

From: [Judy Ervice](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] Aviara info
Date: Tuesday, December 7, 2021 4:19:32 PM
Attachments: [Comp apartments only.docx](#)

Hi Susie,

Here is my list of other affordable apartment complexes (plus one market rate complex) in Santa Rosa that are comparable in size to Aviara. I also included two that Jeff Johnson gave me the names of...his company developed them in SoCal. Because I used to live in San Diego and have friends there, several of my friends did some scouting and spoke with residents of these two complexes.

Uniformly, all of these complexes have residents that report serious parking problems. I wonder if this info can somehow be included with the presentation so I don't have to use my precious 3 minutes to review them?

Also, is there any possibility this project can be earlier on the schedule on the 15th? Every time, we have been last and have to sit through other lengthy presentations before Aviara comes up.

The neighborhood is feeling very discouraged and hopeless that protesting this will do any good at all. We all felt like the Design Review Board hearing was a "love-fest" between the Board and the Developer and our concerns were not even acknowledged. We fear more of the same and it's doubtful we can raise the money for an appeal. Folks think it would just be throwing money down the drain. It's sad that residents feel so powerless when we are negatively impacted by all this.

Also, wondering if the probable rat situation is being addressed? When the last small housing development went in off Ridley, behind residents on Manhattan Way, they were inundated with rats. One person had to spend several thousand dollars for remediation. One neighbor heard about a program with some kind of dog (terrier) where they come in to areas under construction to keep the rat population down.

Thanks, Susie.
Judy Ervice

Judy

Be the Light, Be the Change.

Comparable Apartment Complexes

Note: Number of affordable housing complexes in Santa Rosa:

9 in South West

12 in North East

14 in South East

23 in North West: Why is Northwest SR getting more than our fair share?!

Legally: 2 people per bedroom plus one on couch.

1 bedroom can have 3 people

2 bedroom can have 5 people

3 bedroom can have 7 people

Developer said there would only be 5 in 3-bedroom unit but can't legally limit.

Chelsea Gardens 526-6849

1220 McMinn Ave. & 919 Delport Ave

Studio, 1, 2 3-bedroom 118 units 165 parking places

Parking is a problem. Neighbors complain about cars parked illegally.

Three residents said "not enough parking."

Cypress Ridge Apts. 526-6849

2239 Meda

122 units: 1 parking space per unit plus visitor, which residents sometimes use.

"Sometimes problem with parking". Has street parking. Neighbors complain.

Some 3 bedroom units sometimes have 2-3 cars. Resident says parking is a

"terrible problem". All street parking was full at 7 pm on Thurs. eve. Property mgr says "would prefer more parking".

NorthPoint Village I & II:

2145 Stony Point Rd.

110 Units

182 resident parking places

10 Disabled spaces

40 visitor spaces

Parking is an issue. Residents fill up visitor spaces.

Residents are supposed to only have two cars per unit but if teens or young adults living with parents may have 4 cars per unit. Adult kids "come and go."

Because they are next to businesses, residents go elsewhere for overflow.

Olive Grove 575-7901

1905-1985 Zinfandel

126 Units

Asked a resident who said he usually must park on the street. 5 min walk to street parking.

Panas Place Apt.

2450 Old Stony Pt. Rd. 574-5272

66 units 129 parking spaces

“We don’t have enough parking.”

10 Units have 4 adults and some kids. Adult children move in with parents.

Street parking “a ways away”.

Per resident: “not nearly enough parking. Visitor spaces always taken by residents.” He moves his car offsite and gives his parking pass to his family or friends when they visit.

Santa Rosa Garden Apts.

4601 Montgomery Dr.

539-1109

111 units. 131 parking spaces. Street parking.

Resident says “Parking is a terrible problem”.

Terracina:

98 units

130 Parking places, assigned

Parking on nearest street (Eardley) almost full in the evening.

Residents end up parking in visitor spaces. Have at least two cars per 2 and 3 bedroom units.

Sendero Townhomes (market rate)

707-703-1671

197 townhomes

2 parking places per residence

Street parking is always full or nearly full..

Lots of roommate situations, some units have 4-5 cars.

