

Nicholson, Amy

From: Ben Byrne <ben@cornershopcreative.com>
Sent: Monday, September 12, 2016 6:09 PM
To: Nicholson, Amy
Subject: Amendment to table 2-6 of Chapter 20-23

Hello Amy,

Via nextdoor.com, Julie Combs brought to my attention the public hearing taking place on Sept. 22 regarding the potential zoning modification that would potentially allow for hotels in CO zoning districts, including but not limited to the south side of Bethards at Yulupa.

I will be unable to attend the public hearing on September 22. As a resident of Bennett Valley, though, I'd like to make sure my voice is heard in the matter. I support the proposed amendment. While skeptical of their being a demand for a hotel in many of the affected commercial zones, I welcome the possibility that visitors could stay in more convenient locations than they are currently able.

Thank you,
Ben Byrne
2329 Avenida de las Brisas

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Ben Byrne
Founder & Chief Creative Officer
ben@cornershopcreative.com
505 933 5236

Check out our site: <http://cornershopcreative.com>
Find us on Facebook: <https://fb.com/cornershopcreative>

Nicholson, Amy

From: Melanie Johnson <mjj330@mac.com>
Sent: Monday, September 12, 2016 8:07 PM
To: Nicholson, Amy
Subject: No hotel at Bethards and Yulupa!!
Attachments: Zoning_Code_Text_Amendment_Lodging_phn.pdf; ATT00001.txt

We already have multiple businesses in a highly residential area. So many children walk and bike to school, I am concerned for added traffic, noise and potential danger to the children.

Melanie Johnson
2629 Spring Oaks Drive
Santa Rosa CA 95405

Nicholson, Amy

From: Ann Dubell <awdubell@sonic.net>
Sent: Monday, September 12, 2016 10:13 PM
To: Nicholson, Amy
Subject: hotel zoning considerations

Hello Ms. Nicholson,

Julie Combs alerted neighbors about this upcoming hotel zoning hearing. I can't attend the scheduled hearing and I would like to comment that I don't think hotels are an appropriate use of land when we have an affordable housing crisis. I want to as much affordable housing as Santa Rosa's commercial zones can accommodate. I would hope that every unit would be affordable, not just a few units designated affordable. I live in Bennett Valley. Affordable housing designed around the existing commercial centers, or the properties zoned for commercial development are what I want to see.

Thank you for your work.

Cordially,
Ann Dubell

Nicholson, Amy

From: denise marquez <redskygroup@me.com>
Sent: Wednesday, September 14, 2016 6:08 PM
To: Nicholson, Amy
Subject: notice of public hearing/don cape, theraldson investments

hi i received a notice in the mail for a hearing on september 22 at 4pm regarding zoning code text to allow the lodging-hotel or motel and use within the office commercial zoning district citywide with the approval of a minor conditional use permit.

i work till 4:30 pm and will be unable to attend this meeting but am interested in what the conditions of the conditional use permit will be?

can you keep me updated of what happens at this meeting.

thanks, denise marquez

Nicholson, Amy

From: Linda Bavo <lbavo@sonic.net>
Sent: Saturday, September 17, 2016 9:55 AM
To: Nicholson, Amy
Subject: Don Cape, Tharaldson Investments

Hello Amy - I reside on Morningside Circle in Bennett Valley and am writing to you regarding the Don Cape/Tharaldson Inv. request for rezoning to allow hotels/motels in office commercial zoned areas in Santa Rosa.

How is it possible that a request to change zoning through out the city be made if the applicant does not own the property?

Gary Tharaldson is a very large developer of low end hotels/motels. If you or any member of the Planning Commission have not already done so, please read the August 2015 Forbes Magazine article for a brief overview of Gary Tharaldson and his agenda:

<http://www.forbes.com/forbes/welcome/?/sites/caroltice/2015/08/19/long-game-north-dakotas-richest-man-built-a-billion-dollar-empire-and-now-hes-doing-it-again>

Is this overly ambitious businessman someone that the City of Santa Rosa officials and the residents would like to become beholdng to?

Low end hotels/motels are not wanted or needed in Bennett Valley or any other established residential neighborhood anywhere in Santa Rosa. Please do not allow this rezoning in any residential area of Santa Rosa or any areas abutting to an established residential neighborhood.

Thank you.

Linda Bavo

Nicholson, Amy

From: Jonathan Marlowe <mprop@att.net>
Sent: Monday, September 19, 2016 2:42 PM
To: Nicholson, Amy
Subject: Re: CO zoning amendment

Thanks for your prompt clarification. Sounds like a good change to me.
Jonathan

On Monday, September 19, 2016 2:26 PM, "Nicholson, Amy" <anicholson@srcity.org> wrote:

Hi Jonathan,

Although Tharaldson Investments submitted the application for a Zoning Code Text Amendment to allow the development of a Hotel on a property on Airway Drive the CO zoning district, the Amendment applies to all properties within the City in the CO (Office Commercial) zoning district. The proposed Text Amendment would broaden the land uses allowed in the Office Commercial Zoning District-Citywide, to include lodging. If the Amendment is approved, a Hotel or Motel could be developed on properties with CO zoning only after approval of a Minor Conditional Use Permit. The Minor Use Permit is a discretionary permit, which would specifically look at the impacts and the appropriateness of a land use on a given site.

