

From: [Dee Iverson](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] Aviara Affordable Housing
Date: Monday, October 18, 2021 4:12:58 PM

The amount of on-site parking that has been provided for the proposed Aviara apartments is absolutely ridiculous. You have to be aware that the number of vehicles that will be driven by the habitats of those apartments will be triple the number that's being provided.

The overflow of vehicles will flood the streets and parking lot surrounding this complex and adversely affect the homes and businesses adjoining these apartments.

I realize YOU don't live on any of the adjoining streets so you could care less!

The amount of speeding cars that currently drive to the school to drop off their kids is unbelievable. And there are a totally inadequate or non existing number of STOP signs at the intersections surrounding Helen Lehman elementary school.

I have no problem with Affordable Housing but the number people that will be jammed into this small area will be making major traffic problem.

WOW!

Sincerely,

Dee Iverson, a resident of the neighborhood.

From: [Judy Ervice](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] Aviara and another question
Date: Sunday, November 14, 2021 1:51:19 PM

Hi Susie,

Wondering if you have any idea when the next hearing for Aviara might be? Wanting to have our ducks in a row to be ready.

Also, not sure if you can answer this but perhaps you can't tell me who can. The neighbor directly behind us has a very large property. There are currently three houses on the property..one in front, one in the back and two on the side along with a very large motor home that is there permanently.

Given the new state law loosening permits for multiple-family dwellings, we are concerned about what else he might add to his property. He is a very difficult person....actually threatened me at one point over a fence issue. His address is 1278 Ridley. Can you tell me what else he might be allowed to build? We are seriously considering a move, given the across the street neighbor problem, Aviara and the possibility that the property on Ridley could be expanded.

Thanks very much,

Judy Ervice

Be the Light, Be the Change.

From: [Tina Montgomery](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] Aviara Apartments
Date: Monday, October 18, 2021 7:30:16 PM

Hi Susie

I received a postcard regarding Aviara Apartments and I have questions about the walnut trees on the property. This orchard of walnut trees has been a source of food for birds and animals in the neighborhood (and from beyond) for at least the past eight years that we have lived here. I am wondering if any of the trees will remain on the property or if anything will be done to compensate them for removing their food source. I am afraid that the birds and animals that depend on this food source will resort to invading our yard with its mere three walnut trees. Please let me know if you can answer this or if I need to read the application materials.

Thank you.

Tina Montgomery
1278 Ridley Ave
Santa Rosa, CA 95401

From: [Judy Ervice](#)
To: [Murray, Susie](#)
Cc: [Greg Ervice](#)
Subject: [EXTERNAL] Aviara Project
Date: Tuesday, August 17, 2021 7:56:15 PM

Dear Ms. Murray,

A neighbor, my husband and I walked several blocks in our neighborhood last night to encourage people to attend the meetings this week for the project at 1385 College Ave.

We have only lived here 5 years and really only know our immediate neighbors.

We were appalled to discover how many of our neighbors, who will be seriously impacted by the parking situation with this development, #1, speak English as a second language and some of them clearly couldn't understand the issues and #2 have no idea how to access Zoom.

The postcard that notified us of these meetings is only written in English and has zero instructions about how to access Zoom. And even if they could access Zoom, without translation services they could not participate in the virtual meeting.

This seems completely unfair and keeps a large number of people who will be directly impacted by apartment residents parking on our street from having their opinions heard.

This is all completely unacceptable (and is it even legal?) and we are asking you to delay these meetings until there is a remedy for these problems.

Judy and Greg Ervice
1239 Manhattan Way
Santa Rosa, CA 95401
707-308-4142

Be the light. Be the change.

From: judy.ervice@gmail.com
To: [Murray, Susie](#)
Subject: [EXTERNAL] Aviara
Date: Thursday, August 26, 2021 8:16:05 PM

Hi Susie,

We would like to have the names and addresses of the developers from McKellar McGowan who were at the design review board mtg in August 19.

We'd also like the name of the property mgmt company and the name and address of their representative who was also in that meeting.

Lastly, can you provide or tell us where to get the names and locations of affordable apartments built in Santa Rosa in the past 4-5 yrs?

Thank you.

Judy and Greg Ervice
Manhattan Way

Be the light. Be the change.