Resident is looking for another place to live...can't find parking.

Quail Run

1018 Bellevue Ave

Santa Rosa

People who have more than one car per unit park in visitor parking. Street fills up weekends and evenings.

Affordable Housing Units developed by McGowan and Johnson:

Mesa Verde in San Diego

90 apts

24 1- bedroom

36 2-bedroom

27 3- bedroom

As per nearby resident who visited and interviewed several residents:

120 parking places

Parking is a problem.

People park in the visitor spaces and in areas lined off for deliveries etc. People park "all crazy". If no parking, they go around the corner to street parking.

Juniper at the Preserve in Carlsbad, CA

64 apts.

1-bedroom apts assigned 1 parking place.

2 and 3-bedroom apts. assigned 2 parking places.

Some three-bedroom units have teens so 3 or 4 cars per unit.

Adjoining street has about 20 parking spaces but still a "huge problem."

From: [Murray, Susie](#)
To: [Natalie Mattei](#); [Teejay Lowe](#)
Subject: 1385 W. College Avenue (Safeway access off Kowell Road)
Date: Wednesday, October 27, 2021 12:40:00 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

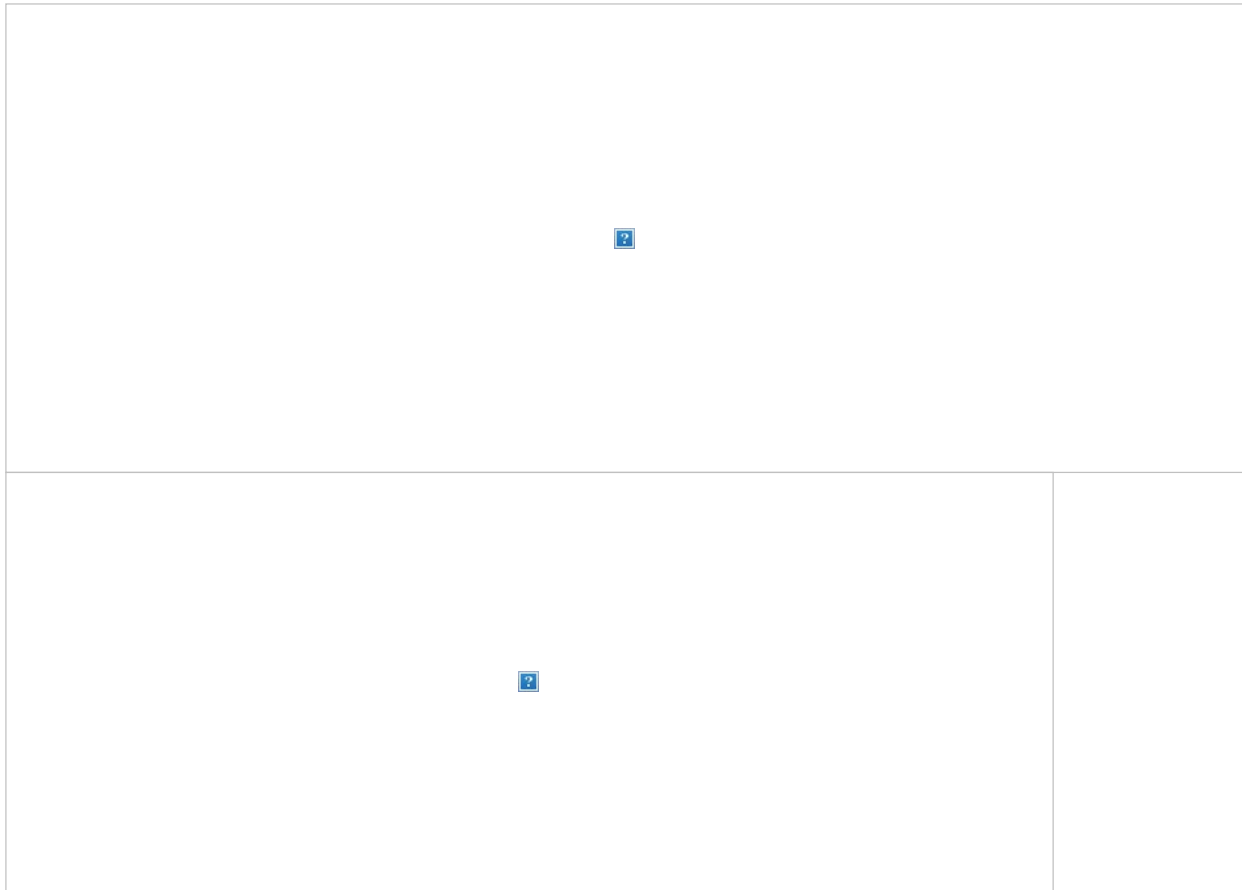
Natalie and Teejay,

I've been having technical issues trying to send another link to you, and I'm hoping this one works. [Project Plans & Traffic Study \(outside\)](#)

Assuming it does, please open then Grading, Drainage and Utilities sheets. The Overall Site Plan, first page, shows on and off-site improvements. I checked in with our Engineering Development Services (EDS) team, and here's the response I received:

Based on the civil site plan, the proposed improvements to Kowell Lane [Road] are on the west half of the street. Once we get more north then that is where the improvements extend past the street centerline to provide a full 20' travel lane.

The highlighted curb return below looks to be where Safeway routes their deliveries. I tried to match up the civil site plan with where the existing fire hydrants are located on street view and the portion of improvements extending past the centerline are further north of the delivery entrance.



Safeway's driveway entrance off Kowell Lane should not be affected. Perhaps during the construction of the offsite improvements there may be traffic control extending past Kowell Road's centerline, but based on the civil site plan the proposed improvements do not extend to Safeway's eastern half of Kowell Road. They look to have a 20' travel lane.

