The traffic we already have, because our street is one that leads to the Hwy 12 entrance, is enough to hold our children behind fences, so they aren't tempted to venture in a street that is narrow and mostly full of our own cars parked by curbs which can obstruct the view for them. I can't imagine more cars parking here so they can go on a car lot, where there is for sure no parking for them, or constant added cars doing "test drives" down our streets. I watch those boys across the street, who boys being boys, have to ride their scooters, their skates, their skateboards down the sidewalk and I worry, along with their mother, if they will shoot out into our street. More traffic? I shudder. If you were in our shoes, what would you be fighting for?

As for the citizen of Santa Rosa aspect, I really don't understand how this area of Santa Rosa, so close to our downtown and City Hall, by one of the city's nicest and oldest parks, Julliard, and right by our lovely claim to fame, the Luther Burbank House, can have so many car lots anyway in this close vicinity. (I'm not even going to go into the two cheap hotels and rise in traffic of hookers I see cruising this area of late.) I realize we are the up and coming "Art District", which can lend itself a bit to having some "shady color" around it, but it can become a fine line. For me car lots offer no such resemblance anyway to "color" unless you consider tan, grey, and champagne beige something exciting. Additionally, my neighbors tell me this area has already been zoned for more neighborhood service oriented businesses. I don't understand, then, how this proposal of another car lot could even come to be considered. But, then, I also don't know how that small car lot right on the back side of the

Astro Motel snuck in there not to long ago. For that matter, why have the "cars for sale by owners" that have started to expand in the old, empty and defunct car lot on the same side of Santa Rosa Ave. not been ticketed and made to move? It doesn't seem that the city really wants to change this area for the better. Hopefully, I am gravely wrong on that.

I, nor my husband, are real activists, but we are kept in the know from some of our great neighbors who are - who come down to City Hall and fight to protect our small neighborhood. Thank God for them. We do share, however, a love for this neighborhood and a passion for the hopes it will flourish and our children will be proud that they were raised here and say one day, "I remember when my neighborhood used to be bordered by car lots and a couple cheap hotels - would you ever have believed it now?!" That's my dream, wouldn't it be yours? And wouldn't the City of Santa Rosa want that kind of future as well for a predominant area by their city offices and treasured landmarks? And wouldn't they be proud of the acknowledgment for cleaning up and creating a better environment by their cities nucleus? Please hinder this kind of business development that is being proposed. It seems to be one that would benefit one, rather than the whole.

Thank you for your time.

Melanie Gassner ... and family  
645 Oak Street  
Santa Rosa



10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 10:44 AM  
**To:** Bliss, Sandi  
**Subject:** Property on the corner of Santa Rosa Ave and Oak St

Information only – Please do not reply to all

Chair Cisco and Members of the Planning Commission -

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

**From:** Oosa Geis [<mailto:oosa@att.net>]  
**Sent:** Wednesday, October 23, 2013 9:38 AM  
**To:** Hartman, Clare  
**Subject:** Property on the corner of Santa Rosa Ave and Oak St

Hello Clare,

How strange to be writing to you! Even so, I don't live on Oak Street any longer (recently sold and moved to Cloverdale) but I lived there for 5 years and I can (want) to say that the proposed use of that property would be disastrous for the neighborhood and I hope it will be rejected. That neighborhood is precious and needs the city's help to move it in the right direction i.e. preserving it as a neighborhood for families and upgrading it when possible. This is an inside voice urging you to consider what this would mean for the people living there.

Thank you.

Oosa Geis

10.24.2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 10:40 AM  
**To:** Bliss, Sandi  
**Subject:** Planning 700 Santa Rosa Avenue Changes

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

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**From:** [gighitao@videosparkproductions.com](mailto:gighitao@videosparkproductions.com) [mailto:[gighitao@videosparkproductions.com](mailto:gighitao@videosparkproductions.com)]  
**Sent:** Tuesday, October 22, 2013 8:56 PM  
**To:** Hartman, Clare  
**Subject:** Planning 700 Santa Rosa Avenue Changes

October 22, 2013

Attention Clare Harman:

This is in regard to the planned change of use and construction modifications on the property at 700 Santa Rosa Avenue.

