

Re: [EXTERNAL] Property on W. Steele

Tamara Stanley [REDACTED]

Thu 4/14/2022 6:54 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Jones, Jessica <jjones@srcity.org>

Thank you Conor! WE appreciate the update. I am sure you are aware of the parking concerns. Is there anything I can provide you to be sure you are up to date. Has there been a traffic study done for this site?

So glad you have happy memories of Snoopy's. Please come visit soon & make more!

Cheers - Tamara

Tamara Stanley
General Manager
707.546.7147 x206
1667 W. Steele Lane
Santa Rosa CA 95403



On Apr 14, 2022, at 11:26 AM, McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Tamara,

It is nice to "meet" you, and I appreciate you reaching out. I have many fond memories of time spent at Snoopy's Home Ice.

The applicant has submitted updated project materials, which are attached. The applicant has been provided with an Issues Letter, also attached, prepared by Engineering which resulted from their first review. When the applicant provides a response to these items I will forward those materials as well. Let me know if you have any questions or would like to schedule a call about the project.

Thank you,

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

email signature cropped <[Outlook-4chotyid](#)>

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. Please check on the status of your submitted 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.

From: Tamara Stanley [REDACTED]

Sent: Monday, April 11, 2022 7:48 PM

McKay, Conor

From: Leslie G [REDACTED]
Sent: Friday, May 28, 2021 7:38 AM
To: Ross, Adam
Subject: RE: [EXTERNAL] 1650 West Steele Lane Apartments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Ross – I have read through the materials describing the project at 1650 West Steele Lane and these are my comments.

Not having any background in architecture, land development or current laws and regulations governing residential building projects, my views are as a neighborhood resident. My concerns are about the design concept vis a vis the neighborhood of Steele Lane between Range and Coffey Lane.

This neighborhood is already a busy, fairly densely populated area. On the north side, there's the ice rink, museum and children's park which are well maintained and appealing. The rest of the neighborhood is a hodgepodge of single family homes, duplexes, town houses and apartment buildings.

Meadowood Court is a deadend cul-de-sac, with multiple older apartment buildings. I am not sure of the number of existing units but everyone living there has only one way out onto Steele Lane. The lot is directly behind the Guerneville shopping mall with cars frequently turning into the mall or exiting. All of this is directly before the traffic light at Range.

The lot is currently a mess – completely overgrown with vegetation along the sidewalk and behind the chain link fence that surrounds the lot. There's garbage strewn throughout and a defaced sign describing the project. In other words, an eye sore. The rest of Meadowood Court is not much better.

The State Density Bonus is ill advised when applied to this project. The building design does not fit the lot despite the affordable housing argument. The neighborhood has a high number of homeless people with a large "settlement" along Coffey Lane between Guerneville Road and Steele Lane. How is a market rate project with an affordable rental component going to improve this neighborhood? How much is the proposed market rate rent? Specifically, how does this project house the homeless?

I am not sure what automated two-level parking looks like but if it is dependent upon electricity, then that presents problems during prolonged power outages.

Thank you for the opportunity to have a say.

Kind regards,
Leslie Goss

Leslie M Goss

McKay, Conor

From: Kathleen O'Brien [REDACTED]
Sent: Friday, January 24, 2020 5:51 PM
To: Ross, Adam
Subject: [EXTERNAL] Re: 36 unit complex on West Steele Isne

To Whom It May Concern,

I was hopeful if receiving some information regarding my concerns. Is it possible someone could please reply to my concerns.

Thank you,
Respectfully,
K.O'Brien

On Mon, Jan 20, 2020, 3:07 PM Kathleen O'Brien <[REDACTED]> wrote:

Dear Mr. Ross,

I was unable to attend last week's meeting regarding this project. I live in the condominium complex on Sunleaf Lane. While I agree there is a city wide need for more housing options and wishful for more affordable housing I am uncertain of the future challenges we as neighbors will face with the building if this complex.

The traffic problems at this time are known by all in the neighborhood. I would like to know if city planning has reviewed this existing problem and if so, alert to future problems a 36 unit complex will hold.

I would appreciate learning what is proposed. I know the present speed limit is too high for the traffic or population this road carries. This is residential and all the additional traffic as a thoroughfare has not been accommodating to the present speed of 35 mph nor to the additional events and city wide activities presented at the Children's Museum, or the Snoopy Ice.

In my humble view, I see the City Planning Office putting the cart before the horse. There certainly seems to be a shortage of foresight applied in the building permits and end implications on the traffic or present populations. I am hopeful of your response to what I see as a large problem in allowing this complex to be built.

Respectfully,
Kathleen O'Brien

McKay, Conor

From: Val <[REDACTED]>
Sent: Wednesday, May 12, 2021 2:54 PM
To: Ross, Adam
Subject: [EXTERNAL] Project proposed for 1650 W. Steele Lane, Santa Rosa, CA

To whom it may concern:

This letter is to let you know that I am opposed to this project on Steele Lane for the following reasons:

1. Santa Rosa and Sonoma County in general has too much traffic. We don't need more population to be on our roads. This would also involve added law enforcement issues ie. traffic violations, crime, etc.
2. We already have a water shortage. We don't need more people here.
3. The crime rate would probably go up since this area is not one of the best to live in.

We just don't need more development in Sonoma County. We already have enough problems ie. cannabis growers wanting permits to grow a non essential crop. That will take up thousands of gallons of water not to mention all the other issues that will bring.

Thank you for hearing me out.

Valerie Conger

McKay, Conor

From: Kathleen O'Brien <[REDACTED]>
Sent: Saturday, May 15, 2021 9:38 AM
To: Ross, Adam
Subject: [EXTERNAL] 1650 West Steele Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ross,

This planned building is absolutely inappropriate in size and location. If the planning commission would spend one hour at the high traffic time the obvious traffic problems would certainly inspire some sense into the planners. Well, I do hope so.

There seems to be little attention to forethought in considering consideration the populace already living in the area. Again, little forethought or planning to one of the prideful tourist attractions in Sonoma County The Charles Schultz Museum, Snoopy Ice Rink and Children's Museum. This size building will create HUGE traffic problems and cause such a distraction to the tourist properties, reeking nothing but havoc. The lot, when vacant, was a terrible eyesore to the public and visiting tourist population, nothing more than an embarrassment to the city of Santa Rosa.

As I look around the city and see the building happening, I really wonder what qualifies the people on the "Planning Board" to be "city planners".

It is unfathomable to me that people who are considered specialists show such a lack of common sense. The transportation for anyone is great, but cramming a large unit like this in such a small residentially compacted area because it is close to the smart train... a train very few people ride, as it is expensive and goes nowhere.. (no one in low income will be using it, I know because I qualify as low income!)

The added traffic problems to this area and most I see in present building stages, Kiwana Springs road, Cleveland and College, are going to create major traffic problems in already highly congested areas. It seems no one is paying attention to this?

Maybe the planners should attend an event at the ice rink or the museum, and see what the traffic is like at that time! Or drive in the area of present building sites at peak times and see what the result will be, the chaos the large complexes will create.

It seems the "plan" is to take the populace who are in "lower earning incomes" and stack them like sardines, into high traffic areas, because they are close to transportation.... This is ludicrous and illogical.

Please do not use the transportation as the cop out, the train NO ONE uses and anyone in "lower income level" can't afford to ride it. The problems you create because there is no foresight applied, no long term vision only short fixes. This is not a low income opportunity when such a small percent of the units will qualify.

Or maybe the people on the board all live away from the congested areas. I have been held like a hostage in my own driveway, trying to get out to work but because of the non stop traffic, I could not even turn out of my driveway. During the fires, the congestion was maddening, everyone coming out from the winding crowded neighborhoods into the same major artery, West Steele Lane.

I cannot help but concur with what many people have said in years past and present, the planning board is all about money under the table and favors for friends!
Shame on all of you!

Re: [EXTERNAL] 1650 West Steele Lane

McKay, Conor <CTMcKay@srcity.org>

Wed 1/11/2023 10:20 AM

To: Kathleen O'Brien <[REDACTED]>

Hello Kathleen,

The Neighborhood Meeting was held at 5pm, and the Concept Design Review meeting started at 4:30pm with the item being presented closer to 5pm.

"I do hope there is a sincere opportunity to address the real long term and negative problems this proposed construction will have on this neighborhood."

The documented issues raised by the public so far are:

- Electricity-powered parking structure during power outage
- Design is not compatible with surrounding area
- Density is too high
- Increased traffic and high speed limit on W Steele
- Increased issues related to traffic violations and crime
- Residential development during prolonged drought
- Insufficient Parking

Please let me know if you have anything to add.

Thanks,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Kathleen O'Brien [REDACTED]
Sent: Friday, January 6, 2023 4:49 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: Re: [EXTERNAL] 1650 West Steele Lane

Thank you for the update regarding the time for the meeting on Jan.19, 2023.

Please correct me, but were the majority of the previous meetings also scheduled at time slots that were difficult for a working person to attend?

The time chosen makes it very difficult, if not impossible for regular working people to attend and voice a concern. The same people who will be dealing with the traffic congestion and continuing problems created by this project.

I share with you the feedback I have heard from the general public in regards to this topic; "The city is going to do what the city wants to do. This is not in their backyard" and comments that money talks.

Of course I was discouraged to hear such comments and would think some should be embarrassed.

Mr.McKay, I do hope there is a sincere opportunity to address the real long term and negative problems this proposed construction will have on this neighborhood.

With regards,

Kathleen O'Brien

On Wed, Jan 4, 2023, 8:27 PM McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Kathleen,

The item is scheduled at the Zoning Administrator meeting on January 19th which will start at or after 10:30am. The meeting will be noticed as a Public Hearing: on site signage, Press Democrat notice, website posting, and postcards sent to neighbors within 1200 feet (which is twice the radius that is required by the Code).

Please note that there are six items on the agenda, which has not been built yet. I am not sure when the 1650 W Steele Ln project will be presented in agenda order.