I hope this answers your questions pertaining to off-site improvements along Kowell Road. If not, let me know and I'll do my best to accommodate.

Susie

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

still strong_sm



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From: [Murray, Susie](#)
To: [Natalie Mattei](#)
Subject: 1385 W. College Avenue
Date: Monday, December 13, 2021 4:42:00 PM
Attachments: [Exhibit A \(to be attached to resolution\).pdf](#)
[image001.jpg](#)

Natalie,

Here are the Engineering Conditions.

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: [Murray, Susie](#)
To: Natalie.Mattei@albertsons.com
Cc: DBrown@adobeinc.com
Subject: FW: [EXTERNAL] 1385 West College, Santa Rosa
Date: Friday, August 6, 2021 2:40:00 PM
Attachments: [1385 W College Ave - Notice of Neighborhood Meeting and DRB Meeting - August 18 and 19, 2021.pdf](#)
[image001.png](#)
[9\) West College 1385-PLAN- Concept Design Review- PROJECT NARRATIVE 20210715 \(1\).pdf](#)
[image002.jpg](#)

Hi Natalie,

We don't have a formal project yet. This is confusing because, you're right, there was another housing project approved for the same site recently. The attached notice was sent to invite the public to the both the Neighborhood Meeting on August 18th, where the applicant will introduce the NEW proposal to neighbors, and the Concept Design Review meeting on August 19th, where the applicant team will present the proposal to the Design Review Board. I've attached the narrative provided by the applicant for your information. I strongly encourage you to attend at least one of the meetings, if not both.

In the meantime, I've copied Dave Brown, the applicant's representative, on this email. You can also reach him by phone at 541-2300. If you have project specific questions that are not answered in the narrative, you're probably best served by contacting him at this point.

Because we don't have a project, I haven't started a mailing list. Do you want a mailed notice or an email?

I hope this helps and that you can join us for the meetings.

Susie

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: Natalie Mattei <Natalie.Mattei@albertsons.com>
Sent: Friday, August 6, 2021 12:58 PM
To: Murray, Susie <SMurray@srcity.org>
Cc: Natalie Mattei <Natalie.Mattei@albertsons.com>
Subject: [EXTERNAL] 1385 West College, Santa Rosa

Ms. Murray,

I learned about the proposed project above via the City's weekly notification summary.

Safeway has previously requested that to be on an Interested Persons notification list for this project. Can you please confirm if we are still on it, and if not, please add me?