I am a resident, property owner and business owner at 308 Santa Rosa Avenue. I participated in a community visioning process for the Burbank Gardens Neighborhood Association and the Juilliard Park Neighborhood Association in March of 2006, where residents and business owners defined "What We Want Our Park and Garden Gateway to Look Like." This was presented and accepted by the City Council as a guideline document for future development on Santa Rosa Avenue, between Highway 12 and Sonoma Avenue. Neighbors who participated in this process still feel very strongly that the City of Santa Rosa and its staff need to honor and use these guidelines when approving new construction projects and changes of use on the properties on this portion of Santa Rosa Avenue.

It is my understanding that the intent of this project is to revise the existing business operations from the sale of mobile homes to include automobile repair. This is a change of use. This means that our neighborhood guidelines need to apply to the physical modifications to take place.

First of all, within the standards required by law, we expect that the most up-to-date techniques for preventing chemical contamination of the soil be adhered to strictly.

Second, if the building structure is to be modified, it needs to conform to the general look of our historical district, because they will no longer be "grandfathered in" as an exemption to the historical architectural motif, which is, generally, the Craftsman style of the first half of the 20th Century. That means straight rectangular and triangular lines framed with wood.

Third, in accordance with the development of our neighborhoods, at least one small residential apartment that includes a bathroom with shower or tub, with plumbing, heat and electric power, should be built on the second or third floor of the building with its own private access.

In addition, the borders of the property that join with Maple Avenue, Santa Rosa Avenue and Oak Street, should each include at least one planted tree, for a total of three trees. On Santa Rosa Avenue, itself, there should be one painted park bench and at least one street art sculpture or mural or something like that, which is aesthetically pleasing and in a similar style to the architecture of the first half of the 20th Century.

If the property owner plans to add outdoor lighting fixtures, they should be in a similar style to the "acorn" style street lamps that are present in Juilliard Park.

We ask that the Santa Rosa Planning Commission, make the property owner aware of these guidelines and require that modifications to the building or property incorporate these changes defined by residents, property owners and business owners in this neighborhood.

Thank you for your consideration.

Regards,

Gig Hitao  
(707) 578-3235

10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 10:39 AM  
**To:** Bliss, Sandi  
**Subject:** Planning Commission Meeting

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

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**From:** Sabrina Krauss [<mailto:sabrinak@sonic.net>]  
**Sent:** Tuesday, October 22, 2013 8:42 PM  
**To:** Hartman, Clare  
**Subject:** Fw: Planning Commission Meeting

Dear Ms. Hartman,

I am a long time, 19 year resident of the Luther Burbank Home and Garden's Neighborhood. Please do not allow the new owner of the Dealership located on the corner of Oak St. and Santa Rosa Ave. expand the trailer sales (legal, non-conforming) permit to include auto sales and repair. This goes against the Station Area Plan that we, as a neighborhood spent five years developing with the City. This expansion would ultimately lead to possibly lowering our home values. The Plan calls for any new development, upon property sale, to be mixed-use housing and small commercial (apartments over small shops), creating a shopping district that would increase our home values and preserve the character of the neighborhood. They are requesting something that breaks the rules!

Sincerely,

Sabrina Krauss  
619 Wheeler St.,  
Santa Rosa, CA 95404  
Tel: 707-544-3524



This email is free from viruses and malware because avast! Antivirus protection is active.

10.24.2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 10:26 AM  
**To:** Bliss, Sandi  
**Subject:** Property at Santa Rosa Ave. & Oak St.

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

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**From:** jjspalmetto [<mailto:jjspalmetto@sbcglobal.net>]  
**Sent:** Tuesday, October 22, 2013 7:51 PM  
**To:** Hartman, Clare  
**Subject:** Re: Property at Santa Rosa Ave. & Oak St.

Dear Ms. HARTMAN,

I live at 626 Pine Street, very close to the current mobile home lot. I understand the new owner wishes to change his use permit to include car sales and repair.

Please add my "nay" to this request. BGNA has worked very hard with the neighborhood to determine what residents seek for their community, and it is not another car lot. I do indeed hope that the city will continue to support the residents of Luther Burbank.

