

**From:** [Montoya, Michelle](#)  
**To:** [\\_DRB - Design Review Board](#)  
**Cc:** [McKay, Conor](#); ["Andrew Trippel"](#)  
**Subject:** Late Correspondence - Item 9.2 - Stony Point Flats  
**Date:** Wednesday, September 1, 2021 5:41:00 PM  
**Attachments:** [Late Correspondence as of 9.1.2021.pdf](#)

---

**-INFORMATION ONLY PLEASE DO NOT REPLY TO ALL –**

Dear Chair Weigl and Members of the Design Review Board,

Please see attached late correspondence for item 9.2, Stony Point Flats, found on this Thursday's agenda. The correspondence will also be added to the agenda as an item attachment.

Thank you,

**Michelle Montoya | Administrative Secretary**

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-4645 | [mmontoya@srcity.org](mailto:mmontoya@srcity.org) (Currently Working Remotely)





**Stony Point Flats**  
**Design Review**



**Stony Point Flats**

**Development Team**









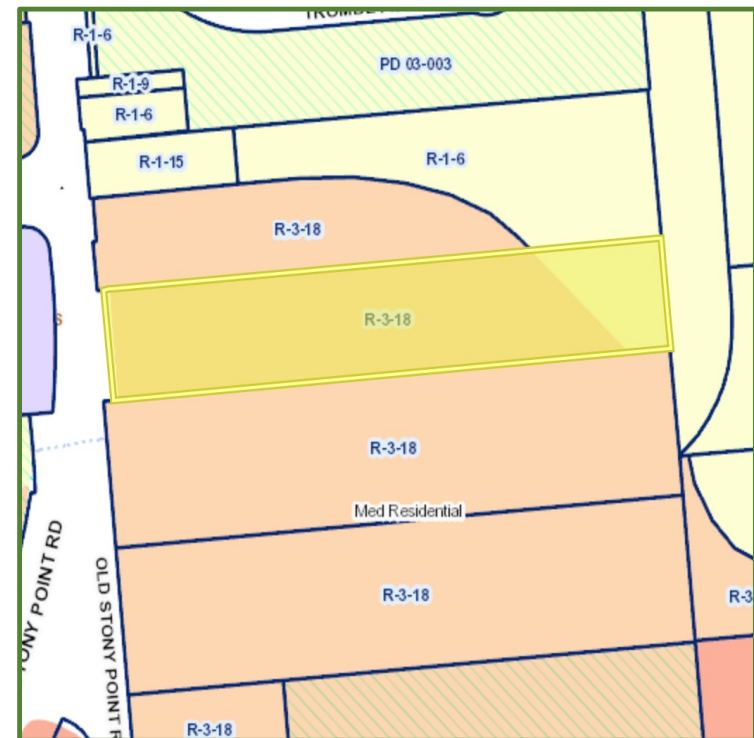
## Site Characteristics



The project site consists of a 2.9-acre parcel, of which 2-acres will be used in the development. The remaining 0.9-acres will remain undisturbed.

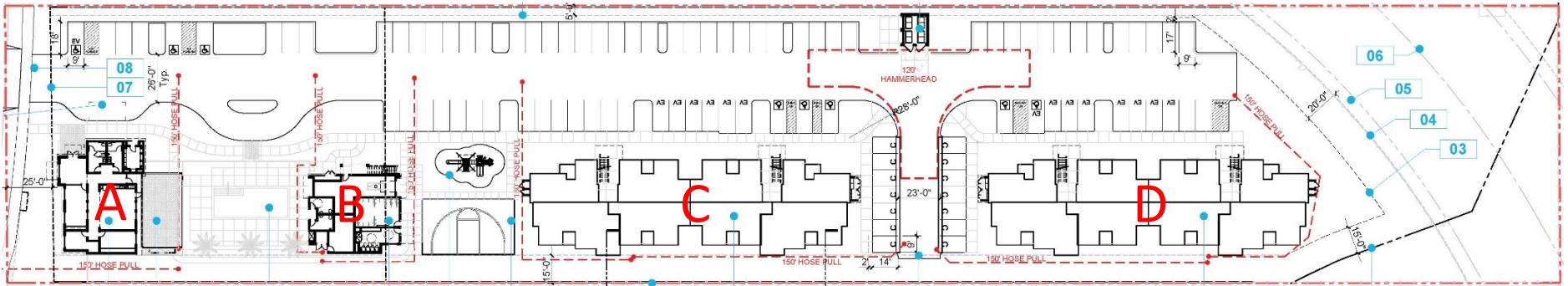
## Density Bonus

- The project has filed a Density Bonus application.
  - The split GPLUs allow for a density of 49.74 units.
    - Zoning code requires rounding down to 49 allowable units.
    - Density Bonus ordinance requires rounding up, which achieves the proposed density of 50 units.
- No additional density units or other variance requests have been made to date in connection with the Density Bonus Ordinance.

