

Maloney, Mike

From: Gina Lehl <gina-lehl@sbcglobal.net>
Sent: Monday, February 11, 2019 3:13 PM
To: Ross, Adam
Subject: Lantana Housing Development
Attachments: Lantana Development.pdf

Mr. Ross,

Attached please find my written comment related to the upcoming Planning Commission meeting for the Lantana housing development. Please call me if you have any questions. (707) 205-6296

~Gina Lehl



February 11, 2019

Mr. Adam Ross, City Planner
City of Santa Rosa
Planning & Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

SENT VIA EMAIL TO aross@srcity.org

RE Project Name: Lantana Place Homes
Project Address: 2979 Dutton Meadow

Dear Mr. Ross:

I am very supportive of new housing developments in Sonoma County. However, I am very concerned about the lack of infrastructure necessary to support these new homes.

Dutton Meadow is a very narrow, two-lane road riddled with potholes, no sidewalk, and very little street parking available. The streets off Dutton Meadow are equally as narrow and allow for very little parking. In my neighborhood alone, there have been numerous vehicular 'hit and runs' as people attempt to navigate the overly crowded streets. Depending on the time of day, it can take 30-45 minutes to make the two-mile drive to Santa Rosa Avenue because of the traffic gridlock along Hearn Avenue and the Hearn Avenue overcrossing on Hwy. 101. In addition, construction to replace the Hwy 101 overcrossing at Hearn Avenue is slated to begin within the next year or two, which will further exacerbate this issue.

Lantana Place Homes is a development that offers no additional parking to the single car garage and one parking place in the driveway. Most homes in this neighborhood have 3+ cars per household. After the Catalina development (Burbank Properties) went in at Pepplecreek and Dutton Meadow, residents began parking two to four blocks away because of the congestion, and those homes were built with two-car garages. People in the area have sold their homes because they can no longer park in front of their own house.

At least 250 additional units have been approved for Dutton Meadow. All of this new housing is considered high density. I'm not sure what mitigation can be done to minimize gridlock, lack of parking, safe and maintained streets, but I would highly encourage you exploring these issues before approving this development.

If you have any questions, please contact me directly at (707) 205-6296.

Sincerely,

Gina Lehl

Gina Lehl

Maloney, Mike

From: Maloney, Mike
Sent: Wednesday, February 13, 2019 4:56 PM
To: _PLANCOM - Planning Commission
Cc: Ross, Adam
Subject: Item 10.2 - Lantana Place Homes - Late Correspondence

Chair Cisco and Members of the Planning Commission:

Please find the question provided by Commissioner Carter with Staff's response (below) and a Public Comment Received by Staff.

Question: Are sidewalks located inside lot property lines within sidewalk easements ('SWE' not in abbreviations) shown on Tentative Map Exhibit? Do sidewalk easements include public access easements?

Answer: The Public Utility Easement (PUE) and Sidewalk Easement (SWE) do overlap in this case because the sidewalk is within the property line. In some cases, the sidewalk would be in the Public Right-of-Way and no SWE would be necessary.

Adam Ross | City Planner

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