"Not in our backyard". We have had enough.

Sincerely,

John and Judy Salerno  
626 Pine St.

Sent from my Verizon Wireless 4G LTE Smartphone

10.24.2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 10:24 AM  
**To:** Bliss, Sandi  
**Subject:** Dib's car dealership

Information only – Please do not reply to all

Chair Cisco and Members of the Planning Commission -

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

**From:** Jama [<mailto:iamjama@msn.com>]  
**Sent:** Tuesday, October 22, 2013 7:01 PM  
**To:** Hartman, Clare  
**Subject:** Dib's car dealership

I live and own a home on the 600 block of Oak St and I do not want to see another car lot in my neighborhood. The RV sales lot is not zoned for a car lot and I ask you do not allow a variance.

I think a small store, coffee shop or restaurant will be a welcomed addition to the neighborhood.

Please consider this opinion from a concerned neighbor and property owner.

Jama & Aaron Bond  
621 Brown Street

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 8:18 AM  
**To:** Bliss, Sandi  
**Subject:** Land use for corner of Oak and Santa Rosa Ave

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission –

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**From:** jennifer eaton [<mailto:jeneaton1@yahoo.com>]  
**Sent:** Tuesday, October 22, 2013 6:00 PM  
**To:** Hartman, Clare  
**Cc:** Bob Ruiz  
**Subject:** Land use for corner of Oak and Santa Rosa Ave

Hello

I am unable to attend the meeting where the request to change the use for the lot at the corner of Oak Street and Santa Rosa Ave to car sales and repair will be considered. However, I have reviewed the Station Area Plan and this request seems to violate the land use for that area - [http://ci.santa-rosa.ca.us/doclib/Documents/Downtown SAP 04 Land%20Use.pdf](http://ci.santa-rosa.ca.us/doclib/Documents/Downtown_SAP_04_Land%20Use.pdf)

I believe that location to be part of the Park and Gardens sub-area. The plan states - "The Park and Gardens Sub-Area is envisioned as a place where new development will provide a shared identity for these two neighborhoods and enable new connections across Santa Rosa Avenue. It will be a mixed-use area with housing and retail uses allowed throughout' .

While it does say " there are provisions within the Specific Plan that allow existing nonconforming uses to continue to operate in the interim" that particular area does not appear to be marked light industrial on the map which is the category under which auto repair falls.

Please help us to steer this area to a more lively, integrated and functional place to live that may become a destination to go to rather than a place to drive by.

Thank you  
Jennifer Eaton (resident of Burbank Gardens Neighborhood)

10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 8:16 AM  
**To:** Bliss, Sandi  
**Subject:** FW: Dibs Auto Sales

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission -

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**From:** [Alison.Boyer@hain.com](mailto:Alison.Boyer@hain.com) [<mailto:Alison.Boyer@hain.com>]  
**Sent:** Tuesday, October 22, 2013 6:11 PM  
**To:** Hartman, Clare  
**Subject:** Dibs Auto Sales

Dear Clare,

I am sending you this email to voice my opinion over the proposed sale of Bob's Trailers to Dibs Auto Sales. You simply cannot let the legal bullying and threats change your decision to deny the sale. As a resident of the Burbank Garden neighborhood I strongly oppose the approval of the sale for the following reasons:

- 1) This type of business is in direct conflict with the Station Area Plan that we have spent so many years developing. Why would you go against a plan to make the city better?
- 2) The parking on Oak Street is already congested with the employees and customers of the Peacepipe, where will all the customers and employees of Dib's park? On Oak Street of course.
- 3) Do we really need an auto repair place across from Brezeales which is also an auto repair place? Why?
- 4) Quiet engineless trailer sales are in no way similar to noisy auto repair and sales. No one in the general vicinity wants to hear cars revving and impact wrenches rattling on Saturday mornings.
- 5) The test drives will most certainly run down Oak Street to get onto Hwy. 12. This additional traffic will without a doubt lower my property value, and put the children and pets of this neighborhood at risk.

Please don't let this sale happen. It's not good for the residents, the neighborhood, or the future of the Station Area Plan.