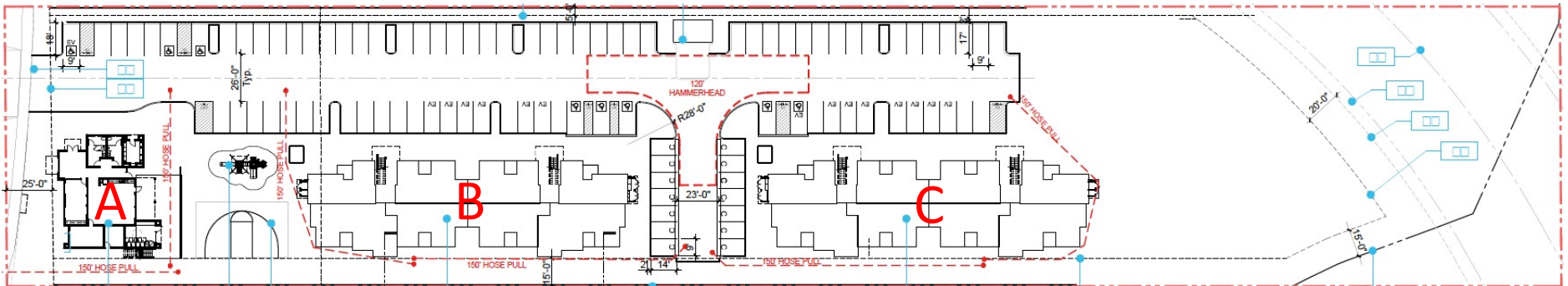


# Project Revisions

## Prior Site Plan



## Revised Site Plan





# Project Revisions

Revised Exterior Elevation

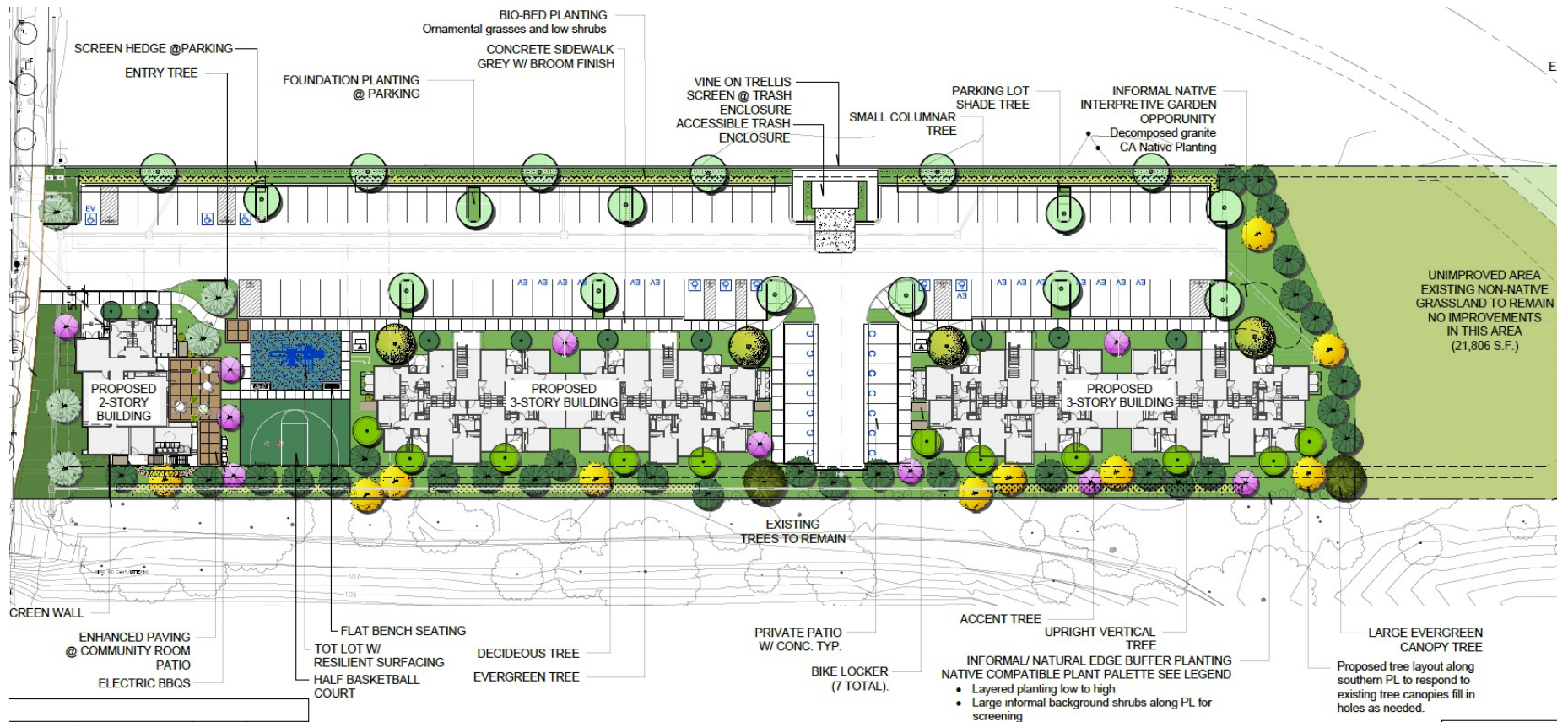


Prior Exterior Elevation

## Project Revisions

- The swimming pool has been removed from the project.
- Building B has been eliminated, moving the two residential units from this building to a newly added 2<sup>nd</sup> floor on Building A.
- The two 3-story residential buildings were moved west toward Stony Point Road, pulling the project away from the neighboring properties to the east.
- The revised site plan now leaves 1.56 acres (nearly 60% of the parcel) as pervious surface.
- Perimeter fencing has been eliminated.
- A landscape buffer has been added to the northern property line to screen light emissions projected from parked cars.
- The landscape palette has been updated consisting of native and riparian plants selections.
- Exterior paint colors have been lightened up with grey hues to create better contrast in the buildings.

# Landscape Design





## Floodplain Update

- It has been discovered that recent improvements to Stony Point Road included the addition of a new culvert at the point where the road crosses over Roseland Creek.
- With the new capacity of this undercrossing a 100-year flood event would now likely be completely contained in the creek.
  - Analysis is still in progress
- Should this finding be confirmed, the only change to the project will be the site plane elevation.
  - No changes will come to the site plan layout or building design.



Thank you for your time  
and consideration today.



**RE: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012**

Trippel, Andrew &lt;atrippel@srcity.org&gt;

Wed 9/1/2021 1:59 PM

To: Ryan Schwab &lt;rschwab123@yahoo.com&gt;

Cc: Sprinkle, Rob &lt;RSprinkle@srcity.org&gt;; McKay, Conor &lt;CTMcKay@srcity.org&gt;

Good afternoon,

Thank you for your emails received on August 31, 2021, at 5:45 PM and September 1, 2021, at 10:44 AM. Below are responses to your questions from August 31<sup>st</sup>. In today's email, you request postponement – or removal, as you've described it – of the proposed Stony Point Flat's Minor Design Review from the Design Review Board's September 2, 2021 agenda. After