Let me know if you have any questions.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

email signature cropped



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic

Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Kathleen O'Brien <[REDACTED]>
Sent: Saturday, December 31, 2022 9:50 AM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Nicholson, Amy <anicholson@srcity.org>
Subject: Re: [EXTERNAL] 1650 West Steele Lane

Thank you for the information. It was unfortunate that I was unable to make either of the previous meetings due to the time set and my working hours. I was reviewing the information you recently shared regarding the meeting on 1/19. Several people I shared the information with could not see a time specified. Can you please inform me as to the planned time of the meeting on 1/19/.

I cannot afford to take off work to attend the meeting but I believe people from the HOA at the condominium complex will be able to attend.

Thank you,
Kathleen O'Brien

On Thu, Dec 29, 2022 at 12:25 PM McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Kathleen,

The comments received so far by the public have been considered in the review of this project. Can you please let me know what questions you have or otherwise what information you are seeking?

Please spread the word about the project. Your assistance would be greatly appreciated in providing notice about the proposed project beyond the postcards that were sent for the Neighborhood Meeting that was held on January 15, 2020 and the Concept Design Review Board meeting held on March 5, 2020.

Each public comment received or signature signifying support or opposition to the project is considered equally; there is no threshold related to the number of comments received that affects the degree of seriousness with which Staff considers each comment.

Thank you,

Conor McKay (he/his) | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Kathleen O'Brien [REDACTED]
Sent: Wednesday, December 28, 2022 7:47 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] 1650 West Steele Lane

I am requesting information that I may need in order to have this project reviewed and ultimately reconsidered.

What does the City Planning board need in order for our voices to be heard and taken seriously?

I intend to go door to door for signatures so the residents in the area will be heard. How many signatures would be needed in which we as residents who are opposed to this project will actually be taken into account?

Thank you,
Kathleen O'Brien

Re: [EXTERNAL] Re: 1650 W STEELE LN, SANTA ROSA

McKay, Conor <CTMcKay@srcity.org>

Thu 1/12/2023 9:02 AM

To: great6@sonic.net [REDACTED]

Hello Sonia,

Thank you for reaching out, and I hope the New Year is off to a great start.

According to the attached traffic study, the project would generate a total of 264 daily trips, with 17 trips during the morning peak hour and 20 trips during the evening peak hour. The project's proximity to goods and services, including the SMART train and CityBus, would facilitate a highly walkable environment for potential future residents.

That being said, there may be some practical delays for residents entering and exiting the site, primarily during these peak hours. The overall street design of this area can be challenging to navigate, but unfortunately that is the context the applicant must operate within. Additionally, the posted speed limit on W Steele Lane is 35mph but I have heard from neighbors that there have been issues with drivers creating unsafe conditions by exceeding this limit. This is also unfortunate. The applicant is making improvements to the Meadowbrook Court frontage and increasing visibility with streetlights, so I am hoping that some of these issues will be resolved in some capacity.

Please let me know if you have any further questions or comments.

Best,

Conor McKay (he/his) | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Sonia Taylor [REDACTED]

Sent: Friday, January 6, 2023 7:00 PM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] Re: 1650 W STEELE LN, SANTA ROSA

Conor, I was actually over in this area at the end of the year, and think it's generally a fine location for this housing. With the exception that W Steele Lane just is difficult, traffic-wise. I was trying to first turn left into the little shopping center adjacent to where this project will go, and then was trying to turn right out of that same shopping center, both using W. Steele Lane, and backed up traffic trying to get into the property, and had to wait what felt like forever to get out of the property.

Do you expect any difficulties for the tenants entering/exiting the property?

Thanks.

Sonia

Sonia Taylor


Re: [EXTERNAL] COMMENT-1650 W Steele Ln Apps

Michael F McCauley [REDACTED]

Thu 1/12/2023 11:03 AM

To: McKay, Conor <CTMcKay@srcity.org>

Thanks for your speedy reply, Conor.

Candidly, however, I don't believe a word of it. It's all theory described in language that's totally unreal. No one lives in our car-centric community according to this explanation.

Don't get me wrong. I hope to see the project approved and built. I support infill developments. And that seedy lot, directly across the street from Snoopy's Home Ice, has long been an eyesore. Build on it.

But the parking issue will haunt the neighborhood despite the policies, analyses, and guidelines applied by related agencies.

Good luck with the public hearing Jan 19.

Michael

"Until we are all free, we are none of us free."
— Emma Lazarus

From: McKay, Conor <CTMcKay@srcity.org>**Sent:** Thursday, January 12, 2023 10:05 AM**To:** Michael F McCauley [REDACTED]**Subject:** Re: [EXTERNAL] COMMENT-1650 W Steele Ln Apps

Hello Michael,

Thank you for reaching out. I have received the following response from the project applicant and traffic engineer:

Standard parking demand rates published by Institute of Traffic Engineers (ITE) in Parking Generation, 5th Edition, 2019 were applied to the proposed project.

Since the project site is within one-half mile of the SMART station and within walking distance of the Coddington Mall and Transit Center, the land use "Multifamily Residential Housing (Low-Rise) in a Dense Multi-Use Urban Area within One-Half Mile of Rail Transit" (LU 220) was applied. Based on ITE rates, the 36-unit project would generate a peak parking demand of 39 parking spaces, which is three spaces more than the proposed parking supply, but 13 spaces fewer than required based on application of City code.

The proposed project includes a plan to provide unbundled parking, a measure to decrease parking demand and provide a cost saving option to tenants. Unbundled parking makes parking a separate option in lease agreements and allows residents to choose if they want to lease a parking space or not. Residential parking spaces are typically bundled into the lease amounts, so residents may not

realize the high cost of building, operating, and maintaining parking. A single parking stall constitutes about 12% of the rental fee for an apartment, according to national rental cost databases. Further, adding parking as a separate line item will help tenants understand the cost savings associated with reducing their parking needs.

This parking demand strategy is estimated to reduce parking demand by 10 to 15 percent based on the Metropolitan Transportation Commission (MTC)'s Reforming Parking Policies to Support Smart Growth.

To be conservative, applying the lower potential parking demand percentage decrease from unbundled parking (10 percent) the project would generate four fewer spaces than compared to ITE rates, for a total peak parking demand of 35 spaces. Compared to the proposed parking supply, the parking demand would be one less space than proposed with unbundled parking deductions applied.

Based on City requirements, the proposed parking supply would be deficient by 16 spaces. However, given the site's proximity to rail transit, application of ITE standard parking demand rates together with the project's proposed use of unbundled parking, the anticipated peak parking demand would be one space less than the proposed supply.

Under these assumptions, the proposed parking supply would be expected to be adequate to meet the project's demand.

Additionally, the State Housing Accountability Act establishes that a City review authority cannot deny a qualifying housing development based on deficient parking unless specific findings are made that the project would result in a public safety hazard.

Please let me know if you have any further questions or comments.

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Michael F McCauley [REDACTED]

Sent: Wednesday, January 11, 2023 1:28 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] COMMENT-1650 W Steele Ln Apps

I will be unable to attend the virtual public hearing Jan 19 regarding the proposal for 1650 W Steele Ln. But I do have a question regarding the plans for this project.

The description states "a total of 36 parking stalls are proposed" for this "three-story, 36-unit multifamily affordable housing project."

In my experience, few families have just one vehicle. But the project seems to assume that all residents will have just a single vehicle.

Whenever I have walked past Meadowbrook Ct, it is regularly overcrowded. (No parking on W Steele Ln in that block.) Where will residents park second vehicles?

Michael McCauley



"Until we are all free, we are none of us free."
— Emma Lazarus

[EXTERNAL] 1650 West Steele Lane and Generation Housing Endorsement

Ingrid Anderson <Ingrid@andersonarchplan.com>

Thu 1/12/2023 11:39 AM

To: McKay, Conor <CTMcKay@srcity.org>;oneillsusa5@aol.com <oneillsusa5@aol.com>

Hi Conor,

I would like to include Generation Housing's endorsement of the project, (please see attached and below) as part of the City's presentation and review of 1650 West Steele Lane Apartments in the Zoning Administrator Hearing next week.

Ingrid Anderson

Principal Architect

Anderson Architecture & Planning

Phone 707-523-7010 x103 **Mobile** 707-318-3162

Email: ingrid@andersonarchplan.com

4752 Stonehedge Dr., Santa Rosa, CA 95405

From: Calum Weeks <calum@generationhousing.org>

Sent: Thursday, January 12, 2023 10:53 AM

To: Ingrid Anderson <ingrid@hedgpetharchitects.com>

Subject: Generation Housing Endorsement of 1650 West Steele Lane

Hi Ingrid -

Apologies for not getting this letter to you sooner. I've had it ready and just needed to actually send the email.

I'm happy to report, however, that we are endorsing 1650 West Steele Lane. While it didn't score as high compared to your prior project submissions, it still did very well. I'm personally very impressed with how much you are getting on the property relative to its more modest size.

The front entrance to the complex is quite inviting and one of the element's I found to be a standout in terms of overall design. The mechanized parking structure is also a great use of space and a welcomed addition to the project plans. We do hope given the proximity to various transit options, that most folks will consider other options for reaching their destinations.

In line with the prior comments, I do hope the City of Santa Rosa implements an electric bike program soon so that in the future a docking station might be located near the development.

As always, I really appreciate the level of thoughtfulness that your team injects into your project designs. Thank you for submitting this project for endorsement, and I look forward to making a comment/submitting a letter for the meeting(s) specified in your application submission. Do please send reminders for the meetings on the off chance I miss the notification via email from the City.

Cheers,

--

Calum (Cal) Weeks | Policy Director

([he/him](#))

Generation Housing

GenerationHousing.org

427 Mendocino Ave, Suite 100 | Santa Rosa, CA 95401

(c) 760-799-4771

Have you requested your #WeAreGenH yard sign? [Click here to do so!](#)



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)



427 Mendocino Ave
Suite 100
Santa Rosa, CA 95401

(707) 900-4364
info@generationhousing.org

10 January 23

Ingrid Anderson
Anderson Hedgepeth
Architecture & Planning
4752 Stonehedge Dr.
Santa Rosa, CA 95405

RE: Project Endorsement – 1650 West Steele Lane

Dear Ms. Anderson:

Thank you for submitting the 1650 West Steele Lane project for endorsement consideration. After thorough analysis guided by our project endorsement criteria, Generation Housing is pleased to share that your project qualifies for endorsement.