Thank you,

Alison Boyer

**Alison Boyer | Buyer / Co-Pack Manager | The Hain Celestial Group**  
P:707.559.2612 | F:707.559.7904 | [alison.boyer@hain.com](mailto:alison.boyer@hain.com)



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10/24/2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Wednesday, October 23, 2013 8:13 AM  
**To:** Bliss, Sandi  
**Subject:** FW: Used car - Dib's Auto Sales

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission

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**From:** Afsi Moaveni [<mailto:afsi@sonic.net>]  
**Sent:** Tuesday, October 22, 2013 5:24 PM  
**To:** Hartman, Clare  
**Subject:** FW: Used car - Dib's Auto Sales

Hi Ms. Hartman,

I read Chris Smith's column regarding Dib's Auto Sales and wanted to say that I think you should allow this application to go through. That's a commercial business area. Seems like there should be absolutely no issue allowing this business to go there. We have two business owners wanting to work together, a commercial district of no particular beauty (it's car lots, car shops, relatively unattractive places anyway). So I would urge the planning commission to allow this to proceed and not hinder business development in Santa Rosa.

Regards,  
Afsi Moaveni

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**From:** Stoddard, Laurie [<mailto:LStoddard@srcity.org>]  
**Sent:** Tuesday, October 22, 2013 8:50 AM  
**To:** Afsi Moaveni  
**Subject:** RE: Used car - Dib's Auto Sales

Good morning. As you probably know, the denial of the zoning clearance for Dib's Auto Sales was appealed to the Planning Commission. This Thursday, the Planning Commission will make a decision on the matter. Below is a link to the staff report which has been provided to the Planning Commissioners and is posted online for public review. I believe it should answer your questions.

[http://santa-rosa.granicus.com/MetaViewer.php?view\\_id=6&event\\_id=293&meta\\_id=21509](http://santa-rosa.granicus.com/MetaViewer.php?view_id=6&event_id=293&meta_id=21509)

Related resources are also available online, including the General Plan; the General Plan land use diagram; the Zoning Code; and GIS maps showing zoning designations. Please let me know if you would like assistance in locating these references.

Finally, if you wish to make a comment for consideration by the Planning Commission, please send your comment to Clare Hartman ([chartman@srcity.org](mailto:chartman@srcity.org)). Of course, you may also attend the meeting on Thursday and comment at that time.

Please let me know if you have further questions.

**Laurie Stoddard | Administrative Secretary**

Community Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3190 | Fax (707) 543-3269 | [lstoddard@srcity.org](mailto:lstoddard@srcity.org)



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**From:** Afsi Moaveni [mailto:[afsi@sonic.net](mailto:afsi@sonic.net)]  
**Sent:** Tuesday, October 22, 2013 8:04 AM  
**To:** Stoddard, Laurie  
**Subject:** Used car - Dib's Auto Sales

Hi,

Would appreciate hearing back from someone in the Community Development Department why this application was denied. That area is just a regular business area, nothing especially attractive, with not bad traffic. I have driven it at various times and lived in this city for 18+ years. There must be more to this? At first glance, seems like a poor decision.

<http://www.pressdemocrat.com/article/20131021/news/131029935?title=Smith:-Since-the-city-put-dibs-on-his-land>

Regards,  
Afsi Moaveni

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Tuesday, October 22, 2013 10:46 AM  
**To:** Bliss, Sandi  
**Subject:** FW: 704 and 722 Santa Rosa Avenue

*Information only – Please do not reply to all*

Chair Cisco and Members of the Commission

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**From:** Heather Gourley-Johnson [<mailto:higourley@yahoo.com>]  
**Sent:** Tuesday, October 22, 2013 10:18 AM  
**To:** Hartman, Clare  
**Subject:** 704 and 722 Santa Rosa Avenue

As a resident of the Burbank Gardens neighborhood; a used car lot is not what this neighborhood needs or wants. I support the Planning Directors decision to deny the non-conforming used car lot. Thank you.