From: [Jason Clough](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] 1385 West College- Aviara
Date: Wednesday, October 20, 2021 10:45:47 AM

Hi Susie,

I have a question and concerns about the impacts of this project on the surrounding residents.

Has the property been inspected for rodent infestation or other pests? I ask this because what happens if the demolition begins and possibly hundreds of rodents disperse to find shelter and food sources? An example would be the homeless encampments at Farmers Ln/BV road and the other at Joe Radota Trail.

The surrounding residents at both location were impacted and we all know that these creatures can spread disease and cause property damage.

Is this site going to be thoroughly inspected, eradicated and cleared prior to demolition? Recently a home in Santa Rosa was found to have over 100 venomous snakes hidden beneath.

I have shared stories with the late gentleman who owned the property who was born and died in the house a my neighbor knew him personally. I'm sure he would not want to have this happen to his neighbors.

I sure wish I was able to walk through the property while he was alive. I think he said he was born there in 1929.

Thank you for your time to address this concern and let me know if there are other people I need to contact to express my concern.

Jason

From: [Jean H](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] Fwd: Aviara
Date: Friday, August 20, 2021 4:04:01 PM

Begin forwarded message:

From: Jean H <jheben@gmail.com>
Date: August 20, 2021 at 3:35:50 PM PDT
Cc: crogers@srcity.org
Subject: Aviara

Dear Susie Murray and Chris Rogers,

In regards to the proposed Aviara project, the high density low income housing project at 1385 West College Avenue next to Safeway and backing up to single family homes on Manhattan Way, could you please send me all related documents. Maps and descriptions from the developers, meeting notes and names of participants including the McKellar McGowen group, neighbors and their comments. I was unable to join in the zoom discussion on my iPhone because I didn't receive an unmute option.

Many neighbors that were unable to attend the meeting would like a chance to review all materials up to this point.

Especially planning commission information. Why were the neighbors not notified of said laws relegating size of buildings and project density? On what date and by what process was the proposed rules for development set up? It appears that it was conveniently fast tracked without proper notification for homeowners who will be negatively impacted.

It looks like about 25 healthy large mature trees will be mitigated, while you water the 100 more small new plants and trees. Seems like a water concern.? We have currently have large flocks of crows that use these trees for their habitat and feeding.

Where do we stand in relation to the project at this time?

What are the next steps?

Will there be any room for future forums on this matter?

When can we expect answers to the current concerns brought up in the last 2 meetings?

Additionally I was shocked to hear about another proposed project at the end of Ridley! The notification of 600 feet seems convenient for you but not for homeowners who must contend with traffic. Manhattan and Ridley are the 2 connector roads between West Collage and Guernville Road. While traffic is a great concern for the neighbors of the Aviara project, we learn of another

development at the other end of Ridley which will further double the traffic concerns that impact this neighborhood.

It was brought to my attention that this project is well underway and there is nothing we can do to stop this. We as a group of tax paying neighbors are extremely concerned.

Since your group from the city of Santa Rosa and the developers are agreed on your goals and plans, it seems as though the Neighbors are left without proper representation.

Thank you for your time and attention to this matter.