Based on your score of 68 out of a possible 105, our level of and commitment to advocacy includes the following:

1. Endorsement
2. Letter of Support
3. Public statement at commission/council (x2)
4. Social Media

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

- Utilization of both state and local density bonus provisions to double the allowed density
- Lower number of onsite parking stalls
- Consideration of electric charging stations and rideshare options

Your project narrative states, "EV charging for vehicles and a ride share and/or Clipper card amenity for the tenants will also be considered in order to support reduction of automobile traffic from the project." We would strongly encourage all the above be integrated into the project in order to encourage multi-modal transportation habits and usage of electric vehicles.

Please be in touch with any updates to your project should it encounter significant opposition or barriers that trigger delays in the timely approval and development of this project.

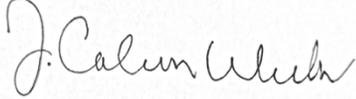
We look forward to elevating this project and the benefits it will deliver as part of our



efforts to advance transit-centered growth in Sonoma County.

Thank you for your work on this important project and let me know if you have any questions.

All the best,

A handwritten signature in black ink that reads "J. Calum Weeks". The signature is written in a cursive style with a large initial "J".

Calum (Cal) Weeks
Policy Director | Generation Housing

Re: [EXTERNAL] 1650 West Steele Lane

Kathleen O'Brien [REDACTED]

Fri 1/13/2023 1:01 PM

To: McKay, Conor <CTMcKay@srcity.org>

Mr. McKay,

I appreciate your diligence and clarification to inform the community about this proposed building project.

I drive around town and see so many large complexes in stages of construction. The community knows the

traffic conditions will be changing and not for the better as there seems to be no foresight by the building committee in considering the negative aftermath these large complexes will impose on the traffic conditions. It would seem that this would be a priority in determining the size and placement of this type of construction.

I hope to make the meeting but will appreciate that my comments have been noted.

Thank you,

Kathleen O'Brien

On Wed, Jan 11, 2023, 10:20 AM McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Kathleen,

The Neighborhood Meeting was held at 5pm, and the Concept Design Review meeting started at 4:30pm with the item being presented closer to 5pm.

"I do hope there is a sincere opportunity to address the real long term and negative problems this proposed construction will have on this neighborhood."

The documented issues raised by the public so far are:

- Electricity-powered parking structure during power outage
- Design is not compatible with surrounding area
- Density is too high
- Increased traffic and high speed limit on W Steele
- Increased issues related to traffic violations and crime
- Residential development during prolonged drought
- Insufficient Parking

Please let me know if you have anything to add.

Thanks,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



427 Mendocino Ave
Suite 100
Santa Rosa, CA 95404

(707) 900-4364
info@generationhousing.org

18 January 2023

Via Email

Re: 1650 West Steele Lane Apartments

Dear Zoning Administrator:

Generation Housing is pleased to share our support and strong endorsement of 1650 West Steele Lane Apartments ("project").

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The proposed site for this project is surrounded by a mix of housing typologies from multi-family units immediately south of the project to a senior housing development located to the west. All of these developments are integrated into single-family residential neighborhoods that are ideally located near a wide array of essential services and important amenities.

In response to comments submitted by the public, we would like to share that since 1990 our population in Santa Rosa has doubled while total water use has decreased by 14 percent. It's also important to share that new development projects are required to be extremely water efficient, complying with the City's Water Efficient Landscape Ordinance and the CALGreen building code which requires new development to be 20 percent water efficient than existing development, with new development often exceeding this target. This project is no exception.

Residents living in and around this project have also registered concerns related to the reduced parking requirements. Pursuant to [AB 2097](#), developments within a half-mile of a SMART station are no longer subject to locally enforced parking minimums. We support the reduction of parking spaces that would normally be required absent this legislation, and we applaud the architect for incorporating a mechanized parking system that reduces the likelihood of substantial on-street parking born from this project and maximizes the overall use of this well-located infill parcel.



427 Mendocino Ave
Suite 100
Santa Rosa, CA 95404

(707) 900-4364
info@generationhousing.org

Reducing overall VMT and gradually shifting our community towards a higher usage of locally available public transit, ride-share, and other modes of transportation is a top priority for this region as we continue leading the charge against climate emissions born from carbon-based vehicles and daily commutes. Projects such as the one proposed are shining examples of climate-smart housing in the appropriate places – near jobs and transit. This is the best way to increase our climate resilience and ensure the long-term vitality of this region.

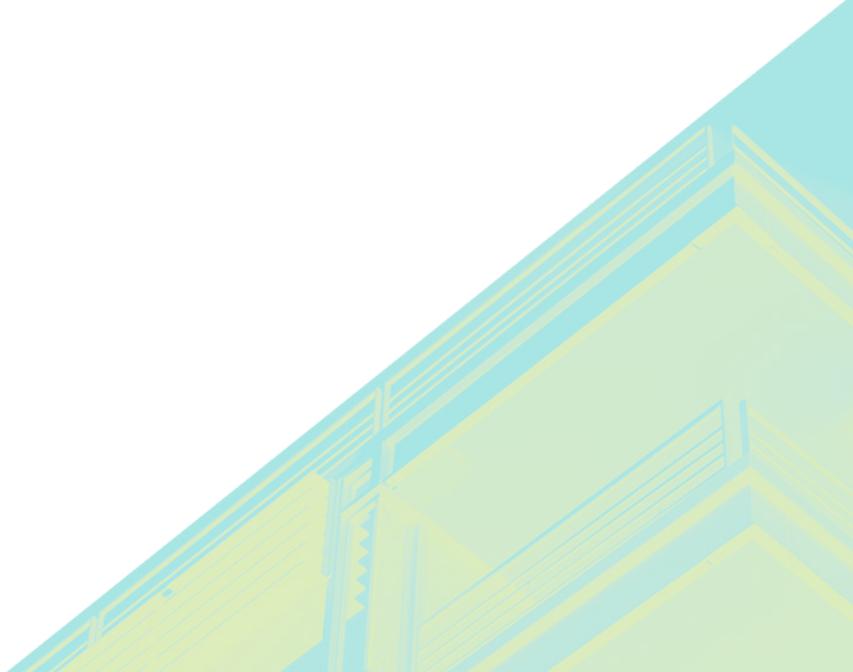
Generation Housing is proud to endorse this project and we look forward to seeing it built soon.

For any questions or concerns related to the content of this letter, please email our Policy Director Calum Weeks at calum@generationhousing.org.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jen Klose", is positioned above the printed name and title.

Jen Klose
Executive Director, Generation Housing



[EXTERNAL] 1650 W. Steele Lane

Gina Huntsinger [REDACTED]

Thu 1/19/2023 11:17 AM

To: McKay, Conor <CTMcKay@srcity.org>

Hi Connor,

As the Director of the Charles M. Schulz Museum & Research Center I want to make sure you have captured my comments about the 1650 W. Steele Lane Development. The City of Santa Rosa must truly consider the cultural arts corridor adjacent to this proposed development. The Schulz Museum, Snoopy's Home Ice, and the Children's Museum of Sonoma County attract hundreds of thousands of visitors locally, nationally, and internationally each year. While I support adding much needed housing, the plan for parking must be realistic to the needs of the area. The last thing anyone would want is that these visitors to Santa Rosa leave with a bad taste in their mouth because of congestion and parking issues, due to poor planning.

Thank you for taking my concerns as well the concerns of the other important visitor destinations in this area into account. This planning moment and decision is critical to the future of this area.

Sincerely yours,

Gina

Gina Huntsinger
Museum Director
Charles M. Schulz Museum
& Research Center
(707) 579-4452 #261



From: [Buckheit, Lani](#)
To: [Murray, Susie](#)
Cc: [McKay, Conor](#); [Palmer, Kyle](#)
Subject: Late Correspondence for W Steele Lane Apartments
Date: Tuesday, January 24, 2023 4:15:00 PM
Attachments: [Parking program description.pdf](#)
[Public Comments received between Jan 19th and Jan 24th Redacted.pdf](#)

Hi Susie,

Please see attached late correspondence, for Item 3.1, W Steele Lane Apartments for the Special Zoning Administrator meeting on January 25, 2023. These will also be added to the agenda.

Thank you,

Lani Buckheit | Administrative Secretary

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3226 | lbuckheit@srcity.org

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.



[EXTERNAL] 1650 W. Steele Lane

Gina Huntsinger [REDACTED] >

Thu 1/19/2023 11:17 AM

To: McKay, Conor <CTMcKay@srcity.org>

Hi Connor,

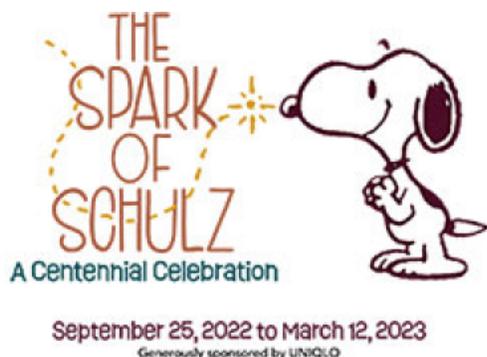
As the Director of the Charles M. Schulz Museum & Research Center I want to make sure you have captured my comments about the 1650 W. Steele Lane Development. The City of Santa Rosa must truly consider the cultural arts corridor adjacent to this proposed development. The Schulz Museum, Snoopy's Home Ice, and the Children's Museum of Sonoma County attract hundreds of thousands of visitors locally, nationally, and internationally each year. While I support adding much needed housing, the plan for parking must be realistic to the needs of the area. The last thing anyone would want is that these visitors to Santa Rosa leave with a bad taste in their mouth because of congestion and parking issues, due to poor planning.

Thank you for taking my concerns as well the concerns of the other important visitor destinations in this area into account. This planning moment and decision is critical to the future of this area.