Heather Johnson

10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Tuesday, October 22, 2013 10:41 AM  
**To:** Bliss, Sandi  
**Subject:** FW: Dibbs Auto Sales  
**Attachments:** Bob Montgomery Ltr.727.pdf

Information only - Please do not reply to all

Chair Cisco and Members of the Commission -

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

**From:** Gwyn Bauer [<mailto:gwynbauer@sbcglobal.net>]  
**Sent:** Tuesday, October 22, 2013 9:55 AM  
**To:** Hartman, Clare  
**Cc:** Bliss, Sandi  
**Subject:** Dibbs Auto Sales

Clare - Not sure if you received a copy of this, however, it needs to be part of the record and distributed to the Commission.

Thanks,

Gwyn Bauer  
Planning Assistant  
J. Kapolchok & Associates  
(707)526-8939

1

Hello,

My name is Bob Montgomery. I am the current owner/seller of this property at 704-722 Santa Rosa Ave. that is the subject of this appeal. Thank you for hearing me in regards to this appeal.

I would first like to address the alleged issue of excess traffic being generated by a car lot on this property. During the last few months, I have been observing the traffic at the car lot across from my office. I was surprised to learn that I had 4 times the amount of vehicular traffic as they did. My traffic count comes from multiple sources like sales, service, parts and folks who just want to wander through look at RV's as they do at an RV show.

Many customers visit us over a period of months and even years before they finally purchase a unit. There are people that we see routinely just looking with no intention of buying. It is not to unusual to see families dressed in their Sunday best just looking. They are just out on a Sunday outing after church with no intention of buying. Another common occurrence is grandpa and grandson going through all the RV's. If grandma is not with them, they have no intention of buying. They are just out enjoying each other's company and dreaming of "what if".

An RV lot is a lot like an RV show. It gets a lot of the same kind of traffic. An RV is not an impulse buy whereas a car is quite often an impulse buy. Very few people go into a car lot without the intention of finding and buying a car. This means that in reality, that there is a lot more vehicular traffic coming onto an RV lot than the number of sales alone would appear to indicate.

The second issue I would like to address to you are my motivations for needing to sell my property at this time. I have been trying for a number of years to sell my property to no avail. I am 76 years old and I have health issues. I need to retire. Because the economy has not been good for the RV business, I have exhausted all our family savings and have also incurred an additional \$100,000.00 loan on my home. I am required to work full time just to make ends meet. If anything were to happen to me and I could no longer work full time at my business, then I would not be able to meet my mortgage and I will stand to lose everything.

The city has visited an extreme hardship my family and myself when they just up and decided to strip me of my zoning rights that were in place when I was first issued my DMV license #20879 on 06/30/1994. With this license I have been and am currently still Licensed to Provide, Offer or Sell:

Used Auto/Commercial Vehicle Dealer.  
New Trailer Vehicle Dealer.  
New Recreational Trailer Vehicle Dealer.  
New Motorhome Vehicle Dealer.

My license is still current and active.

Because of the zoning changes that the city has seen fit to arbitrarily impose upon my property, I have been unable to sell my property. I really must sell it soon. I need to retire now. I now have a buyer that

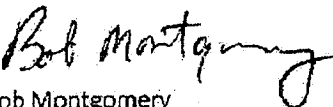
2

is also licensed to sell cars. That is their business. The financing and terms work well for us both and is doable. The only thing that stands in the way of the completion of this sale is the fact that the city has usurped me of the right and lawful zoning usage I have enjoyed since the time of my license acquisition and the start of my business in 1994. This is just so very wrong, unfair and unjust on so many levels. Real people are being hurt. People, who have paid their taxes, built their businesses from the ground up and have made Santa Rosa their home for so very many years. People who have chosen to raise their families here.

I am asking the Appeals Board to please reinstate my former zoning usage so that I may sell my land and business and retire before I lose everything I have worked a lifetime for. Please remove this extreme and burdensome financial hardship from me.

I thank you for taking the time to hear me.

