

RESIDENTS FIRST ROSELAND

City Council Tentative Map Appeal

June 16, 2020

Greivances

Development Without Representation



DELIBERATE DISCRIMINATION

The City of Santa Rosa has deprived Roseland of an elected voice for city council and planning boards for 3 years, while doing everything it can to force over development on our small community as a “Priority Development Area.”

This includes the removal of Rural Residential zoning and Valley Oak Habitat zoning.

Greivances

**Intent for Affordable Housing \neq confirmed
and binding Affordable Housing**



INPROPRIETY & COLLUSION

The city of Santa Rosa at all levels, including the planning commission, city planner and city attorney, have extended a clear favoritism to the Schellinger Brothers and their associates, by moving forward despite motions for appeal and valid compromises for the development of Burbank Avenue.

Buzz words of affordable housing, which this project does not officially offer, carry more value than citizen pleas for reconsideration and redesign “that contribute to neighborhood character and quality of life” (AH-1.3 of the Specific Plan).

**GOT
ETHICS?**

Greivances

Intent for Affordable Housing **≠** confirmed
and binding Affordable Housing

Re: Burbank Avenue Subdivision – 1400 Burbank Avenue

Planner Ross:

It is our intent to sell the multifamily site to Waterstone Residential, LLC under the Purchase Contract entered into in April 2019. Waterstone Residential's condition of purchase was subject to Waterstone Residential obtaining federal, state, county, and/or city funding for its proposed multifamily affordable housing project. Towards this end, we understand that Waterstone Residential began submitting applications in 2019 for various funding sources.

Regards



Joe Ripple
Director of Real Estate Operations

WATERFORD HOUSING

We ask the city to carefully evaluate the legality of Peter Schellinger and Waterford Housing to speak at the hearings as the applicant, when in fact as to date, the supposed multi unit parcel he will be purchasing has yet to be sold.

Allowing Mr. Peter Schellinger to have a voice in this project meetings and appeals shows clear favoritism to the developer and unsubstantiated plans to offer documented affordable housing to drive this project forward. There should be no mention of affordable housing or acceptance of applicant comment from Peter Schellinger or the developer's dismissal of the design review boards recommendation to redesign as two story units or move the multi unit structures, until the multiunit parcel is fully sold to Peter Schellinger's Waterstone, **AND** there is a fully executed contract with Burbank Housing for the express purpose of.

Greivances

UPDATE:

Assorted Record Requested Documents were finally made available 6/9 – 2 days before the planning commission hearing on 6/11 and no time to review despite our appeal asking for time to review before an appeal hearing moved forward after making these requests in February!

There are still documents that have yet to be received per our public records request concerning all materials related to this project to properly draft our appeal presentation. We ask that this appeal be continued until we have rightfully received them as information shared is not all inclusive and regulated by city planners.

VIOLETION OF PUBLIC ACCESS

Physical print versions of the plans and materials were conveniently forgotten by Adam Ross (as self admitted to the Planning Commission on 2/13) the night of the Zoning Administrator Hearing 2/5, and are near impossible to find if you don't have the specific link to the page on the city's site preventing the public in attendance from fully being able to view and participate in the meeting.

Additionally, full records requests for all materials concerning the plans were not furnished in a timely manner and were revoked from the file of public access after coming in person to review after Adam Ross realized they were not meant to be in there to protect the Schellingens. If it wasn't meant to be public, it should not have been in the public file.

BURBANK AVENUE, A NEIGHBORHOOD REVIEW

A culturally diverse and family centered community with modest single family homes, large set backs with heritage trees and rural landscapes.