Sincerely yours,

Gina

Gina Huntsinger
Museum Director
Charles M. Schulz Museum
& Research Center
[REDACTED]



[EXTERNAL] 1650 W. Steele Lane

[REDACTED] <[REDACTED]>

Thu 1/19/2023 12:39 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hello Conor,

Our commercial building is with the zone of this project. And we received a Notice of Public Hearing on it.

I see it was today, I had it scheduled as 1-31 for some reason.

It looks as if you and the developers are relying on, off street parking to fulfill your parking needs. 1 space per unit is not adequate as you know.

However, the street parking is 100% occupied during the times that we as humans, use parking spaces. (4:00 pm to 8:00 am)

This of course will push parking out to other surrounding businesses and projects such as The Snoopy Ice Arena, the Retail Strip Center to the East, and to a lesser extent, West Steele Ln. and other projects adjacent to the new projects at 1650 W. Steele Ln.

Development of the site is welcomed, but a parking and traffic snarl up is not.

Regards,

Mary Hvasta
Property Manager
Lennell Property Investments, LLC

[EXTERNAL] SR zoning administrative hearing, Jan 19, 2023. Re: 1650 W Steele Lane apartments

[REDACTED]
Thu 1/19/2023 9:21 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Barbara D. Gallagher [REDACTED]; Tamara Stanley [REDACTED]

Thank you for accepting this letter regarding the above project. I apologize that my comments on the call became garbled.

My interest involves a home I own at 1692 W Steele Lane, Snoopy's Home Ice, the Schulz Museum and 1, 3 and 5 Snoopy Place, and 2375 Hardies lane, the offices of Charles M Schulz Creative Associates.

This area is highly impacted with added automobile traffic due to our Ice Arena and Museum customers who might be there from 6 am to 10:30 pm.

There is virtually no street parking available on Steele Lane from Range Avenue to the Railroad Tracks.

I frequently count the available parking spaces from the tracks to the stop sign on Hardies Lane, mid day, and there might be 10 available spaces. Others taken by cars from the apartments on the south side of Steele Lane closer to R/R tracks.

There is NO parking on Range Ave near the proposed complex.

Weekend ice skaters have been known to fill parking on Hardies lane up to the creek.

Overnight parking is not allowed in the Museum or Arena parking lots.

In addition, Meadowbrook Ct., leading to several apartment buildings in the back, immediately behind the parcel under discussion, has cars parked all along the side during the day indicating a lack of adequate parking for the residents in those apartments.

In addition, for some time now, Hardies Lane has become attractive to motor homes parking for days at a time, and each of those motorhomes seem to have a couple of cars associated with it. It is my belief that the 'supplemental density bonus' requiring a 'Minor Conditional Use Permit' is completely inappropriate for this particular lot.

We understand the city's need for affordable housing. 1650 W Steele Lane, because lack of street parking, is not the right place.

Thank you for your attention

Jeannie

Visit my blog: <https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F>

<https://www.schulzmuseum.org/jeanschulz&data=05%7C01%7CCTMcKay%40srcity.org%7C90753583a2fa45841e2208dafaa62e21%7C0d511985462e4402a0b038e1dadf689e%7C1%7C0%7C638097888902170682%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=a649aaCLculDo1vBc0ogqklvTxR%2B6wTtIDwwH9Ya3c%3D&reserved=0>

“Take only what you need...do more than your share.”

Re: [EXTERNAL] 1650 W. Steele Lane Development

McKay, Conor <CTMcKay@srcity.org>

Tue 1/24/2023 10:09 AM

To: Tamara Stanley <[REDACTED]>

Hello Tamara,

Thank you for attending and making comments last week. Yes, the Zoom info and call-in number will be the same.

If the project was not requesting a density bonus, the maximum number of market-rate units that could be built at the property would be 17 units. The construction of multifamily housing is allowed by right, meaning multifamily is one of the primary uses that is envisioned for the site.

Please see the attached traffic study, which contains a description of parking requirements and parking demand management measures on PDF page 4-5.

Please let me know if you have any questions about any of this information.

Thanks again,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Tamara Stanley <[REDACTED]>**Sent:** Thursday, January 19, 2023 11:54 AM**To:** McKay, Conor <CTMcKay@srcity.org>**Subject:** [EXTERNAL] 1650 W. Steele Lane Development

Hello Conor!

Thank you for allowing us to make comments re: 1650 W. Steele today. We will also join the call on January 25th at 5pm. Is the call information the same?

I have been asked some questions re: the project and I was hoping we could schedule a time to talk or meet. Here are some of the questions:

- Without the 100% density bonus what is the property zoned for?
- Parking plan: would you please outline the parking plan for the development for our team to review? There has been some information shared that the developer is planning to do some creative parking programs that may cause additional street parking needs. As you heard from our comments, that would be detrimental to our campus businesses.
- I know I have asked before, but I cannot find the response – has a traffic study been done for this project?

We do appreciate your work in adding much-needed housing to the inventory in Santa Rosa. As you know, Snoopy's Home Ice has been a gathering place for our community for over 50 years. Not only do our Santa Rosa residents frequent our campus and make it their community gathering place but we also receive visitors from around the world on a daily basis. We regularly fill our parking lots and utilize our over-flow street parking. This this parking is additional restricted – beyond our homeless population utilizing street parking – our businesses will be negatively impacted.

Thank you for talking this realistic concern seriously so our campus can continue to thrive and support our community.

I look forward to hearing back from you!

Best, Tamara

Tamara Stanley (She/Her/Hers)
General Manager
Snoopy's Home Ice
707.546.7147 x206
1667 W. Steele Lane
Santa Rosa CA 95403



[EXTERNAL] 1650 West Steele Lane ZA Hearing, Parking

Ingrid Anderson <Ingrid@andersonarchplan.com>

Tue 1/24/2023 1:40 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: oneillsusa5@aol.com <oneillsusa5@aol.com>;dwhitlock@w-trans.com <dwhitlock@w-trans.com>;Jean Kapolchok <jkapolchok@sonomacountylanduse.com>;calum@generationhousing.org <calum@generationhousing.org>;Dennis Dalby <dennis@CivilDesignConsultants.com>

Hi Connor,

The project will manage parking, as a matter of standard procedure in apartment communities.

The details of how parking will be managed are below:

PARKING GUIDELINES & ENFORCEMENT

- 1. All parking is reserved for Tenant use only (including for their co-signers and guests, as available and designated), and only with display of a Parking Permit Placard ("Placard") provided to the Tenant by the Landlord.***
- 2. The Tenant agrees not to park in any area other than the Tenant's assigned parking stall(s).***
- 3. The Tenant acknowledges the number of parking permits they receive with their lease agreement, which is either zero (0) permits, one (1) permit, or two (2) permits.***
- 4. No tenant will be permitted to have more than two (2) parking permits.***
- 5. Co-Signers are not eligible to receive a parking permit separately from the permit(s) assigned to the Tenant.***
- 6. Parking stalls are unbundled and leased separately from the apartment dwelling at a separate rate in addition to the renting of the assigned residential unit.***
- 7. Parking in designated fire lanes, no parking zones, or parking in a stall not assigned to Tenant shall result in a parking violation fee and/or towing of the vehicle at the Tenant's expense.***
- 8. Vehicle and engine repairs are not allowed on the Premises.***
- 9. The Tenant agrees and understands they are responsible for ensuring that their guest(s) park outside of the designated 1650 West Steele Lane Apartments parking area, unless such guest(s) use the Placard assigned to the Tenant he/she is visiting.***
- 10. Tenant(s) and their guest(s) understand that their car may be towed if parked on the Premises without a Placard.***
- 11. The Tenant agrees to notify the Landlord's on-site Agent of any illegal or unauthorized vehicles.***
- 12. 1650 West Steele Lane Apartments, its agents, and/or an authorized third-party will perform daily inspection rounds of the onsite premises to ensure proper compliance with the 1650 West Steele Lane Apartments rules and regulations regarding vehicle parking.***

TENANT & GUEST PARKING OPTIONS

- 1. Each Tenant will be given the option at time of lease signing to be assigned one (1) parking stall.***
- 2. Should Tenant(s) reside in a higher occupancy unit (2+ bedrooms) and request more than one (1) parking stall, such Tenant(s) will be assigned a second stall, subject to availability.***
- 3. Under no circumstances will a Tenant be permitted to park more than two (2) vehicles on Premises.***
- 4. All other vehicles, Tenant or guest-owned or operated, must be parked off the Premises.***
- 5. Should a Tenant be assigned one or more parking stalls, their assigned Placard is to be clearly displayed in the front of the vehicle facing outward and visible from the exterior at all times while parked on the Premises.***
- 6. Failure to have the Placard clearly displayed in the vehicle will be deemed a violation of the lease agreement and will result in the vehicle being towed at the vehicle owner's expense.***
- 7. Should a Tenant require an accessible space, they will be permitted to use one of the two accessible spaces provided, at no extra cost above the regular fee charged to all tenants who desire parking***

privileges at the Premises, provided Tenant shows a valid state-issued accessible placard.

ONSITE & NEARBY VEHICLE ALTERNATIVES

1. **36 units will have an outdoor balcony, bicycle rack, or secure storage area in which to store bicycles.**
2. **Two short-term bicycle racks with eight spaces will be located onsite. Depending on resident interest, 1650 West Steele Lane Apartments is amenable to participating in an on-site bike rental program, which would further alleviate vehicle parking demand.**
3. **1650 West Steele Lane Apartments is located along Santa Rosa City bus Routes 6 and 10 , with a bus stop directly outside the onsite community open space area along West Steele Lane.**
4. **Routes 6 and 10 provide service between the Coddington Transit Hub and Shopping Center and the Santa Rosa Transit Mall Terminal.**
5. **Routes 6 and 10 operate Monday through Friday with approximately half-hour headways (Rt. 6) and 60 minute headways (Rt. 10) between 6:00 a.m. and 7:30 p.m.**
6. **On weekends, Routes 6 and 10 operate with approximately half-hour headways (Rt. 6) and 60 minute headways (Rt. 10) between 10:30 a.m. and 4:30 p.m.**
7. **Sonoma–Marin Area Rail Transit’s north Santa Rosa train station is less than ½ mile from the project and provides full commuter service from the neighborhood to Marin County and North Sonoma County.**
8. **The station is located on Guerneville Road 0.3 miles west of the Coddington Mall.**

Please give me any recommendations you and Staff have to add to the above.