Sincerely,

  
Bob Montgomery

**Bliss, Sandi**10-24-2013

**From:** Bliss, Sandi  
**Sent:** Tuesday, October 22, 2013 9:26 AM  
**To:** Bliss, Sandi  
**Subject:** 700 Santa Rosa Avenue

*Information only – Please do not reply to all.*

Chair Cisco and Members of the Planning Commission

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**From:** Karen Macken [<mailto:redmacken@hotmail.com>]  
**Sent:** Tuesday, October 22, 2013 9:14 AM  
**To:** Hartman, Clare  
**Subject:** 700 Santa Rosa Avenue

Dear Clair,

I would like to thank you for denying this zoning clearance and for pushing toward the neighborhood vision. In the 11 years I have lived in Park and Garden's, Bob's Travel Center has sold RV's only. It has never been a car lot.

It would be horrible to have another car lot north of the Hwy 12 Underpass.

Most of the neighbors I have talked to would love to a neighborhood friendly, art related venture in the space.

Thank you,

Karen L. Macken  
Juilliard Park



10-24-2013

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Tuesday, October 22, 2013 7:15 AM  
**To:** Bliss, Sandi  
**Subject:** FW: Used Car Lot - Santa Rosa Ave

*Information only – Please do not reply to all*

Chair Cisco and Members of the Planning Commission.

**From:** Kelly Loyd <kelly\_loyd@yahoo.com>  
**Date:** October 21, 2013, 6:59:09 PM PDT  
**To:** "chartman@srcity.org" <chartman@srcity.org>  
**Subject:** Used Car Lot - Santa Rosa Ave  
**Reply-To:** Kelly Loyd <kelly\_loyd@yahoo.com>

Dear Ms Hartman,

Please do not allow the non-conforming use of the proposed used car lot. This area of Santa Rosa Avenue is the gateway to our downtown area as well as being the edge of the historic neighborhood of Burbank Gardens. When the unification of Courthouse Square occurs there will be even more traffic on this thoroughfare. If anything, we should consider a beautification plan for the blocks from Maple Avenue to the Downtown area. I think with the proper planning the area would support some live/work buildings such as Windsor has or at least a more unified look to the shops and storefronts.

As I'm sure you are aware, we have a problem with prostitution and drug-dealing along that area. Creating a less-hospitable atmosphere for illegal activity is paramount. Times Square in the 1980's was far worse than Santa Rosa is today. But the changes that were made there created a wonderful destination and brought increased revenues to the City of New York. That is the sort of vision I would ask the City of Santa Rosa keep foremost in their minds when approving new businesses in the area. What would appeal to visitors and those who live here? What would enhance our reputation and bring dollars to our downtown area? I don't believe a non-conforming used car lot will add anything to the desirability of the area. If anything it will do precisely the opposite.

Sincerely,  
Kelly Loyd

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Monday, October 21, 2013 8:21 AM  
**To:** Bliss, Sandi  
**Subject:** FW: Luther Burbank Neighborhood

*Information only – please do not reply to all.*

Chair Cisco and Members of the Planning Commission –

**From:** Amy Colville <Amy.Colville@sonoma-county.org>  
**Date:** October 18, 2013 at 4:16:24 PM PDT  
**To:** "'chartman@srcity.org'" <chartman@srcity.org>  
**Subject:** Luther Burbank Neighborhood

Dear Clare,

I live on Brown Street with two small children. I am a home owner and I am very interested in the well being and careful consideration of my small neighborhood. I would not support a used car dealership in the Luther Burbank Historic Garden District. We have a need for many other things. Small Grocery store, hardware store, café...many things which would promote a sense of community.


A used car lot is not what this neighborhood needs or wants. I support the Planning Directors decision to deny the non-conforming used car lot.

Thank you.

Amy

Amy Colville, MFT Specialist  
Behavioral Health Division  
Transitional Recovery & Long Term Care Team  
707.565.4875 phone  
707.565.7825 fax  
TR & LTC Office 707.565.4857

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**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Monday, October 21, 2013 7:56 AM  
**To:** Bliss, Sandi  
**Subject:** 704-722 Santa Rosa Ave; non-conforming use

**Item No.** 9  
10.24.2013

*Information only – Please do not reply to all*

**From:** Mark Neely <gleyshull@gmail.com>  
**Date:** October 20, 2013 at 4:26:01 PM PDT  
**To:** <chartman@srcity.org>  
**Subject:** 704-722 Santa Rosa Ave; non-conforming use

Dear Planner Hartman,

I live at 641 Oak Street, about half a block from the subject property. In the years that I have lived here, I have passed by the trailer lot innumerable times. Recently, two old ratty-looking cars showed up on the lot, with "for sale" signs on them. It was the first time I had ever seen cars for sale on the property. It quickly became apparent that it was likely a crude attempt to establish an existing use, where none had existed before.