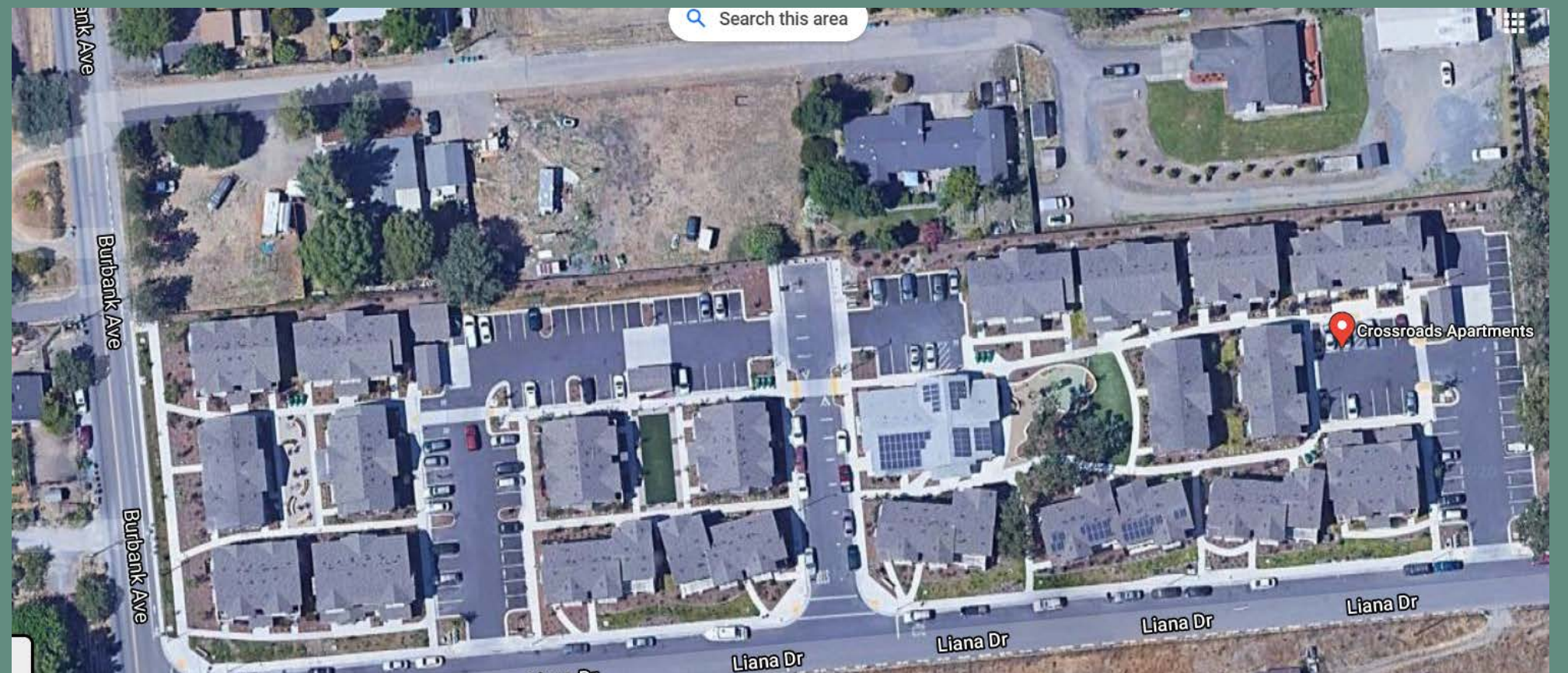
No structures over 25 feet tall and current denser areas are set back from Burbank's scenic corridor.

This aligns to the Specific Plan: "housing units that contribute to neighborhood character and quality of life" (AH-1.3)



THE OUTLIER: CROSSROADS APARTMENTS

Two story (25 foot-tall) townhouse style apartment complex, which despite its greater number of units (79 units) than this project, attempts to blend in with neighborhood & street characteristics.



Tentative Map Review & Neighborhood Recommendations



HIGH DENSITY LOCATIONS

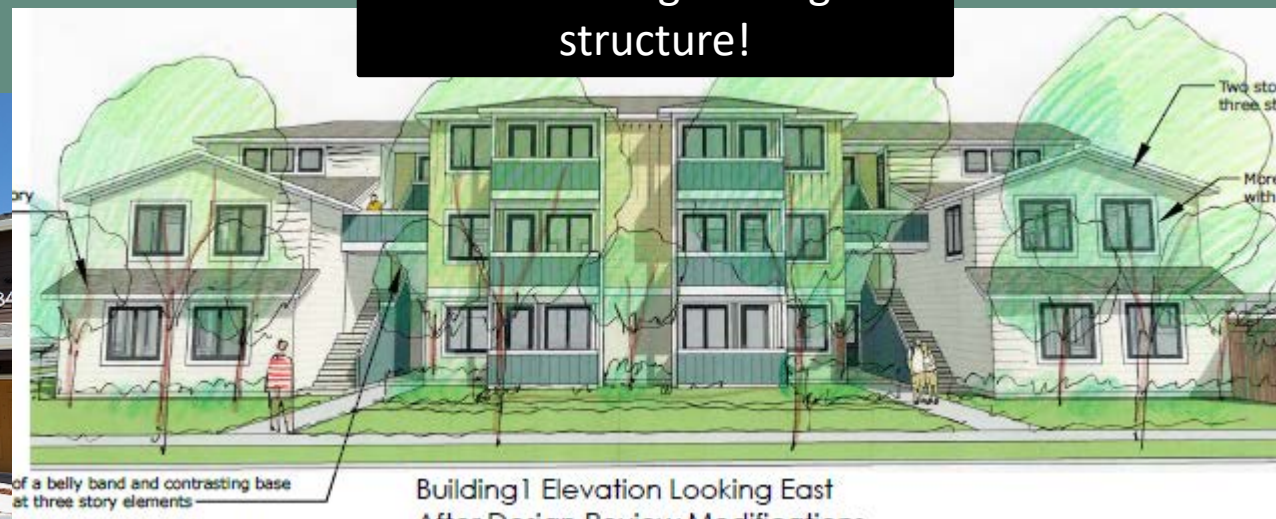
High density multi unit housing must be placed at the geographical center of all neighbors on Burbank Avenue, McMinn Avenue, and Parrish Lane to respect current residents and preserve the scenic corridor of Burbank Avenue.