Can you please provide me with information on the proposal, brief history, status and next steps? My understanding is that the same project came forward a couple of years ago.

Lastly, can you please provide me with the Applicant's contact information?

Thank you.

Natalie Mattei

Director of Real Estate

Albertsons Companies, Inc.

11555 Dublin Canyon Road

Pleasanton, CA 94588

925-226-5754 Office | 925-413-4455 Cell

natalie.mattei@albertsons.com



www.albertsonscompaniesrealestate.com

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From: Murray, Susie
To: Natalie Mattei
Cc: Gurney, Cleve
Subject: FW: 1385 W. College Avenue, Aviara Apartments
Date: Monday, December 13, 2021 4:52:00 PM
Attachments: [image003.jpg](#)
[1385 College - civil site plan.pdf](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[image001.jpg](#)

Natalie,

The existing 20'-wide travel lane will be extended by 16 feet, which will include parallel parking. I've copied Cleve on this email in case you need further clarification.

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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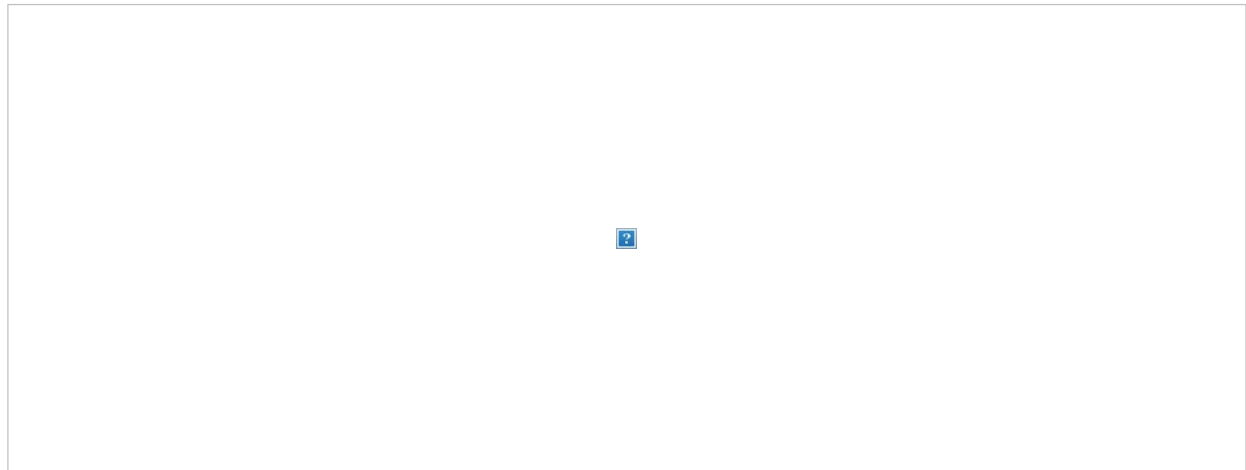
From: Gurney, Cleve <cgurney@srcity.org>
Sent: Wednesday, October 27, 2021 9:05 AM
To: Murray, Susie <SMurray@srcity.org>
Cc: Osburn, Gabe <GOSburn@srcity.org>
Subject: RE: 1385 W. College Avenue, Aviara Apartments