a project is agendaized, Planning Division can only request or recommend con nuance of a scheduled mee ng item to the review authority. It is the purview of the review authority to decide to review as scheduled or con nue an agendaized mee ng item. When making such a request or recommenda on, Planning considers if new informa on has been presented that would require further analysis and may result in changes to project informa on presented for review. In this case, no new informa on has been provided that Planning Division feels warrants a request or recommenda on for con nuance. Planning plans to proceed with the mee ng item as scheduled.

Members of the community may request a con nuance of a project's scheduled review during the public comment period of the public hearing and the review authority would have the purview to consider such a request.

**From August 31 email**

**Ques on 1:** Is it a common prac ce for the city to make excep ons to required studies (ie Sewer Capacity Study)? With the developers insis ng on their requirement for 50 units to obtain the necessary tax credits, they should be subjected to the requirements set forth for projects that exceed the general plan limits. It appears they are receiving preferred treatment when the city makes excep ons and doesn't hold all projects/developers to the same standards. This project is not ready for the DRB on Thursday when the necessary studies have not been performed.

**Response:** Technical reports or studies are used to analyze a project's compliance with applicable regulations or policies. In addition to Planning Division, other public agency staff are charged with implementing applicable regulations or policies and may request technical reports and studies. Planning staff rely on public agency staff to determine and advise as to what technical reports or studies are required. In this case, Santa Rosa Water – which administers water distribution, wastewater collection and urban water reuse in Santa Rosa – reviewed the project proposal and determined that the project is s ll in line with the General Plan Land Use densities. Santa Rosa Water has additionally reviewed your question received on August 31<sup>st</sup> and confirms that no additional study of sewer capacity is required.