If we are to proceed with land use changes on the Avenue, I would hope they would be in harmony with the existing, and excellent, "Santa Rosa Avenue Corridor Plan" from 2010. Although that plan is in limbo because of the loss of the redevelopment option, the City should do everything it can to begin to remake this crucial stretch to achieve the vision of the neighborhood and the City. Another used car lot would be a huge step backward. From a planning standpoint, It is obvious that such auto-related activities should be kept or moved south of Hwy 12, where the bulk of auto-related uses take place. I find it odd that a huge swath of that portion of Santa Rosa Avenue has been redeveloped and cleaned up, but we are left with the "old" unimproved Old Redwood Highway to serve as the gateway to our downtown (and the Burbank Gardens Historical District), a gateway dominated by used car lots.

I strongly urge the Planning Commission to uphold the Community Development Director's denial of this zoning clearance. I plan to be at the meeting on the 24th.

Sincerely,

Mark Neely

Santa Rosa, CA

**Bliss, Sandi**

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**From:** Bliss, Sandi  
**Sent:** Thursday, October 17, 2013 4:25 PM  
**To:** Bliss, Sandi  
**Subject:** Santa Rosa Avenue Car Lot

*Information only – Please do not reply to all*

**From:** Jennifer Maly <jennmaly@gmail.com>  
**Date:** October 17, 2013, 3:20:20 PM PDT  
**To:** <chartman@srcity.org>  
**Subject: Re: Santa Rosa Avenue Car Lot**

I apologize, I meant across from Sebastopol Avenue.

Jenn Maly

On Thu, Oct 17, 2013 at 3:16 PM, Jennifer Maly <jennmaly@gmail.com> wrote:  
Hello Clare,

I am a Burbank Gardens resident who also has a business in the SOFA district, and I definitely do NOT want to see another used car or camper lot go in on the corner of Sebastopol Avenue. It would be of no value whatsoever to either neighborhood, and would, I believe, contribute negatively to the continuous struggle we have to keep these areas clean and blight-free.

I support the Planning Directors decision to deny the non-conforming used car lot.

Thank you so much for your consideration.

Jennifer Maly  
Liberty5 Baking Company

Bliss, Sandi

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**From:** Bliss, Sandi  
**Sent:** Thursday, October 17, 2013 2:46 PM  
**To:** Bliss, Sandi  
**Subject:** FW: No Car Lot at corner of Santa Rosa Avenue and Oak Streets (Historic Burbank Gardens Neighborhood)

*Please do not reply to all – information only.*

**From:** Donna Wells <[dwkayaker@yahoo.com](mailto:dwkayaker@yahoo.com)>  
**Date:** October 17, 2013 at 2:06:52 PM PDT  
**To:** "chartman@srcity.org" <[chartman@srcity.org](mailto:chartman@srcity.org)>  
**Subject:** Re: No Car Lot at corner of Santa Rosa Avenue and Oak Streets (Historic Burbank Gardens Neighborhood)  
**Reply-To:** Donna Wells <[dwkayaker@yahoo.com](mailto:dwkayaker@yahoo.com)>

Hello Clare

I am a home-owner in this wonderful neighborhood and have seen many positive changes through my almost 14 years living here. The most important changes still needing to be made are the section of Santa Rosa Avenue between Hwy 12 overpass and Sonoma Avenue. With this said, I am making my statement with a request to bring more creative businesses to this area like a small general or hardware store, but no more dead-end used car lots.

Let's keep used car sales in the un-incorporated areas that don't effect historical neighborhoods that work so hard to maintain their quaint and quiet living.

My best to you and yours,  
Donna Wells  
509 Brown Street  
Burbank Gardens