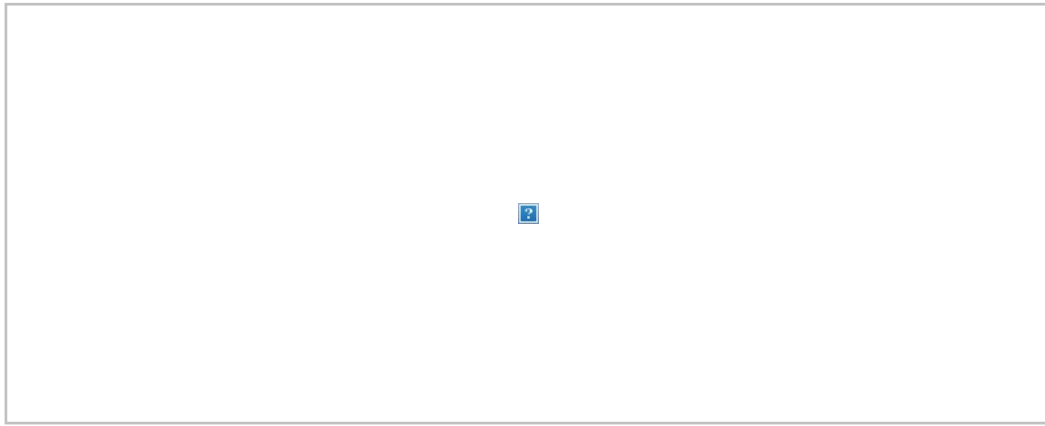
Hi Susie,

On most of the medium to large size projects Gabe or Carol will typically be training me/supervising the project, but I will be fully plugged in.

Based on the civil site plan attached the proposed improvements to Kowell Lane are on the west half. Once we get more north then that is where the improvements extend past the street centerline to provide a full 20' travel lane.

The highlighted curb return below looks to be where Safeway routes their deliveries. I tried to match up the civil site plan with where the existing fire hydrants are located on street view and the portion of improvements extending past the centerline are further north of the delivery entrance. I hope this helps and clarifies this for her.





Thank you,

Cleve Gurney | Assistant Engineer

Planning and Economic Development | Engineering Development Services
100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-3206 | cgurney@srcity.org



From: Murray, Susie <SMurray@srcity.org>
Sent: Wednesday, October 27, 2021 8:35 AM
To: Gurney, Cleve <cgurney@srcity.org>
Cc: Osburn, Gabe <GOsburn@srcity.org>
Subject: 1385 W. College Avenue, Aviara Apartments

Good morning Cleve,

The representative from Safeway is concerned that their truck access for deliveries, taken from Kowell Road to the loading dock on the west side of the Safeway building next door, will be compromised during and after the improvements on Kowell Road. I'm not sure how to respond to her, but I think she's got a valid concern. When I look at the plans, it appears the improvements will only be on the west half of the street, but I don't see the usual civil-prepared site plan in the submittal. Am I missing it?

This woman is a challenge to deal with; she uses a very threatening approach with "packs of attorneys" and now "the Teamsters." I'd like to put her mind at ease but need your help. I'm including Gabe because he knows the history and, frankly, I'm not sure which of you is reviewing this project right now.

Thanks in advance!!!

Susie

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: [Murray, Susie](#)
To: teejay.lowe@westcollegemgmt.com
Subject: Murray, Susie shared the folder "Project Plans & Traffic Study" with you.
Date: Tuesday, October 26, 2021 1:00:20 PM
Attachments: [AttachedImage](#)
[AttachedImage](#)
[AttachedImage](#)
[AttachedImage](#)



Murray, Susie shared a folder with you

Teejay,

Please confirm that you've received this link and are able to open the file.

Thanks much.

Susie

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



Project Plans & Traffic Study



This link only works for the direct recipients of this message.

Open



[Privacy Statement](#)

From: [Murray, Susie](#)
To: [Teejay Lowe](#)
Subject: RE: [EXTERNAL]
Date: Tuesday, October 26, 2021 1:01:00 PM
Attachments: [image001.jpg](#)

Teejay,

I just sent a link that should give you access to the Aviara Apartments plans. Please confirm that you're able to open the files.

Thanks much.

Susie

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: Teejay Lowe <teejay.lowe@westcollegemgmt.com>
Sent: Tuesday, October 26, 2021 12:28 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL]

Hi Susie.

Teejay K. Lowe

Managing Partner
West College Management LLC

From: [Murray, Susie](#)
To: [Judy Ervice](#)
Subject: RE: [EXTERNAL] Aviara info
Date: Thursday, December 9, 2021 7:17:00 AM
Attachments: [image002.jpg](#)

Judy,

Please see my responses below in red.