**Ques on 2:** Is it common prac ce for city staff such as yourself to meet with council members and influence their decisions if their cons tuents concerns are valid or not? We were prepared to meet with Mr. Alvarez with a next-day mee ng me solidified when it was conveniently cancelled after speaking with you. We are disheartened by this and the op cs have raised ethical concerns among our group.

**Response:** City staff are always available to respond to requests for information from elected and appointed officials. Planning staff provided project and Planning review information to Council Member Alvarez in response to his request. No recommendation was made concerning meetings with any person or persons.

Best Regards,

Andrew

**Andrew Trippel, AICP | Acting Supervising Planner – Current Planning**

Planning &amp; Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org




---

From: Ryan Schwab <rschwab123@yahoo.com>  
 Sent: Wednesday, September 1, 2021 10:44 AM  
 To: McKay, Conor <CTMcKay@srcity.org>  
 Cc: Sprinkle, Rob <RSprinkle@srcity.org>; Trippel, Andrew <atrippel@srcity.org>  
 Subject: Re: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012

Hello again Mr. Trippel,

With the items documented in my email yesterday afternoon, I wanted to give you and your team adequate time to remove the Stony Point Flats Apartment project from tomorrow's Design Review Board meeting. It would not be prudent for the DRB to take final action on this project with what is noted below.

Thank you,  
 Ryan

On Tuesday, August 31, 2021, 05:45:02 PM PDT, Ryan Schwab <[rschwab123@yahoo.com](mailto:rschwab123@yahoo.com)> wrote:

Hello Andrew, Conor,

I had several questions based on documents I received through public requests and have attached for review:

1) Is it a common practice for the city to make exceptions to required studies (ie Sewer Capacity Study)? With the developers insisting on their requirement for 50 units to obtain the necessary tax credits, they should be subjected to the requirements set forth for projects that exceed the general plan limits. It appears they are receiving preferred treatment when the city makes exceptions and doesn't hold all projects/developers to the same standards. This project is not ready for the DRB on Thursday when the necessary studies have not been performed.

2) Is it common practice for city staff such as yourself to meet with council members and influence their decisions if their constituents concerns are valid or not? We were prepared to meet with Mr. Alvarez with a next-day meeting time solidified when it was conveniently cancelled after speaking with you. We are disheartened by this and the optics have raised ethical concerns among our



9/1/2021

Mail - McKay, Conor - Outlook

group.

I would appreciate you timely addressing these concerns.

Regards,

Ryan



## [EXTERNAL] Comment pertaining to Stony point Flats

Lorna Edits <lornaedits18@gmail.com>

Tue 8/31/2021 8:29 PM

To: Rogers, Chris <CRogers@srcity.org>; McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>; Gustavson, Andy <AGustavson@srcity.org>; Weigl, Drew <dweigl@srcity.org>; Hedgpeth, Warren <whedgpeth@srcity.org>; McHugh, John <JMcHugh@srcity.org>; Wix, Henry <HWix@srcity.org>; Parker Sharron, Adam <ASharron@srcity.org>; Burch, Michael <MBurch@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Tibbetts, Jack <htibbetts@srcity.org>; Sawyer, John <jsawyer@srcity.org>

Please include the following comment in your public records

31 August 2021

To:

Members of the Design Review Board, City Council, Phoenix Development and Integrity Housing  
Regarding Stony Point Flats

To whom this concerns,

As a resident of Stony Ranch and a Santa Rosa taxpayer for over 17 years, I am expressing my outrage about the fact that despite multiple neighbors' request for a privacy fence on the northern and eastern perimeters of the project, throughout your supposed regard for, "sensitivity to the surrounding neighborhood," our voice has been subjugated and requests disregarded by board members with comments like, "A fence will only serve to separate the communities more." I ask each of you as homeowners and residents to consider whether a common fence in your back yard prohibits you from enjoying neighborly relations or a sense of community.

Not constructing a tall privacy fence on the north side will cause discontentment and aggravation from those of us whose master bedrooms face the parking lot where the noise and headlights will be a constant disruption of peace and quiet. You have offered multiple concessions to the applicants, but thus far have not shown the same regard to surrounding residents. A chain-link fence is an unsightly, ineffective, and inexpensive way to demarcate the boundary. Low shrubs will not mitigate noise nor screen headlights. I ask the Design Review Board and Council to predicate approval of this project upon the condition that a more effective and aesthetically pleasing solution be constructed to obscure glare from parking lot lamps, car headlights, and mitigate vehicular and construction noise (while also being mindful of the fact that especially in Southwest, we experience a lot of graffiti). My request is simple and reasonable. One that I hope you will consider from a (different) lens other than "check the box."

Genuinely concerned,

Lorna Mc Bade

1422 Trombetta Street

Santa Rosa, California 95407