Sincerely
Steve and Jean Hebenstreit
1243 Manhattan Way

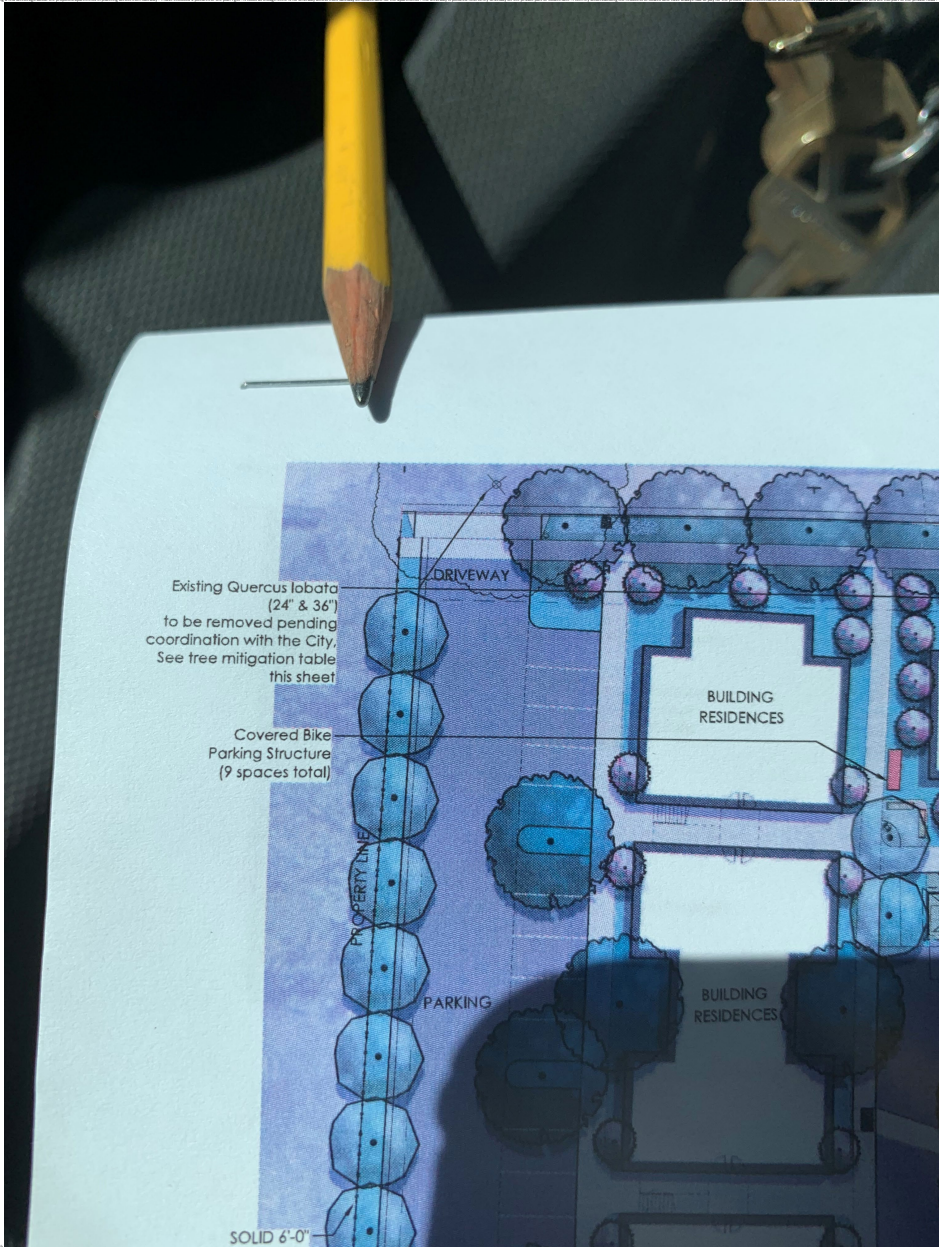
From: [Judy Ervice](#)
To: [Rogers, Chris](#); [Murray, Susie](#)
Subject: [EXTERNAL] Issues for 1239 Manhattan Way Neighborhood Meeting Sept. 21 at 5:30 pm
Date: Monday, September 20, 2021 8:56:54 PM
Attachments: [Presentation for Sept 21 Neighborhood meeting.docx](#)