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: Judy Ervice <judy.ervice@gmail.com>
Sent: Tuesday, December 7, 2021 4:19 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] Aviara info

Hi Susie,

Here is my list of other affordable apartment complexes (plus one market rate complex) in Santa Rosa that are comparable in size to Aviara. I also included two that Jeff Johnson gave me the names of...his company developed them in SoCal. Because I used to live in San Diego and have friends there, several of my friends did some scouting and spoke with residents of these two complexes.

Uniformly, all of these complexes have residents that report serious parking problems. I wonder if this info can somehow be included with the presentation so I don't have to use my precious 3 minutes to review them? **I will include parking in the "public comments" section of my presentation, although I won't do your comments justice. As I've explained before, an effective way of using the three minute limit is passing the floor to the next person with a collaborative presentation (much like passing the Olympic Torch. If you opt for this plan, we will work with you to call names in the correct order.**

Also, is there any possibility this project can be earlier on the schedule on the 15th? Every time, we have been last and have to sit through other lengthy presentations before Aviara comes up. **I think this is the only item on the agenda.**

The neighborhood is feeling very discouraged and hopeless that protesting this will do any good at all. We all felt like the Design Review Board hearing was a “love-fest” between the Board and the Developer and our concerns were not even acknowledged. We fear more of the same and it’s doubtful we can raise the money for an appeal. Folks think it would just be throwing money down the drain. Its sad that residents feel so powerless when we are negatively impacted by all this. **I understand your concern and am happy to discuss it with you.**

Also, wondering if the probable rat situation is being addressed? When the last small housing development went in off Ridley, behind residents on Manhattan Way, they were inundated with rats. One person had to spend several thousand dollars for remediation. One neighbor heard about a program with some kind of dog (terrier) where they come in to areas under construction to keep the rat population down. **Sadly, critters that live on the property will seek new locations. It happened when your home was built, and it happens with all new development. Some are protected under the California Environmental Quality Act (CEQA); most are not. Birds and bats enjoy some protection during nesting months. Those conditions have been added to the resolution.**

Thanks, Susie.
Judy Ervice

Judy

Be the Light, Be the Change.

From: [Murray, Susie](#)
To: [Teejay Lowe](#)
Cc: [Gurney, Cleve](#)
Subject: RE: [EXTERNAL] Re: Project on Kowell and West College
Date: Monday, November 1, 2021 12:33:00 PM

Hi Teejay,

By way of this email, I'm looping Cleve from our Engineering Development Services team in on the conversation. I had a brief conversation with him this morning and explained that you owned the Safeway site, but I think I neglected to tell him you also have an interest three residential properties on the private end of Kowell Road.

Cleve,

Please keep me in the know if any plans change.

Thanks.

Susie

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

From: Teejay Lowe <teejay.lowe@westcollegemgmt.com>
Sent: Monday, November 1, 2021 10:35 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] Re: Project on Kowell and West College

Good Morning Ms. Murray,

I am writing you on behalf of GG&P LLC. They are the owners of the 3 homes on The East side of Kowell lane. We have concern about the incomplete improvements being proposed on Kowell lane. Can you please direct me to to right person to talk about the civil improvement being proposed on Kowell? Thank you.

Teejay Lowe

Teejay K. Lowe
Managing Partner
West College Management LLC

Sent from my iPhone

From: [Murray, Susie](#)
To: [Natalie Mattei](#)
Subject: RE: [EXTERNAL] Santa Rosa Design Review Board Agenda Item 9.3 Aviara
Date: Thursday, August 19, 2021 1:20:00 PM
Attachments: [image002.jpg](#)
[image003.png](#)

Natalie,

Thanks for getting this over to me so quickly. It'll be forwarded off to the Design Review Board shortly.

Susie

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: Natalie Mattei <Natalie.Mattei@albertsons.com>
Sent: Thursday, August 19, 2021 1:15 PM
To: Murray, Susie <SMurray@srcity.org>; Montoya, Michelle <MMontoya@srcity.org>
Cc: teejay.lowe@westcollegemgmt.com; Jeff E. Johnson <jeff@mckellarmcgowan.com>; Natalie Mattei <Natalie.Mattei@albertsons.com>
Subject: [EXTERNAL] Santa Rosa Design Review Board Agenda Item 9.3 Aviara
Importance: High

Please distribute the attached letter from Safeway to the Design Review Board for its August 19, 2021 concept review of the proposed Aviara project.