Thank you,
Ingrid



Ingrid Anderson

Principal Architect

Anderson Architecture & Planning

Phone 707-523-7010 x103 Mobile 707-318-3162

Email: ingrid@andersonarchplan.com

4752 Stonehedge Dr., Santa Rosa, CA 95405

McKay, Conor <CTMcKay@srcity.org>

Sent: Tuesday, January 24, 2023 9:09 AM

To: ingrid@hedgpetharchitects.com; Nicholson, Amy <anicholson@srcity.org>; oneillsusa5@aol.com; 'Jean Kapolchok' <jkapolchok@sonomacountylanduse.com>

Cc: calum@generationhousing.org

Subject: Re: [EXTERNAL] 1650 West Steele Lane Apartments

Hello Ingrid, City Staff will be available to respond to City Code and process, and provide supporting logic for the findings present in the resolution.

I am hoping you will be prepared to discuss the details of your parking program, since we have learned that parking is the primary concern of the neighborhood. City Staff will discuss the State laws that limit our ability to require parking, but it would be helpful if you provided greater detail about the parking program so the community is more comfortable that the overall parking demand would be reduced as a result of the parking demand management measures.

I will also defer to your team on project-specific question that I am not able to answer.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

From: [Buckheit, Lani](#)
To: [Murray, Susie](#)
Cc: [McKay, Conor](#); [Palmer, Kyle](#)
Subject: Late Correspondence for W Steele Lane Apartments
Date: Tuesday, January 24, 2023 4:15:00 PM
Attachments: [Parking program description.pdf](#)
[Public Comments received between Jan 19th and Jan 24th Redacted.pdf](#)

Hi Susie,

Please see attached late correspondence, for Item 3.1, W Steele Lane Apartments for the Special Zoning Administrator meeting on January 25, 2023. These will also be added to the agenda.

Thank you,

Lani Buckheit | Administrative Secretary

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3226 | lbuckheit@srcity.org

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.



[EXTERNAL] 1650 W. Steele Lane

Gina Huntsinger [REDACTED] >

Thu 1/19/2023 11:17 AM

To: McKay, Conor <CTMcKay@srcity.org>

Hi Connor,

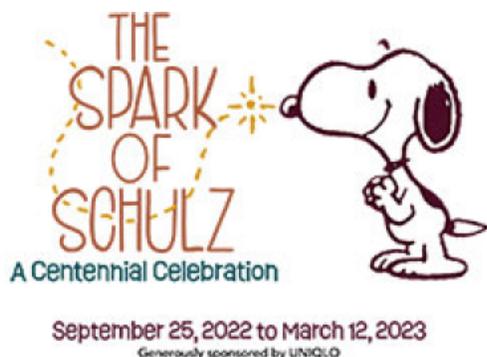
As the Director of the Charles M. Schulz Museum & Research Center I want to make sure you have captured my comments about the 1650 W. Steele Lane Development. The City of Santa Rosa must truly consider the cultural arts corridor adjacent to this proposed development. The Schulz Museum, Snoopy's Home Ice, and the Children's Museum of Sonoma County attract hundreds of thousands of visitors locally, nationally, and internationally each year. While I support adding much needed housing, the plan for parking must be realistic to the needs of the area. The last thing anyone would want is that these visitors to Santa Rosa leave with a bad taste in their mouth because of congestion and parking issues, due to poor planning.

Thank you for taking my concerns as well the concerns of the other important visitor destinations in this area into account. This planning moment and decision is critical to the future of this area.

Sincerely yours,

Gina

Gina Huntsinger
Museum Director
Charles M. Schulz Museum
& Research Center
[REDACTED]



[EXTERNAL] 1650 W. Steele Lane

[REDACTED] <[REDACTED]>

Thu 1/19/2023 12:39 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hello Conor,

Our commercial building is with the zone of this project. And we received a Notice of Public Hearing on it.

I see it was today, I had it scheduled as 1-31 for some reason.

It looks as if you and the developers are relying on, off street parking to fulfill your parking needs. 1 space per unit is not adequate as you know.

However, the street parking is 100% occupied during the times that we as humans, use parking spaces. (4:00 pm to 8:00 am)

This of course will push parking out to other surrounding businesses and projects such as The Snoopy Ice Arena, the Retail Strip Center to the East, and to a lesser extent, West Steele Ln. and other projects adjacent to the new projects at 1650 W. Steele Ln.

Development of the site is welcomed, but a parking and traffic snarl up is not.

Regards,

Mary Hvasta
Property Manager
Lennell Property Investments, LLC

[EXTERNAL] SR zoning administrative hearing, Jan 19, 2023. Re: 1650 W Steele Lane apartments

[REDACTED]
Thu 1/19/2023 9:21 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Barbara D. Gallagher [REDACTED]; Tamara Stanley [REDACTED]

Thank you for accepting this letter regarding the above project. I apologize that my comments on the call became garbled.

My interest involves a home I own at 1692 W Steele Lane, Snoopy's Home Ice, the Schulz Museum and 1, 3 and 5 Snoopy Place, and 2375 Hardies lane, the offices of Charles M Schulz Creative Associates.

This area is highly impacted with added automobile traffic due to our Ice Arena and Museum customers who might be there from 6 am to 10:30 pm.

There is virtually no street parking available on Steele Lane from Range Avenue to the Railroad Tracks.

I frequently count the available parking spaces from the tracks to the stop sign on Hardies Lane, mid day, and there might be 10 available spaces. Others taken by cars from the apartments on the south side of Steele Lane closer to R/R tracks.

There is NO parking on Range Ave near the proposed complex.

Weekend ice skaters have been known to fill parking on Hardies lane up to the creek.

Overnight parking is not allowed in the Museum or Arena parking lots.

In addition, Meadowbrook Ct., leading to several apartment buildings in the back, immediately behind the parcel under discussion, has cars parked all along the side during the day indicating a lack of adequate parking for the residents in those apartments.

In addition, for some time now, Hardies Lane has become attractive to motor homes parking for days at a time, and each of those motorhomes seem to have a couple of cars associated with it. It is my belief that the 'supplemental density bonus' requiring a 'Minor Conditional Use Permit' is completely inappropriate for this particular lot.

We understand the city's need for affordable housing. 1650 W Steele Lane, because lack of street parking, is not the right place.

Thank you for your attention

Jeannie

Visit my blog: <https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F>

<https://www.schulzmuseum.org/jeanschulz&data=05%7C01%7CCTMcKay%40srcity.org%7C90753583a2fa45841e2208dafaa62e21%7C0d511985462e4402a0b038e1dadf689e%7C1%7C0%7C638097888902170682%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=a649aaCLculDo1vBc0ogqklvTxR%2B6wTtIDwwH9Ya3c%3D&reserved=0>

“Take only what you need...do more than your share.”

Re: [EXTERNAL] 1650 W. Steele Lane Development

McKay, Conor <CTMcKay@srcity.org>

Tue 1/24/2023 10:09 AM

To: Tamara Stanley <[REDACTED]>

Hello Tamara,

Thank you for attending and making comments last week. Yes, the Zoom info and call-in number will be the same.

If the project was not requesting a density bonus, the maximum number of market-rate units that could be built at the property would be 17 units. The construction of multifamily housing is allowed by right, meaning multifamily is one of the primary uses that is envisioned for the site.

Please see the attached traffic study, which contains a description of parking requirements and parking demand management measures on PDF page 4-5.

Please let me know if you have any questions about any of this information.

Thanks again,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Tamara Stanley <[REDACTED]>**Sent:** Thursday, January 19, 2023 11:54 AM**To:** McKay, Conor <CTMcKay@srcity.org>**Subject:** [EXTERNAL] 1650 W. Steele Lane Development

Hello Conor!

Thank you for allowing us to make comments re: 1650 W. Steele today. We will also join the call on January 25th at 5pm. Is the call information the same?

I have been asked some questions re: the project and I was hoping we could schedule a time to talk or meet. Here are some of the questions:

- Without the 100% density bonus what is the property zoned for?
- Parking plan: would you please outline the parking plan for the development for our team to review? There has been some information shared that the developer is planning to do some creative parking programs that may cause additional street parking needs. As you heard from our comments, that would be detrimental to our campus businesses.
- I know I have asked before, but I cannot find the response – has a traffic study been done for this project?

We do appreciate your work in adding much-needed housing to the inventory in Santa Rosa. As you know, Snoopy's Home Ice has been a gathering place for our community for over 50 years. Not only do our Santa Rosa residents frequent our campus and make it their community gathering place but we also receive visitors from around the world on a daily basis. We regularly fill our parking lots and utilize our over-flow street parking. This this parking is additional restricted – beyond our homeless population utilizing street parking – our businesses will be negatively impacted.

Thank you for talking this realistic concern seriously so our campus can continue to thrive and support our community.

I look forward to hearing back from you!

Best, Tamara

Tamara Stanley (She/Her/Hers)
General Manager
Snoopy's Home Ice
707.546.7147 x206
1667 W. Steele Lane
Santa Rosa CA 95403



Fw: [EXTERNAL] Appeal notice of public hearing for May 23, 2023 on 1650 W. Steele Ln., Santa Rosa

McKay, Conor

Tue 5/23/2023 10:54 AM

To:City Council Public Comments <cc-comment@srcity.org>

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Helen Ripple <snookripple@gmail.com>

Sent: Tuesday, May 23, 2023 9:32 AM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] Appeal notice of public hearing for May 23, 2023 on 1650 W. Steele Ln., Santa Rosa
Comments:

As an owner of a duplex on Heidi Place I received a city notice for comment.