Why was this location selected and approved? Schellinger stated it was more appealing to their supposed buyer despite neighborhood asking for reconsideration.

34 FEET - Taller than any other neighboring structure!

Sendero Apartments – Sebastopol Road 25 Feet

Crossroads Apartments – Burbank Ave. 25 Feet



Building 1 Elevation Looking East After Design Review Modifications

Tentative Map Review & Neighborhood Recommendations

OPEN SPACES ARE MANDATORY

Additional parks need to be included in the plan to meet the city standards for open spaces and park requirements.

This was mandated in the new 14 acre development, Paseo Vista, on Dutton and Hearn, and sets a precedent for all other developments receiving entitlements for low income housing from the City of Santa Rosa. This is the same size as the proposed Burbank Avenue development. Why aren't the same city requirements mandated in this plan?

Parks should border current neighbors as a "good neighbor" green!



NO Planned PARKS!!!

Paseo Vista - Dutton Ave.
3 Parks

Environmental Impact Report & Fair Reporting



VALIDITY OF THE EIR

- Outdated report – Roseland Specific Plan 2016
- Environment has changed since the report - rainfall
- Observed discing of the land to purposely kill any Tiger Salamanders to skew the results.

HISTORY OF FAILED REPORTING

Sierra Club lawsuit against the City of Santa Rosa for falsely conducting EIRs and destroying the environment.

The city should not be able to use an all-encompassing report to exempt all developments under the specific general plan EIR and CEQA.

REQUESTING NEW REPORT

Asking for an unbiased and fair current review of the project site to truthfully determine the environmental impact, especially against the Tiger Salamander.



RESIDENTS FIRST
ROSELAND

Final Recommendations & Concluding Appeals

THE NEIGHBORHOOD OPPOSES THIS PROJECT IN FULL

Does not match the current design or the voices of Burbank Ave, McMinn Ave, and Parrish Lane. This goes against the specific plan.

Do not allow the building of excessive high density housing affronting the street in rural neighborhoods, especially when no other building is 3 stories. Place it at a geographic center away from neighbors.

THERE IS A SURPLUS OF HIGH DENSITY LOW INCOME HOUSING
PLANNED PROJECTS ALREADY APPROVED IN SANTA ROSA

With this surplus approving this plan as is with dense apartments along the street is not necessary and only profits the developer and city.

NEIGHBORHOOD VOICES MUST BE HEARD

Listen to the voices of the neighborhood, compromise with us – we welcome all resident types if done to scale, review what Burbank Avenue actually looks like, and remember that city members represents the will of the people, not big money developers that lie about affordable housing.

Final Recommendations & Concluding Appeals



NEIGHBOR VOICES

"We feel that the proposed subdivision on Burbank Avenue is the wrong fit for the Roseland area. It does not fit well with the semi-rural scenic corridor the city is proposing. The subdivision will also increase the amount of traffic on Burbank Avenue, which is all ready a problem. The apartments, which are proposed, would be a better fit in an urban setting rather than on Burbank Avenue. Thank you for your time."

- Dan and Linda Eikenberry

I live on a rural two lane road with gullies on each side in an area that the City General Plan deems "scenic and rural" with an emphasis of any future development to not ruin that character. They say they want to maintain that ambience and make the quality of life of existing residents a priority. To make our lives here unhealthy and overcrowded seems a gross error. This lane is not wide enough to ever have a bus on it, let alone a bus stop or a dedicated bicycle lane. Its name is Burbank Avenue, but that is a misnomer. It is a rural lane.

This lane is dangerous to walk, always has been. The result of the recent Burbank Housing development and a new Elementary School has led to commute gridlock here, and significantly increased air pollution. SR is supposed to put density near transportation and streets wide enough to accommodate it. And I would like SR to resolve the problems the above mentioned developments have created before they challenge our previously healthy neighborhood more. The developer proposed it as "affordable housing" to have Planning approve that location, but changed it to "market rate" the day before the Zoning Administrator meeting. That is a sleazy trick and it makes me wonder about corruption and crooks in the administration in SR. Same wonder I had when SR surrounded our area, leaving it a county island, contrary to agreements with other bay area cities.

I do request a response in writing. I hope you can address my concerns with some transparency.

Very truly yours, Janet Lorraine-Paul