Thank you for your assistance.

Natalie Mattei

Director of Real Estate

Albertsons Companies, Inc.

11555 Dublin Canyon Road

Pleasanton, CA 94588

925-226-5754 Office | 925-413-4455 Cell

natalie.mattei@albertsons.com



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From: [Murray, Susie](#)
To: [Teejay Lowe](#)
Subject: RE: [EXTERNAL]
Date: Tuesday, October 26, 2021 1:11:00 PM
Attachments: [image001.jpg](#)

FYI - I sent the same link the Natalie.

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: Teejay Lowe <teejay.lowe@westcollegemgmt.com>
Sent: Tuesday, October 26, 2021 1:10 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: [EXTERNAL]

Thanks for the links Susie! I got them and I was able to download.

Teejay

Teejay K. Lowe

Managing Partner
West College Management LLC

On Oct 26, 2021, at 1:01 PM, Murray, Susie <SMurray@srcity.org> wrote:

Teejay,

I just sent a link that should give you access to the Aviara Apartments plans. Please confirm that you're able to open the files.

Thanks much.

Susie

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>



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From: Teejay Lowe <teejay.lowe@westcollegemgmt.com>

Sent: Tuesday, October 26, 2021 12:28 PM

To: Murray, Susie <SMurray@srcity.org>

Subject: [EXTERNAL]

Hi Susie.

Teejay K. Lowe

Managing Partner

West College Management LLC

From: [Murray, Susie](#)
To: [Natalie Mattei](#)
Cc: DBrown@adobeinc.com
Subject: RE: EXTERNAL EMAIL: FW: [EXTERNAL] 1385 West College, Santa Rosa
Date: Wednesday, August 11, 2021 10:08:00 AM
Attachments: [image005.png](#)
[image006.jpg](#)
[image001.jpg](#)

Natalie,

I've added you to the mailing list. Please feel free to check in periodically as sometimes the lists are recreated. A Notice of Application will go out when the official project applications are received, which I anticipate mailing in the next few months. If you haven't received it, check back.

Dave,

Would you please send Natalie a copy of the plans being presented to the Design Review Board? Old-school maybe, but I'm always more comfortable if those are provided by the applicant team.

Thanks much.

Susie

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: Natalie Mattei <Natalie.Mattei@albertsons.com>

Sent: Friday, August 6, 2021 3:08 PM

To: Murray, Susie <SMurray@srcity.org>

Cc: DBrown@adobeinc.com

Subject: RE: EXTERNAL EMAIL: FW: [EXTERNAL] 1385 West College, Santa Rosa

Susie,

Thank you for the quick response. Please include me on the "mailing list" via email.

Could you please forward the site plan and drawings? I note there's an elevation on the community notice.

Natalie Mattei

Director of Real Estate

Albertsons Companies, Inc.

11555 Dublin Canyon Road

Pleasanton, CA 94588

925-226-5754 Office | 925-413-4455 Cell

natalie.mattei@albertsons.com



www.albertsonscorporation.com

From: Murray, Susie <SMurray@srcity.org>

Sent: Friday, August 6, 2021 2:41 PM

To: Natalie Mattei <Natalie.Mattei@albertsons.com>

Cc: DBrown@adobeinc.com

Subject: EXTERNAL EMAIL: FW: [EXTERNAL] 1385 West College, Santa Rosa

Hi Natalie,

We don't have a formal project yet. This is confusing because, you're right, there was another housing project approved for the same site recently. The attached notice was sent to invite the public to the both the Neighborhood Meeting on August 18th, where the applicant will introduce the NEW proposal to neighbors, and the Concept Design Review meeting on August 19th, where the applicant team will present the proposal to the Design Review Board. I've attached the narrative provided by the applicant for your information. I strongly encourage you to attend at least one of the meetings, if not both.

In the meantime, I've copied Dave Brown, the applicant's representative, on this email. You can also reach him by phone at 541-2300. If you have project specific questions that are not answered in the narrative, you're probably best served by contacting him at this point.

