

City of Santa Rosa

JUL 31 2018

Planning & Economic
Development Department

31 July 2018

Amy Nicholson
Planning & Economic Development Department
100 Santa Rosa, Rm. No. 3
Santa Rosa, CA 95404

RE: DUTTON MEADOWS SUBDIVISION - FILE NO. PR18-039

Dear Ms. Nicholson,

My wife and I have much concern regarding the timing sequence of the implementation and construction of the aforementioned Dutton Meadows Subdivision, File #6. PR18-039.

Our concern is simple: traffic congestion. To state it another way, what comes first, the chicken or the egg?

Hearn Avenue is currently the only traffic conduit for access to and from the proposed Subdivision. The existing traffic congestion on Hearn Avenue is already extreme between US Highway 101 and Stony Point Road. Traffic to and from the Subdivision will, with certainty, exacerbate the already severe and extreme traffic congestion on Hearn Avenue.

The existing traffic avenues that feed to and from Hearn Avenue are not capable of sustaining the movement of equipment and personnel required to implement and construct this Subdivision.

Hence, there is immediate necessity to build another access avenue to the Subdivision that is south of Hearn Avenue and the Subdivision.

31 July 2018

Amy Nicholson

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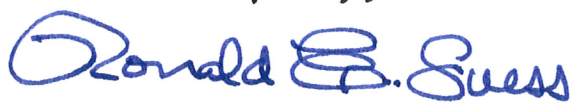
This, then, is the chicken or the egg conundrum:
A new access avenue or the Subdivision; which
is first?

Build the new access avenue BEFORE the Subdivision
is started, implemented, and constructed. Please
do not commence the Subdivision BEFORE the new
access avenue is completed. The access avenue is
the "chicken" that must precede the Subdivision
(the "egg").

The City of Santa Rosa must demonstrate
aforethought and display courtesy to all of the people
that would be adversely affected by the increased traffic
flow and congestion on Hearn Avenue. This can be
done by building a new access avenue for the
Subdivision BEFORE it is implemented and constructed.

The new access avenue is an imperative that must
precede the Subdivision! Thank you for this opportunity
to comment on this new addition to Santa Rosa.

Respectfully,



Ronald and Jane Suess
Rising Moon Ln
Santa Rosa, CA

Nicholson, Amy

From: Josh <schultz42@comcast.net>
Sent: Monday, July 23, 2018 3:40 PM
To: Nicholson, Amy
Subject: Dutton MeadowS subdivision- File number: PRJ18-039

Hello Amy,

My name is Joshua Schultz, I'm a resident on Aloise Ave. I received the notification of the planned project (that would be directly behind my house). I was more curious as to what improvements would be done to the surrounding neighborhoods, like sidewalk improvements and streets improvements. Hearn and the surrounding streets are very old and outdated (lack of side walks, ADA req., streets designed an eon ago and now struggle to handle the current flow, I can only imagine what Hearn will look like with this additional development. Also other than homes is the developer required to but in beautification projects i.e. park etc.? I worry with so many of the developments putting on top of each other and nothing being required or done to the surrounding areas.

Thank you in advance with any info you can shed on this process, and any possible traffic studies done.

Joshua Schultz

Nicholson, Amy

From: Mike Raymond <fanman7@aol.com>
Sent: Tuesday, February 19, 2019 3:50 PM
To: Nicholson, Amy
Subject: Dutton Meadows

Ms. Nicholson

Dutton Meadows Subdivision 2650, 2666, 2684 Dutton Meadow and 1112 & 1200 Hern Ave.
I oppose any increase in housing, or density on the west side of 101 along the Horn Avenue corridor until such time the over pass at Hi Way 101 is increased to four lanes, two east bound two west bound.
Gov Jerry Brown increased or gas tax from 18 cents a gallon to 30 cents a gallon by 12 cent or 67%. The traffic back up at the hearn avenue over pass also increases emergency response time.

Thank you
Mike Raymond
2575 Knolls
Santa Rosa Ca. 95405

Nicholson, Amy

From: Bianca Handley <BiancaNHandley@gmail.com>
Sent: Saturday, February 23, 2019 3:28 PM
To: Nicholson, Amy; Murray, Susie
Subject: Development in Southwest

Hello,

I'm a local Santa Rosa resident living on Boron Ave in Roseland/Southwest Santa Rosa. I am writing because 4 properties near my home appear to be undergoing consideration for development:

File No. MJP13-009 is directly across from my street, Boron Ave.

File No. PRJ18-039 is down the street from my house, near the elementary school

There is also the Burbank Housing Development going in near Bellevue, and the Meadow Wood Ranch Development which recently applied for a permit extension (I came in to view the file on this one but I haven't been able to make it back in to view the other files).

I am writing because all of the developments will impact traffic on Dutton Meadow as they will all outlet on to this one lane road. Some of these developments, File No. P13-009 in particular, may impact my street directly.

I don't know what my role is or can be in the planning for development in our area, but I would like to comment on parking in particular. It seems that houses these days are getting closer and closer together and a consequence of higher density housing is less street parking, especially in these communities with driveway-alleyways. There is a local high-density development near PRJ18-039, Amorosa Village, which is an incredibly attractive housing development but it is hard not to notice as you drive by that the parking is inadequate. I do not know how many cars per house/apartment were planned for this development but it did not nearly match the parking needs of the residents. If you would drive by this community in the evening, people in this area will park where parking is not allowed and the overflow from this community fills the streets of other nearby housing developments.

Boron Ave is a narrow street and, as it is currently, when cars are parked on both sides of the street, two cars cannot pass each other. Residents have to pull in front of driveways to allow cars traveling in the opposite direction to pass before proceeding down the street. Our street would struggle to handle potential overflow parking from developments where adequate parking is not available.

I don't know what the possible solutions could be, but I would appreciate knowing it is being considered in the development of all of these future properties, and the development of the area in general.

I look forward to your response and our continued dialogue,

Bianca Handley

Nicholson, Amy

From: Karly Seitzer <karlyseitzer@gmail.com>
Sent: Thursday, February 21, 2019 2:30 PM
To: Nicholson, Amy
Subject: Proposed development for Dutton Meadows and Hearn Avenue (File No. PRJ18-039)

Dear Ms. Nicholson,

I noticed a public advisory board in my neighborhood for a planned development of 130 single family homes and am very concerned about the impact on parking. While I recognize that Sonoma County has a very real need for more housing, I am deeply concerned that the city does not recognize the severe parking issues our neighborhood already faces. Residents walk blocks to their home because no parking is available. I often struggle to even put my garbage cans out because the street is lined with cars and there is no where to place them. What if any additional parking is planned for the existing neighborhood to alleviate our concerns, and how many parking spaces are being created per home not including the garage?

Thank you,
Karly Seitzer

Sent from my iPhone