Please let me know if you have further questions, or if I can clarify any points.

Amy Nicholson | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3258 | Fax (707) 543-3269 | anicholson@srcity.org



From: Jonathan Marlowe [mailto:mprop@att.net]
Sent: Monday, September 19, 2016 1:54 PM
To: Nicholson, Amy <anicholson@srcity.org>
Subject: CO zoning amendment

Hi Amy,

I could not make out from the project notice of public hearing whether this is a general CO zoning revision that is being proposed or merely a specific project by Tharaldson Investments to have a special zoning change at their site to allow motel use. If it is a specific project, where is it located? If it is a general revision, would it allow the construction of motels on land which is zoned CO?

Please clarify,
Jonathan

Nicholson, Amy

From: Karen DOr <karen@karendor.com>
Sent: Wednesday, September 21, 2016 11:55 AM
To: Nicholson, Amy
Cc: Olivares, Ernesto; Combs, Julie
Subject: Opposed to Zoning change regarding hotels in Santa Rosa
Attachments: Zoning_Code_Text_Amendment_Lodging_phn.pdf

Dear Ms. Nicholson.

I am sorry that I cannot attend the Planning hearing on 9/22, however as a 30 year resident of Bennett Valley I would very much OPPOSE the proposed ZONING CODE TEXT AMENDMENT TO TABLE 2-6 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS) OF CHAPTER 20-23 (COMMERCIAL ZONING DISTRICTS) OF THE CITY CODE, as requested in the application from Don Cape, Tharaldson Investments.

Please add this email to the public record.

Thank you,

Karen
[Karen@karendor.com](mailto:karen@karendor.com)
(707) 548-7959 (Cell)
www.karendor.com

cc: Julie Coombs, Ernesto Olivares

Nicholson, Amy

From: Janet McCulloch <janetshasta585@gmail.com>
Sent: Wednesday, September 21, 2016 3:43 PM
To: Nicholson, Amy
Subject: Strong Opposition to Zoning Code Text Amendment to Table 2-6, Permit REZ16-001

As I cannot attend the Planning Commission meeting on Thursday, September 22, I would like to register my strong opposition to this rezoning plan. In most of the highlighted areas, including the ones near my home, the traffic is already heavy and will only become worse with time as we do not have a viable public transportation system in Santa Rosa. Adding lodgings and/or motels in any of these areas would increase not just traffic, but noise, pollution, and general products or transient populations.

I wouldn't normally put it this way, but who thought this was a good idea and did s/he receive some kind of pay-off?

Please convey my thoughts to the commissioners.

Thanks,
Janet McCulloch
2512 Lakeview Drive
Santa Rosa, CA 95405
(707) 576-7621

Nicholson, Amy

From: Marlene Lowenthal <marlene.lowenthal@gmail.com>
Sent: Thursday, September 22, 2016 10:10 AM
To: Nicholson, Amy
Subject: zoning Change

I urge you to not make any change to the current zoning that would allow hotels/motels to be built near residential areas. That would only increase traffic, noise and the safety of those areas.

Thank you,
Marlene Lowenthal
1729 Mariposa Drive
Santa Rosa 95405
707-538-3872

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Bliss, Sandi

From: MarcusZmarcus@aol.com
Sent: Thursday, September 22, 2016 2:16 PM
To: anicolson@srcity.org; Bliss, Sandi
Subject: Zoning Code Text Amendment that Might Affect Our Properties - Public Hearing

Dear Ms. Nicolson,

This is in regards to zoning changes that are being proposed brought about by project filed by Don Cape, Tharaldson Investments/ City of Santa Rosa.

It appears that this project has prompted the city to want to include other parcels in the zoning change, which seems to include our properties, and others surrounding ours.

This seems a very strange area for lodging-hotel or motel land use, and my concern is that once these properties will now include that zoning, it will now become part of the city plan, and there will be an overlay for transient motel-type housing in our area, and specifically for our parcels.

WHY NOT JUST CHANGE THE ZONING FOR THE SPECIFIC PARCEL DESIGNATED FOR THE PROJECT ON PINER AND AIRWAY? WHY INCLUDE ALL THE OTHER PARCELS.

WE ARE STRONGLY AGAINST THIS PROPOSAL.

Sincerely,

David & Jacqueline Marcus

Owners, 1128 Sonoma Avenue, 1134 Sonoma Avenue (and related parcels)