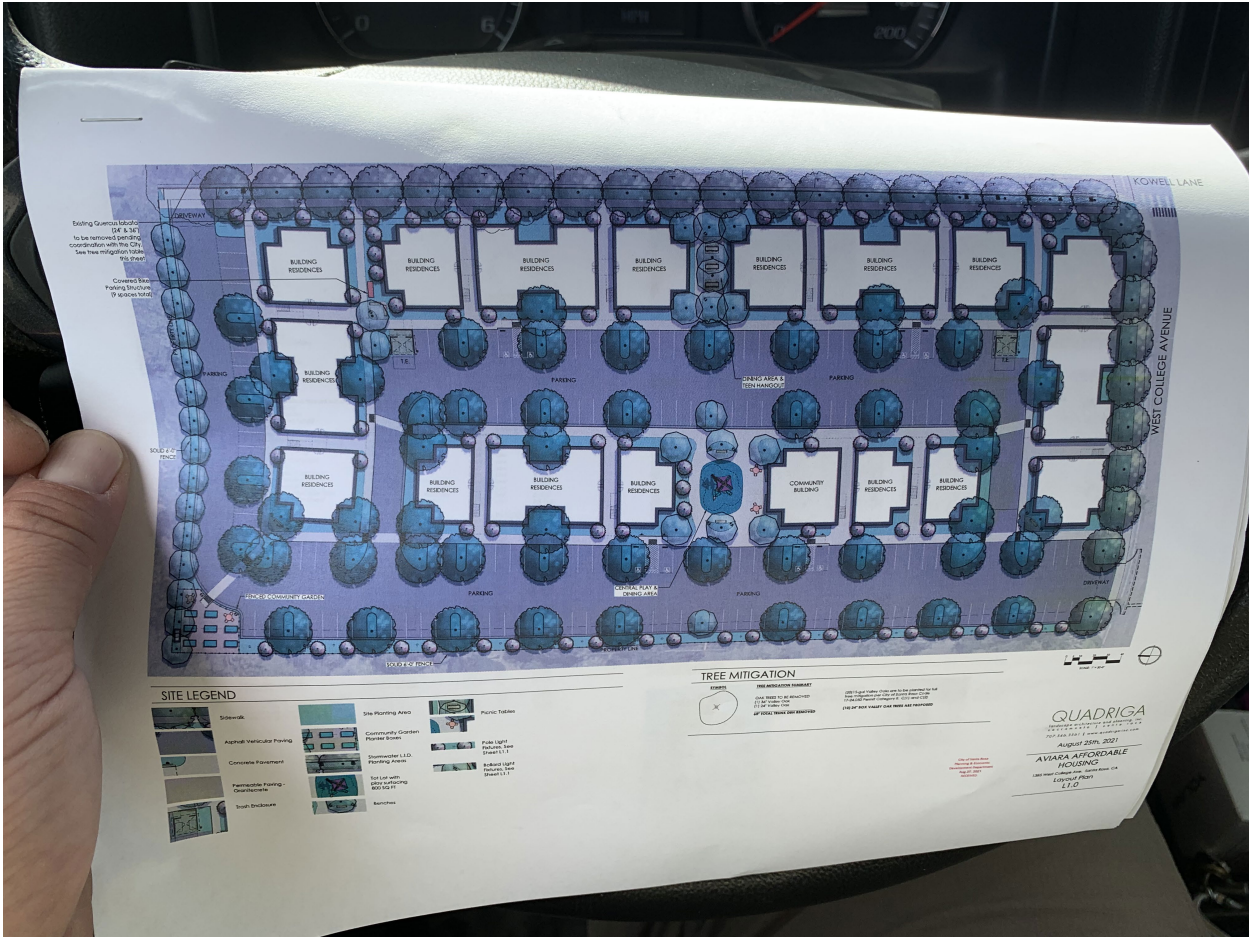
Dear Chris and Susie,

I wanted to give you both a heads up about the issues that this neighborhood is concerned about. I will present this, ask for questions, and then turn it over to you if that's okay. It's still a rough draft but wanted you to have time to review.

Thanks,

Judy Ervice





Existing Quercus blanda
to be retained pending
coordination with the CHS
See tree mitigation table
in cover

Concrete Base
Paving Structure
9 spaces total

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SITE LEGEND

TREE MITIGATION

ONE MITIGATION SUMMARY

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Presentation for Sept. 21 Neighborhood Meeting

Introduce our City Council representative and current Mayor of Santa Rosa, Chris Rogers and (possibly) Susie Murray, Senior Planner for Santa Rosa and for this project.

The proposed affordable apartment complex, "Aviara" on W. College and Kowell Lane is for 136 2 and 3 bedroom apartments. There are to be 174 parking places plus an additional 17 parking places will be developed on Kowell Lane.

At the last neighborhood meeting with the Design Review Board, the developer, Jeff Johnson, stated that they would only allow 5 people to rent a three bedroom unit. However, both Burbank Housing and the various property managers of similar complexes I spoke to said that legally there can be 5 people in a two bedroom apartment and 7 people in a three bedroom apartment. They can't limit the number to 5.

Because there will not be nearly enough parking places, it is anticipated that it would be easy for people to just drive around the corner to Manhattan Way and park when they can't find a place in the complex. Borden Villa and Wild Rose would also be possible parking places. The eastern end of Manhattan Way is already heavily parked because of several multi-family units and someone who lives on W. Collage but parks his cars on Manhattan Way. So people from the apartments would have to park even further down on Manhattan Way and possibly on Brooklyn or on Borden Villa or Wild Rose.