1. Historically the subject property with an R-3 zoning would have yielded 12-14 residential units/apartments.
2. Historically parking per unit would be: 1.5 spaces per 1 bedroom unit. And, 2.5 spaces per 2 bedroom unit.
3. Historically if all "36" purposed units are 1 bedroom, onsite parking would be 54 spaces not 36 parking spaces.
4. The new criteria for multiple units creates extreme density and lack of onsite parking, neighborhood cramming, security considerations, and risk for tenants in such an extreme dense environment. State and city approval need to address the reality of over-building on a 1 acre of infill that is surrounded by realistic onsite parking.
5. This neighborhood is predominately multiple-density units so onsite parking is critical. Yes, we need more housing and we also need prudent planning for the future.

Regards,

Pat Ripple

415 459-2899

Sent from my iPad

[EXTERNAL] Item 16.2 -- 1650 W STEELE LANE APARTMENTS APPEAL

Alexa Forrester <alexafortrester@gmail.com>

Mon 5/22/2023 5:01 PM

To:City Council Public Comments <cc-comment@srcity.org>

Dear Councilmembers,

I am writing to

urge you to follow the recommendation of the Zoning Administrator and the Planning and Economic Development Department and **deny the appeal to the West Steele Lane apartments and allow the project to move ahead as designed.**

This is a great project that will help toward all of Santa Rosa's goals. It should not be delayed.

Many thanks,

Alexa Forrester

Santa Rosa Resident



427 Mendocino Ave
Suite 100
Santa Rosa, CA 95404

(707) 900-4364
info@generationhousing.org

23 May 2023

Via email

Re: Support for 1650 West Steele Lane Apartments

Dear Mayor Rogers, Councilmembers, and staff:

We write today to express our **strongest support** for the Generation Housing endorsed project proposed at 1650 West Steele Lane. It's proximate to a major job center and a multitude of essential and non-essential amenities, transit-oriented, and it delivers 4 units (11% of total unit count) of Very Low-Income rental housing.

Our position on this project aligns with both the project applicant and the California Department of Housing and Community Development ("HCD") (see HCD's attached letter dated 5/15/23). Under the State Density Bonus Law ("SDBL"), this project would normally only be required to provide 18 parking spaces, since 11 percent of the units will be deed-restricted affordable to those earning very low incomes in the community (<\$59,400 for a household of four). However, with the advent of AB 2097, new housing development projects are **not legally required to provide any parking** for projects within a half-mile radius of a major transit stop.

Prior to this item being deliberated, it's important to note that the City Council will be approving on consent a report that captures the outputs from their goal setting session earlier this year. Not surprisingly, "Delivering housing for all" is top of their top goal for 2023-24. This project will aid in that effort.

To underscore the importance of this project and its future role in the community, we're including several data points that we have generated over the past couple of years.

- + Our report, "[Making the Rent: The Human Price of Housing Cost Burden](#)" determined that 40 percent of all renters are cost-burdened in Sonoma County. The report also shared the discovery that apartments are twice as common among families with young children than household without young children. In fact, one in 3 families with children 5 years old or younger live in an apartment.
- + Our [2022 State of Housing in Sonoma County](#) report illustrated that the City of Santa Rosa has roughly 2.5 low-wage jobs for every one affordable home. While this is better than most other jurisdictions in Sonoma County, it is still demonstrative of the powerful need for Santa Rosa to deliver more affordable housing to very low incomes families. This project has both a two-bedroom unit and a three-bedroom unit that will be deed-restricted affordable and ideal for a lower wage-earning family in the community.
- + Our [2023 State of Housing in Sonoma County](#) report spotlighted the fact that "Nine in 10 extremely low income and very low income renters are cost-



427 Mendocino Ave
Suite 100
Santa Rosa, CA 95404

(707) 900-4364
info@generationhousing.org

burdened.” Building more housing, and building smarter in the process, is paramount to reducing this cost burden and creating more sustainable outcomes.

Our organization envisions vibrant, sustainable communities, where everyone has an affordable place to call home. And yet, year over year, the share of people in Sonoma County with children 18 years or younger continues to decline. The solution – build more, more diverse, and more affordable housing. This project does all of that.

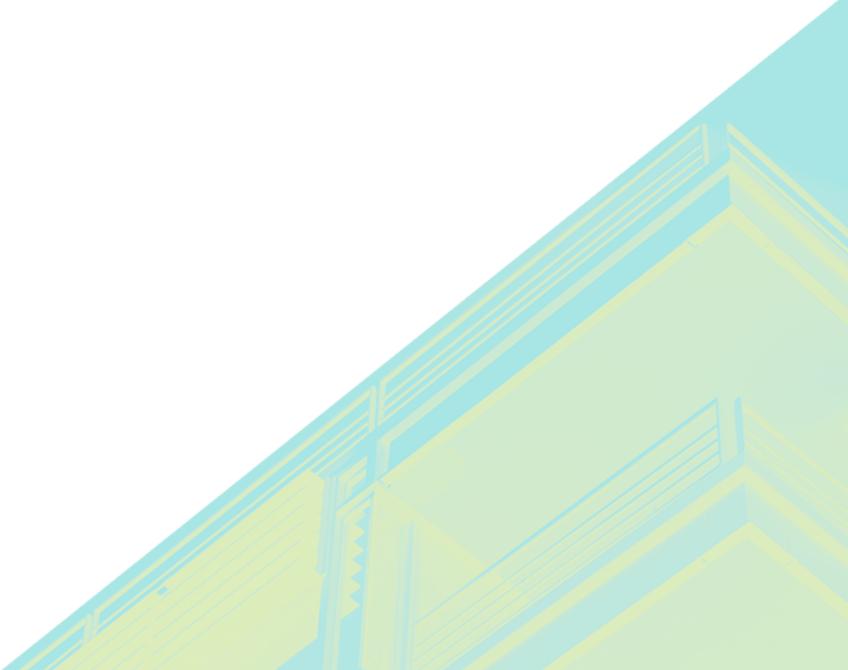
We urge the City Council to deny the appeal and uphold the decision rendered by the Zoning Administrator.

As always, thank you for your service and dedication to the residents of Santa Rosa.

Respectfully,

Stephanie Bowen

Stephanie Picard Bowen
Deputy Director, Generation Housing



Support Transit-Oriented and Mixed-Income Housing

Evan Wiig

Postal Code: 95405

Email Address: emwiig@gmail.com

Date of Submission: Mon, 05/22/2023 - 16:43

Submission Letter:

My name is Evan and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Joann Ellis

Postal Code: 95404

Email Address: msjoannellis@yahoo.com

Date of Submission: Mon, 05/22/2023 - 13:20

Submission Letter:

My name is Joann Ellis Joann and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Paula Fogarty

Postal Code: 95409

Email Address: fogarty830@aol.com

Date of Submission: Mon, 05/22/2023 - 11:44

Submission Letter:

My name is Paula and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Danny Toub

Postal Code: 95404

Email Address: dannytoub@gmail.com

Date of Submission: Fri, 05/19/2023 - 19:06

Submission Letter:

My name is Danny and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Stephanie Bedolla

Postal Code: 95492

Email Address: stephanie.bedolla@gmail.com

Date of Submission: Fri, 05/19/2023 - 18:00

Submission Letter:

My name is Stephanie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Jennie Schultz

Postal Code: 95403

Email Address: jgrace17@sbcglobal.net

Date of Submission: Fri, 05/19/2023 - 15:49

Submission Letter:

My name is Jennie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Autumn Buss

Postal Code: 95404

Email Address: autumn@ecobunny.org

Date of Submission: Fri, 05/19/2023 - 06:53

Submission Letter:

My name is Autumn and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Thomas Kuhn

Postal Code: 95472

Email Address: tok829@gmail.com

Date of Submission: Thu, 05/18/2023 - 19:53

Submission Letter:

My name is Thomas and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Lauren Taylor

Postal Code: 95404

Email Address: Ltaylor@burbankhousing.org

Date of Submission: Thu, 05/18/2023 - 17:48

Submission Letter:

My name is Lauren and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Karen Moncay

Postal Code:

Email Address: karen_moncayo@comcast.net

Date of Submission: Thu, 05/18/2023 - 17:31

Submission Letter:

My name is Karen and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Jacob Rich

Postal Code: 95401

Email Address: jerichsalud@gmail.com

Date of Submission: Thu, 05/18/2023 - 16:40

Submission Letter:

My name is Jacob and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Karen Martin

Postal Code: 95409

Email Address: khm95409@yahoo.com

Date of Submission: Thu, 05/18/2023 - 16:28

Submission Letter:

My name is Karen and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Volker Strifler

Postal Code: 95407

Email Address: info@volkerstrifler.com

Date of Submission: Thu, 05/18/2023 - 16:26

Submission Letter:

My name is Volker_Strifler and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Alison Dykstra

Postal Code: 95404

Email Address: adykstra@sonic.net

Date of Submission: Thu, 05/18/2023 - 16:22

Submission Letter:

My name is Alison and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Julie Heredia

Postal Code: 95407

Email Address: jheredia@burbankhousing.org

Date of Submission: Thu, 05/18/2023 - 16:17

Submission Letter:

My name is Julie Heredia and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Elece Hempel

Postal Code: 94954

Email Address: elece@petalumapeople.org

Date of Submission: Thu, 05/18/2023 - 16:06

Submission Letter:

My name is Elece and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Sheryl Pope

Postal Code: 95407

Email Address: SPope@burbankhousing.org

Date of Submission: Thu, 05/18/2023 - 15:54

Submission Letter:

My name is Sheryl and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Patrick Montgomery

Postal Code: 95404

Email Address: patrick.montgomery411@gmail.com

Date of Submission: Thu, 05/18/2023 - 15:51

Submission Letter:

My name is Patrick and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Bryce Jones

Postal Code: 95441

Email Address: howellmountainfarms@gmail.com

Date of Submission: Thu, 05/18/2023 - 15:49

Submission Letter:

My name is Bryce and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Jack Robertson

Postal Code: 94901

Email Address: jack@tableaudev.com

Date of Submission: Thu, 05/18/2023 - 15:41

Submission Letter:

My name is Jack and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Cynthia Murray