Because we don't have a project, I haven't started a mailing list. Do you want a mailed notice or an email?

I hope this helps and that you can join us for the meetings.

Susie

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: Natalie Mattei <Natalie.Mattei@albertsons.com>

Sent: Friday, August 6, 2021 12:58 PM

To: Murray, Susie <SMurray@srcity.org>

Cc: Natalie Mattei <Natalie.Mattei@albertsons.com>

Subject: [EXTERNAL] 1385 West College, Santa Rosa

Ms. Murray,

I learned about the proposed project above via the City's weekly notification summary.

Safeway has previously requested that to be on an Interested Persons notification list for this project. Can you please confirm if we are still on it, and if not, please add me?

Can you please provide me with information on the proposal, brief history, status and next steps? My understanding is that the same project came forward a couple of years ago.

Lastly, can you please provide me with the Applicant's contact information?

Thank you.

Natalie Mattei

Director of Real Estate

Albertsons Companies, Inc.

11555 Dublin Canyon Road

Pleasanton, CA 94588

925-226-5754 Office | 925-413-4455 Cell

natalie.mattei@albertsons.com



www.albertsonscompaniesrealestate.com

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December 10, 2021

Via e-mail to:

Mr. Jeff E. Johnson
McKellar McGowan Holdings Inc.

**Re: 1385 West College Avenue – Sanitary Sewer Study
Engineering Development Services Condition of Approval No. 75**

Dear Mr. Johnson,

Susie Murray asked to me to assist her with a review of your December 3, 2021, letter with questions regarding the necessity to upsize the existing sections of the 6-inch sewer main in Kowell Road to a minimum of 8-inches.

After reviewing the Preliminary Sanitary Sewer Study for the Aviara Apartments project, dated August 27, 2021, prepared by Adobe Associates, I have a few questions and comments regarding the information presented in the report. Knowing the importance of this project, I contacted James Jensen directly and we are working together to resolve my questions. Based on our discussion, James will resubmit a revised study to me early next week. Because it's unlikely that this will be resolved prior to the public hearing scheduled next week, we've added revised language in the condition that allows us flexibility to make changes if warranted.

If you have any questions, please feel free to contact me at 707-543-3854 or Lurbanek@srcity.org.

Sincerely,

Lori Urbanek, PE
Deputy Director of Water Engineering Resources

cc: Susie Murry, Senior Planner
Cleve Gurney, Assistant Engineer
Gabe Osburn, Deputy Director Development Services
Caryn Lozada, Development Review Coordinator
James Jensen, Adobe Associates

MCKELLAR MCGOWAN

REAL ESTATE DEVELOPMENT

December 3, 2021

Via Email

Ms. Susie Murray
Senior Planner, City of Santa Rosa
smurray@srcity.org

Re: 18278.01 - 1385 West College Avenue .01

Dear Ms. Murray:

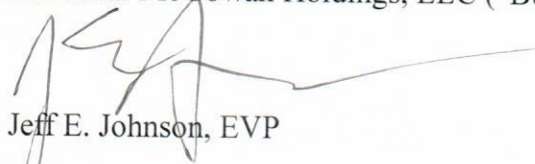
We hereby object to proposed Engineering Development Services Condition of Approval #75 to the extent it requires this affordable housing project to upsize the existing 6-inch sewer main in Kowell Lane to 8 inches. We cite the following reasons:

1. The capacity study required by the City (and paid for by the project) shows no need for the upsizing.
2. Our proposed project for the site is 100% affordable and this condition imposes an unnecessary requirement that will cost between \$100,000 and \$200,000... this only impedes the provision of affordable housing.
3. The nexus for this upsizing was the change in the standard; not this application for development.
4. When we processed a market rate project on the site just last year, this was not a requirement. We are adding only 19 units and, per the City's own study, those additional units do not justify the upsizing. Why is this being imposed on an affordable project?

Please revert to the previous condition.

Very truly yours,

McKellar McGowan Holdings, LLC ("Buyer")



Jeff E. Johnson, EVP

cc: David Brown
James Jensen
Chris McKellar
Scott Myers