If half of the 84 2-bedroom apartments have only one car and half have two cars and if half of the 52 3-bedroom apartments have two cars and half have 3 cars, there would be a total of 256 cars need a parking place. There are only 191 parking places including those on the street on Kowell Lane.

That sounds pretty bad but the news is actually worse. I called 11 comparable affordable apartment complexes here in Santa Rosa and two in San Diego which I was referred to by Jeff Johnson (of McKellar McGowen Real Estate and Land Development) as "model" buildings.

I was told by the property managers in ten of these complexes, which all have parking similar to what is proposed by Aviara, that there is a significant parking problem in each one. We also spoke to 4 or 5 residents whom we tracked down in the parking lots and they also told us access to parking was "terrible" and even street parking was often filled up. Several mentioned that residents end up parking in visitor spots. One man told us when his family visits, he gives them his pass for his parking place since the visitor spots are taken by residents. He moves his car to a nearby cul-de-sac, with a number of other cars, which are all parked in a "No Parking" Zone. We drove by a number of these complexes in the evening and parking was full, even on the streets.

In one of the developer's "Model Projects" in San Diego, I was told that people park "all crazy" ...in delivery spots, and fill all visitor spots.

Additionally, these property managers told me that it is not uncommon to have adults and teen-agers or young adults living in 3 bedroom units and they may have three or four cars. Or three roommates, one for each bedroom, may then have three cars.

If I refigure my calculations of conservatively 256 cars in the project, and imagine that even 5 units had 4 cars, the total of cars needing to park would be 306 cars for 191 parking spaces.

Residents of Residential Parking Zones, such as the one near the JC, can apply for permits to park on their streets and other are restricted to one hour parking. However, the city only enforces those permits Monday thru Friday during the day and not when parking is likely at a premium in the evening and on weekends.

It is likely there will be many children who will attend Helen Lehman Elementary School and it very likely they will drive down Manhattan Way to take their kids to school. It would make sense for the developer to put a pedestrian gate at the north end of the property so children can walk or be walked to school.

I spoke with an attorney who specializes in real estate and environmental law. She told me there seems to be little we or the city can do except to prevail upon the developer to add more parking for the good of the community. The state has made it very easy for developers of affordable housing to bypass city regulations for parking, density etc. and my understanding is the city cannot deny permits for those reasons. It would be great if I was wrong!

I am hoping that Mayor Rogers and Susie Murray can speak to this.

From: [Judy Ervice](#)
To: [Murray, Susie](#)
Subject: Re: [EXTERNAL] Aviara Neighborhood meeting 9-21-21
Date: Monday, September 20, 2021 8:00:23 PM

Thanks, Susie.

A question; does building on this walnut grove that uses only rain water and houses all kinds of birds and other critters trigger anything in the California Environmental Quality Act?

Judy

On Sep 20, 2021, at 5:57 PM, Murray, Susie <SMurray@srcity.org> wrote:

Hi Judy,

If I can swing this, I'll attend. I'll let you know tomorrow.

Susie Murray | Senior Planner

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

<image001.jpg>



Please consider the environment before printing.

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

From: Judy Ervice <judy.ervice@gmail.com>
Sent: Monday, September 20, 2021 12:07 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] Aviara Neighborhood meeting 9-21-21

Hi Susie,

We are having a neighborhood meeting in our driveway at 1239 Manhattan Way tomorrow evening (Sept. 21) at 5:30 pm to discuss both the parking issue with Aviara and also the back-and-forth to school traffic issue. Chris Rogers has agreed to attend and you are most welcome also.

I've consulted with an attorney in Oakland who deals with such issues and she suggested we ask both you and Mayor Rogers, to try to convince the developer to

Aviara Neighbor-hosted Meeting

September 22, 2021

Neighborhood Concerns

- Parking, parking, parking!
- Circulation
 - Traffic on Manhattan
 - Exiting Manhattan going eastbound
 - Intersection of Wild Rose and W College
 - Blocking the private segment of Kowell Road
 - Speed limit on W College Avenue
 - Potholes
- Who should neighbors contact with complaints once the project is constructed? Onsite manager 24/7 access.
- Safe path to school (Lehman Elementary) – Can PGE Easement be used?
- Building Height
 - Privacy
 - Views
 - Shadowing
 - Consider top story setback
 - Consider a tall, solid fence
- Homelessness (I think this has to do with existing conditions)
- Well water contamination (from cars that are leaking oil)
- Noise
- Property values
- Lack of Occupancy (there's a large vacancy rate at other housing sites, do we need more?)
- Construction (allowable hours, how long will the construction go on, dust, noise, etc)
- Pets (what's the cap on domestic animals)
- Signage – wayfinding

During review

- Consider story poles
- Consider alternative parking (offsite, subsurface, additional structure, shared vehicles, unbundled, etc.)