Postal Code: 94954

Email Address: cmurray@northbayleadership.org

Date of Submission: Thu, 05/18/2023 - 15:28

Submission Letter:

My name is Cynthia and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Belinda Fernandez

Postal Code: 95404

Email Address: b@studiob-creative.com

Date of Submission: Thu, 05/18/2023 - 15:26

Submission Letter:

My name is Belinda and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Tamara Murrell

Postal Code: 95436

Email Address: tlm458@sonic.net

Date of Submission: Thu, 05/18/2023 - 15:21

Submission Letter:

My name is Tamara and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Robin Stephani

Postal Code: 95472-9156

Email Address: robin@8thwave.co

Date of Submission: Thu, 05/18/2023 - 15:16

Submission Letter:

My name is Robin and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Paul Fritz

Postal Code: 95473

Email Address: paul@fritzarchitecture.com

Date of Submission: Thu, 05/18/2023 - 15:14

Submission Letter:

My name is Paul and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Kimberly Bender

Postal Code: 95488

Email Address: kbender@healthcarefoundation.net

Date of Submission: Thu, 05/18/2023 - 15:12

Submission Letter:

My name is Kimberly and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Teresa Franklin

Postal Code: 95401

Email Address: tfranklin@sonic.net

Date of Submission: Thu, 05/18/2023 - 15:04

Submission Letter:

My name is Teresa and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Jim Henderson

Postal Code: 95403

Email Address: cardinalhendy@gmail.com

Date of Submission: Thu, 05/18/2023 - 15:04

Submission Letter:

My name is Jim and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Ani Weaver

Postal Code: 95409

Email Address: ani@lavoze.us.com

Date of Submission: Thu, 05/18/2023 - 15:02

Submission Letter:

My name is Ani and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Ryan Sonneville

Postal Code: 95403

Email Address: rrsonneville@gmail.com

Date of Submission: Thu, 05/18/2023 - 15:01

Submission Letter:

My name is Ryan Sonneville and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Sincerely,
Ryan Sonneville

Support Transit-Oriented and Mixed-Income Housing

Jim Neary

Postal Code: 95405

Email Address: jfneary@sbcglobal.net

Date of Submission: Thu, 05/18/2023 - 15:00

Submission Letter:

My name is Jim and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Trini Amador Amador

Postal Code: 95448

Email Address: tamador@bhccconsulting.com

Date of Submission: Thu, 05/18/2023 - 14:55

Submission Letter:

My name is Trini Amador and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Frederick Allebach

Postal Code: 95487

Email Address: fallebach@gmail.com

Date of Submission: Thu, 05/18/2023 - 14:45

Submission Letter:

My name is Frederick and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Joshua Shipper

Postal Code: 95404

Email Address: joshua.shipper@gmail.com

Date of Submission: Thu, 05/18/2023 - 13:07

Submission Letter:

My name is Joshua and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Abby Torrez

Postal Code: 94928

Email Address: abby@generationhousing.org

Date of Submission: Thu, 05/18/2023 - 12:06

Submission Letter:

My name is Abby and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Stephanie Picard Bowen

Postal Code: 95404

Email Address: stephanie@generationhousing.org

Date of Submission: Thu, 05/18/2023 - 11:59

Submission Letter:

My name is Stephanie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Re: [EXTERNAL] Status of 1650 W Steele Ln Project?

Michael F McCauley <bigbirdprimo@hotmail.com>

Fri 7/14/2023 2:02 PM

To: McKay, Conor <CTMcKay@srcity.org>

Speedy reply, Conor. Thanks. I'll look for that post card with details about the August meeting.

I confess I am more than a little curious about why the Council continued the project review, basically taking no action until the August meeting. You probably can't respond to that question. But I'm just wondering whether there might be action at the August meeting. Again, I know you can't predict that.

It's just that this project has been under consideration for what, a year or more. Pandemic, of course, messed with Council meetings and schedules. And, too, there are neighborhood concerns, as you know from the emails you've received. I'm surmising basic problems beyond delay, delay, delay. But that's skeptical me.

Never mind. I appreciate your speedy reply, as I said. Thanks again.

Michael

"Until we are all free, we are none of us free."
— Emma Lazarus

From: McKay, Conor <CTMcKay@srcity.org>
Sent: Friday, July 14, 2023 1:51 PM
To: Michael F McCauley <bigbirdprimo@hotmail.com>
Subject: Re: [EXTERNAL] Status of 1650 W Steele Ln Project?

Hello Michael,

Thank you for reaching out. The item was continued by the Council on May 23rd, meaning no action was taken. The project is scheduled for Council review at their August 8th meeting. You will receive a postcard in the mail if your home is within the noticing radius (1,200 feet of the site). The on-site sign has been, or will be, updated with the new meeting date. The zoom and call-in information, as well as the location of the meeting, will remain the same.

Please let me know if you have any questions about the project. I would be happy to answer.

Thanks,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#), which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Michael F McCauley <bigbirdprimo@hotmail.com>

Sent: Friday, July 14, 2023 1:44 PM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] Status of 1650 W Steele Ln Project?

Hello Conor,

I have lost touch with the proposed project at 1650 W Steele Ln. I wasn't able to attend the May 23 meeting. I tried to access the minutes online, but went down a rabbit hole instead. YIKES!

Any status or update to report on this project. Just curious. It's my neighborhood, after all.

Thanks,
Michael

"Until we are all free, we are none of us free."
— Emma Lazarus

Re: [EXTERNAL] Vacant property at 1650 West Steele Ln.

Betsy Anderson <tooter3@sbcglobal.net>

Mon 6/19/2023 3:26 PM

To: McKay, Conor <CTMcKay@srcity.org>

Thank you for your reply. I appreciate the apology for the delay in getting back to me.

I am aware that the city does not own the property. My point in stating about having your email and not having to contact the city was because we've always had to go through the city website to report the property needed to be cleaned up. I do believe whoever owns the property is responsible for cleaning it up whether or not if they will be building on it. I will just report the abandoned and dangerously high dry weeds through the correct channels through the city of Santa Rosa. You haven't addressed that the current property owners, who are trying to build at 1650, have any intention of maintaining the lot.

Also, thank you for the update of when the next meeting will happen. We will all be grateful when we can come to a conclusion and the vacant lot will be cleared and no longer susceptible to the problems it's had through the years.

Betsy Anderson

Sent from my iPhone

On Jun 19, 2023, at 12:16 PM, McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Betsy, apologies for the delayed response and I appreciate you reaching out.

The City does not own the property - but is managing the permitting process for an application to develop the currently vacant site with 36 units of multifamily housing.

If the project is approved by Council on their August 8th hearing date, the applicant will be required to clean up and secure the site as part of the construction process. If the site is developed, improvements to the derelict structures will also be required and the weeds completely cleared. The proposal includes a landscaping plan that proposes to remove some trees and replace them with new trees and shrubs that will look much better than overgrown weeds.

Please let me know if you have any further questions or comments.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

email signature cropped

[<Outlook-i4ipw2yd.png>](#)

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada [aquí](#). Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a

permitsubmittal@srcity.org.

From: Betsy Anderson <tooter3@sbcglobal.net>
Sent: Tuesday, June 6, 2023 6:22 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] Vacant property at 1650 West Steele Ln.

I am a neighbor and a property owner near your property on W. Steele Ln. across from the Schulz Ice Arena
I am forwarding these photos to you to notify you of several items.

1. Now that we have a direct email address to address the overgrown weeds, it saves us time from having to hassle with the paperwork going through the city of Santa Rosa through the years of you owning this property. Several of my neighbors have shared the burden of having to report the overgrown lot of weeds and overgrowth inside the fence and in the parking along the street. The look of an abandoned property encourages people to drop their trash and live in the depths of the weeds.
2. I'm providing you photos of broken down fences and another home encampment that has developed. We've seen people come in and out of your property for months through the hole in the metal fence. This indicates to us that you never check on your property and have let it continue to be an eyesore.
3. Having an abandoned look to a vacant lot in our neighborhood drastically brings down our property values.
4. On the other side of the broken down wood and metal fence in the adjacent parking lot to the small strip mall, I continue to see increasingly questionable activity with people parking their vehicles going in and out of the broken fence and continue to hang out until someone appears back at their car and it looks to me like drug deals are happening. I've also walked by and have her to horn beep and someone comes out of the fenced area.

It's time to pay attention to your property and clean it up

Tonight while walking by, I saw someone that appeared to be trying to get a camp stove started back in the weeds. I'm attaching the best photo I could get. I've reported this activity of possible fire use in a high weeded area to the fire department

Please respond immediately.

I'm attaching BCC emails to my neighbors at various addresses in this neighborhood

I will also be forwarding this email and your response to the Director of the Schulz Museum

Please help us by cleaning of our neighborhood and not adding to more problems arising.

<image0.jpeg>

<image1.jpeg>

<image2.jpeg>

<image3.jpeg>

Sent from my iPhone

[EXTERNAL] Support for 1650 west Steele Lane

Janelle Black <jnelblack@gmail.com>

Tue 5/23/2023 6:21 AM

To:City Council Public Comments <cc-comment@srcity.org>

Hi, I'd like to voice my support for the project at 1650 West Steele Lane. Santa Rosa has a major housing crisis, and transit oriented projects such as this are exactly what we need to become less reliant on cars and provide affordable housing for more people who desperately need it. Please consider approving this project without an EIR requirement: this fits into Santa Rosa's vision and general plan, and does not need additional red tape or delay.

Thank you,

Janelle Black

1046 Ruby Court in Santa Rosa

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] 1650 West Steele Lane
Date: Monday, May 22, 2023 8:06:18 AM

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Janice Shipley <[REDACTED]>
Sent: Monday, May 15, 2023 3:54 PM
To: McKay, Conor <CTMckay@srcity.org>
Cc: Les Shipley <[REDACTED]>
Subject: [EXTERNAL] 1650 West Steele Lane

Dear Mr. McKay,

Thank you for the post card notice about a hearing on the proposed apartment building at 1650 West Steele Lane. I understand there is an objection by the Schulz Creative Associates due especially to the "much-reduced parking for the project." I agree with Schulz Associates as I believe their property would be impacted by apartment resident excess cars and visitor vehicles, etc. parking on their property. I am also concerned with the amount of traffic that would impact West Steele Lane, especially due to activities not only at the Schulz property but also at the Childrens' Museum. Having frequented both of these venues, I can attest to the difficulty it often is to find a break in traffic when trying to leave the skating rink or Childrens' Museum, as there is only one lane traffic in each direction.