Mayor to-do list

Talk to Police Chief about an Increased police presence along College Avenue

increase parking and also to put a pedestrian gate on the north end of the property so children can walk or be walked directly to Helen Lehman Elementary school to avoid heavy traffic am and pm on our street as people drive their children to school. I wonder if you would be willing to do that?

In the past week, I have spoken with property managers from about 8 different affordable apartment complexes all over Santa Rosa. They have similar available parking as what is proposed for Aviara and every single one told me they don't have enough parking, parking is a problem, people have to park on the street and one even mentioned she gets complains from neighbors because people park too close to driveways. We also spoke drove through these complexes in the evening and found parking full, street parking full and spoke with at least one resident in each of these complexes (flagged them down in the parking lot) and they all said "parking is terrible".

In addition to being huge burden on our neighborhood, coming home from work or shopping and having to park a block away (or more, if you live in the back of the property) would not be desirable for the residents.

The developer gave me the names of some of their affordable complexes and I will be calling them today to find out how parking is handled and how neighborhoods are affected.

Let me know if you'd like to come tomorrow.

Regards,

Judy

Judy

Be the Light, Be the Change.

From: [Mary Paternoster](#)
To: [Murray, Susie](#)
Subject: RE: [EXTERNAL] FW: Kowell Lane project
Date: Tuesday, October 19, 2021 8:49:09 AM

Great, will the issues we have with the contamination of our well also be included

From: Murray, Susie <SMurray@srcity.org>
Sent: Tuesday, October 19, 2021 8:48 AM
To: Mary Paternoster <mary@sp-d.com>
Subject: RE: [EXTERNAL] FW: Kowell Lane project

Mary,

Thanks again for your comments. I've included a copy of this email conversation in the public record and will provide a copy to the Zoning Administrator before any action is taken.

Susie Murray | Senior Planner

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



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From: Mary Paternoster <mary@sp-d.com>
Sent: Tuesday, October 19, 2021 8:43 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: [EXTERNAL] FW: Kowell Lane project

I did receive it. I asked if you still worked there as it has been 19 days and 4 emails to get a response. You said that code enforcement will deal with issues, but as you have shown, the city does not respond in a timely fashion. This is only the beginning of the nightmare for the residents on Kowell.

The Caltrans study shows they expect 740 trips per day on the street, so I guess it doesn't matter

that it will be a nightmare for the people who live on Kowell to get to work or get home. This is a joke, the city will fight for low income people ready for handouts, but screw people who actually paid their bills and worked hard to scrape together a down payment to own a home.

Maybe for once you should fight for us???

Mary

From: Murray, Susie <SMurray@srcity.org>
Sent: Tuesday, October 19, 2021 8:03 AM
To: Mary Paternoster <mary@sp-d.com>
Subject: RE: [EXTERNAL] FW: Kowell Lane project

Hi Mary,

Yes, I still work here. I've been having a problem sending the plans because they're too large. I'm going to attempt to send you a link. Please let me know if you receive it.

Susie Murray | Senior Planner

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



 Please consider the environment before printing.

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

From: Mary Paternoster <mary@sp-d.com>
Sent: Monday, October 18, 2021 10:37 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] FW: Kowell Lane project

Do you still work there?

From: Mary Paternoster
Sent: Tuesday, October 12, 2021 2:52 PM
To: smurray@srcity.org

Subject: FW: Kowell Lane project

Still no reply?

From: Mary Paternoster

Sent: Friday, October 8, 2021 10:14 AM

To: smurray@srcity.org

Subject: FW: Kowell Lane project

Hi Susie,

Still have not received any form of reply???

From: Mary Paternoster

Sent: Thursday, September 30, 2021 1:20 PM

To: smurray@srcity.org

Subject: Kowell Lane project

Hi Susie,

I was under the impression that we were going to receive the elevations for the project?