My husband and I have a business on Guerneville Road and the traffic there is already very impacted due to Coddington businesses, and depending on the time of day, traffic stops due to rush hour as well as SMART train barricades when the trains pass through. Adding more traffic to that congested area would create hardships for current residents and businesses.

I would like to suggest that a three story building may be more than this already congested area can accommodate. Decreasing the building to one or two stories but retaining the 36 parking spaces would seem more appropriate for that area. Widening the road around its entrance would also help. Will there be an emergency/fire exit as well? I only see one possible roadway in/out.

Thank you for your attention,

Janice Shipley

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] Comments re: 1650 W Steele Lane Apartments
Date: Monday, May 22, 2023 8:06:20 AM

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Jennifer Maniscalco [REDACTED] >
Sent: Tuesday, May 16, 2023 8:36 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] Comments re: 1650 W Steele Lane Apartments

I could not agree more with the appeal from the Charles M Schulz Creative Associates regarding the planned apartments at 1650 W Steele Lane Apartments.

I live at 2167 Meadowbrook Ct and parking is already horrendous. Our guest parking lot is already filled with neighbors from the street that don't live here. The street is always filled with cars. I worry about how many people will park in our lot if there aren't more spaces for 1650 W Steele Lane Apartments.

Traffic is also an issue, and I implore you to come on a normal weekday and see how bad it can be. Some days, it can take several minutes to be able to pull out safely onto Steele Ln. I worry about how much worse that will be without properly updating the road and intersection.

Thank you for acknowledging these concerns on behalf of the residents in the condos on Meadowbrook Ct.

Jennifer Maniscalco

Sent from my iPhone

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] 1650 W Steele Lane Apartments (Appeal)
Date: Monday, May 22, 2023 8:06:26 AM

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted 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.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Erika Schnur <[REDACTED]>
Sent: Wednesday, May 17, 2023 1:46 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] 1650 W Steele Lane Apartments (Appeal)

Hello Conor,

My name is Erika and I live just down the street from this proposed project.

My concerns are that there will not be enough parking for the total amount of units being built. If you haven't been down to this side of town, there is already a lack of parking for the existing complexes, and many people's cars are lined up and down the streets. Where I live, people park in no parking zones even! In order to afford the rental costs, many families have multiple cars due to multiple people having to work and even if we want people to use public transit, let's be honest, they aren't in the capacity needed.

This brings me to my next concern: extra traffic at our intersections. Most mornings when I drive to work, the lights are so poorly timed, that anywhere from 3-6 people run the red lights. When making a left from Steele Way onto Guerneville Road, only 2 cars can make it through that light cycle without running it.

It would be nice if our city fixed current issues before adding more congestion to this area. And 36 parking spaces is not enough for 36 units.

Thank you for reading my concerns and comments.

Erika Thayer

Sent from my iPhone

From: [Leah Halper](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Steele Lane project: please fast track this project and don't let an appeal slow it down
Date: Monday, May 22, 2023 11:35:43 AM

Dear City Council members,

I urge you to favor expedited progress on the 1650 West Steele Lane project already approved by the zoning administrator. Adding 36 units for mixed income residents is necessary and overdue; while only four are for very-low income residents, this project is a step in the right direction. Please don't let naysayers slow it down, as the project meets many objectives the council has set for itself. It's near transit, is infill development, has access to critical shopping, and is appropriate to the needs of people at different income levels.

If you don't let a good project like this go forward, how will we ever meet state housing requirements and, more importantly, help people here who urgently need good housing?

Leah Halper
Santa Rosa resident

From: [Adrian Covert](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Agenda Item 16.2 (1650 West Steele Lane)
Date: Monday, May 22, 2023 1:02:29 PM

Greetings Councilmembers,

I write to express my support for the proposed housing development at 1650 West Steele Lane. Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis. 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs. Appellants' objections over insufficient parking are neither credible (the project will provide 36 new parking spaces, just three shy of meeting full projected demand) nor relevant as parking requirements are eligible grounds for appeal under state law re AB 2079. I respectfully request Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Sincerely,

Adrian Covert
Santa Rosa YIMBY (West End)



From: evergmc@aol.com
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 West Steele Lane HOUSING PROJECT
Date: Monday, May 22, 2023 1:06:47 PM

Dear City of Santa Rosa Clerk.

I support this housing project and oppose the appeal using CEQA to try to block this important housing project.

- Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis.
- 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs.
- Appellants' objections over insufficient parking are not eligible grounds for appeal under state law.
- I urge the Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Sincerely,
Scott Mendelsohn
Santa Rosa Resident

From: [tomhelm](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 West Steele Lane
Date: Monday, May 22, 2023 1:39:00 PM

Dear Councilmembers,

Please deny the appeal of the proposed development at 1650 West Steele Lane.

- Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis.
- 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs.

Thank you.

Tom Helm

[REDACTED]

Santa Rosa CA 95409

Sent from my Galaxy

From: [Samantha Feld](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Public comment - 1650 W Steele Lane
Date: Monday, May 22, 2023 1:40:48 PM

Hello City Council members,

I am a resident of Santa Rosa and would like to express support for the new housing development at 1650 W Steele Lane. This project will provide 36 critically needed units, near services and public transit, addressing Santa Rosa's housing and homelessness crisis, while also tackling the climate crisis. These are exactly the types of projects Santa Rosa needs to meet the needs of our community. The objections raised about parking spaces are not eligible grounds for appeal per state law. I strongly urge the Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Thank you for your consideration,

Samantha Feld
Santa Rosa, CA

From: [Jacob Rich](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Approve 1650 West Steel Lane
Date: Monday, May 22, 2023 2:11:54 PM

Dear Council Members,

The 36 apartments at 1650 West Steele Lane will provide housing within walking distance from Coddington Mall and the North Santa Rosa SMART station.

Not requiring parking for new developments in transit and service dense areas makes it cheaper and easier to build housing that helps to address the housing shortage and climate crisis. The parking as presented in the project with 36 parking spots meets the requirements of state law.

Please reject the appeal.

Thank you!

Jacob Rich

From: [Kevin Anderson](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 West Steele Lane
Date: Monday, May 22, 2023 3:24:14 PM

Greetings City Council,

Please pass this one through. The talk of parking from the small but vocal opposition group is understandable but at this point when are we going to build for a future not dominated by automobiles. Do you have a vision in mind for a more equitable, healthier, more people-friendly city? I see Santa Rosa as having the potential to be a world class city, but we need our new developments to reflect the future we want to live in; this is an opportunity.

Here are some other reasons to pass this project through:

- Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis.
- 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs.
- Appellants' objections over insufficient parking are not eligible grounds for appeal under state law.
- I urge the Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Thanks!

In gratitude and hope,
Kevin Anderson

Kevin Anderson (he/they)

"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities." -Socrates

From: [Nick Eckenwiler](#)
To: [_CityCouncilListPublic](#); [City Council Public Comments](#)
Cc: hi@calhdf.org
Subject: [EXTERNAL] Agenda Item 16.2 at Tomorrow's Meeting
Date: Monday, May 22, 2023 4:50:37 PM
Attachments: [Santa Rosa - 1650 W. Steele Lane - HAA Letter.pdf](#)

Good evening,

Please see attached for CalHDF's comment on agenda item 16.2 at tomorrow's city council meeting, an appeal regarding a proposed residential development at 1650 W. Steele Lane. Thank you!

--

Nicholas Eckenwiler
Legal Fellow





May 22, 2023

**City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404**

Re: Proposed Housing Development at 1650 W. Steele Lane

By email: citycouncil@srcity.org; cc-comment@srcity.org

Dear Santa Rosa City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter as a public comment on agenda item 16.2 at tonight’s meeting. Specifically, CalHDF writes to remind the City Council of its obligation to abide by all relevant state housing laws when evaluating the appeal regarding the proposed housing development project at 1650 W. Steele Lane (the “project”). The Housing Accountability Act (Gov. Code § 65589.5; the “HAA”) requires approval of housing development projects that comply with all objective general plan, zoning, subdivision, and design standards unless findings can be made regarding specific, objective, written health and safety hazards.

As staff notes in their report, the proposed development complies with objective local land use rules, including the City’s General Plan and Zoning Code. (Increases in the project’s size and waivers and/or concessions requested pursuant to the Density Bonus Law (Gov. Code §§ 65915 et seq.) do not constitute violations of these rules or standards.) The HAA’s protections therefore apply, and the City must not reject the project, except based on health and safety standards, as outlined above.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue and new customers to local businesses, and it will reduce displacement of existing residents. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development at 1650 W. Steele Lane is a step in the right direction.

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

CalHDF, formerly known as the California Renters Legal Advocacy and Education Fund, or “CaRLA,” is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal stroke extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in blue ink, appearing to read 'Courtney Welch', with a stylized, cursive script.

Courtney Welch
CalHDF Director of Planning and Investigation

From: A F <aafiorini@gmail.com>
Sent: Wednesday, May 24, 2023 3:13 PM
To: City Council Public Comments <cc-comment@srcity.org>
Subject: [EXTERNAL] 1650 West Steel Lane

Hi there,

I am sorry I missed yesterday's meeting, but I wondered if I might still provide supportive commentary for the housing project at 1650 West Steel Lane?

I think 1650 West Steel Lane is a great spot for higher density housing. There is so much to walk to in this neighborhood, from grocery stores, restaurants, shops, and community destinations like the museum and library. So much of Santa Rosa is just a short bike, bus, or train ride away from this location as well! This is a smart, sustainable location to build up some of our sorely needed housing stock--walkable and right in the thick of things.

Thank you for your consideration,
Alexandria