Mary Paternoster

Chief Operating Officer

Southpoint Management, Inc.

PO Box 1555

Sebastopol CA 95473

Phone: 707-823-0101

Fax: 707-823-6835

mary@sp-d.com

August 19, 2021

Chair Drew Weigl and Members of the Design Review Board
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Re: Design Review Board Item 9.3 Aviara (DR21-043)
1385 W. College Avenue
Santa Rosa, CA

Dear Chair Weigl and Members of the Design Review Board:

I write on behalf of Safeway Inc. ("Safeway"), which leases and operates a union grocery store at 1211 W. College Avenue ("Store #2457") in the West College Shopping Center ("Center") in the City of Santa Rosa ("City"). This letter is in connection with the Design Review Board's concept design review this afternoon of the proposed Aviara apartment project ("Project"), which is located across the street from Store #2457. Safeway supports the development of affordable housing and would like to see Aviara designed to complement and enhance the existing neighborhood. To that end, Safeway provides the following observations, questions and concerns related to the Project.

- **City Review and Approval Process** – Please explain the process for review and approval of the Project as it is unclear.
- **Public Notice** – Safeway is not aware of receiving public notice for today's Design Review Board meeting or yesterday's Community Meeting. Safeway learned of the meetings through tracking the City's notices online. Please add Safeway to the list of Interested Persons for all future noticing on the Project (please use my name as contact information).
- **August 18, 2020 Community Meeting** - Neighbors were initially advised to make comments on the Project and not ask questions. Later that direction was reversed, however due to technical issues the meeting ended early. Safeway was allowed three (3) minutes to comment but the applicant could not respond. While this may be common for a public hearing, it is unusual for a community meeting where interaction is generally encouraged.
- **Site Plan Dimensions** – Dimensions are missing, including parking stalls, sidewalks, and driveways. As site planning is critical to the review, these need to be provided.
- **Open Space & Site Amenities** – Appear undersized in order to maximize unit count.
- **Pedestrian & Bicycle Connections** – Not shown. Please show as they relate to the Center.

Working together to be the *favorite local supermarket*™

- **Public Transportation** – Please explain the public transportation Aviara would rely on and the pedestrian and bicycle path of travel to SMART. Given the distance to SMART, explain how the Project would promote a transit-friendly environment.
- **Widening Kowell and On-Street Parking** – Applicant states that Kowell would be widened and 17 new on-street parking stalls would be added, however the drawings do not reflect this. Consideration must be given to delivery trucks which utilize Kowell to access the Center.
- **Parking** – Neighbors and Safeway expressed concern that the Project *as designed* is under-parked and would result in apartment tenants parking in the neighborhood and in the Center. Please explain how the applicant will ensure that its proposed increase in unit count and bedrooms and reduction in parking is a compatible design with the adjacent neighborhood.

We respectfully ask the Design Review Board to direct City Staff and the applicant to work with Safeway to address our feedback. Thank you for your consideration and please do not hesitate to contact me at (925) 413-4455 or natalie.mattei@albertsons.com with any questions.

Sincerely,



Natalie Mattei
Director of Real Estate

Cc: Teejay Lowe, West College Management
Susie Murray, City of Santa Rosa

From: [Jason Clough](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] 1385 West College- Aviara
Date: Wednesday, October 20, 2021 10:45:47 AM

Hi Susie,

I have a question and concerns about the impacts of this project on the surrounding residents.

Has the property been inspected for rodent infestation or other pests? I ask this because what happens if the demolition begins and possibly hundreds of rodents disperse to find shelter and food sources? An example would be the homeless encampments at Farmers Ln/BV road and the other at Joe Radota Trail.

The surrounding residents at both location were impacted and we all know that these creatures can spread disease and cause property damage.

Is this site going to be thoroughly inspected, eradicated and cleared prior to demolition? Recently a home in Santa Rosa was found to have over 100 venomous snakes hidden beneath.

I have shared stories with the late gentleman who owned the property who was born and died in the house a my neighbor knew him personally. I'm sure he would not want to have this happen to his neighbors.

I sure wish I was able to walk through the property while he was alive. I think he said he was born there in 1929.

Thank you for your time to address this concern and let me know if there are other people I need to contact to express my concern.

Jason