

**From:** [Sheikhali, Monet](#)  
**To:** [Kashy Ghazzagh](#)  
**Cc:** [Annette Romios L.Ac.](#)  
**Subject:** RE: [EXTERNAL] Lago Fresca  
**Date:** Friday, December 5, 2025 3:42:00 PM

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Hi Kashy,

Happy Holidays as well.

Fire and Traffic have reviewed the project. You can visit this website to review the project and see responses to comments raised by neighbors: <https://www.srcity.org/3774/Lago-Fresca-Apartments>

Here is the link where you can review all the documents for the upcoming public hearing: <https://santa-rosa.legistar.com/LegislationDetail.aspx?ID=7768844&GUID=75569FC9-680C-406B-A945-101F7A400BE1&Options=&Search=>

Thanks for raising the parking questions. This question comes up often with affordable-housing proposals. The reduced parking concession comes from California state law. Under California's Density Bonus Law (Government Code § 65915), any housing development that includes a required percentage of deed-restricted affordable units is entitled to specific concessions and incentives, and reduced parking requirements are one of the concessions.

I will include this email in the public record and share it with the Planning Commission. Your previous emails have been added to the package for the Planning Commission meeting.

Have a great weekend,

Monet Sheikhali | Supervising Planner  
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Monday through Thursday: 8 a.m. – 4 p.m. and Friday: 8 a.m. – 1:30 p.m.  
Tel. (707) 543- 4698| Fax (707) 543-3269 | [msheikhali@srcity.org](mailto:msheikhali@srcity.org)

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-----Original Message-----

From: Kashy Ghazzagh [REDACTED]  
Sent: Thursday, December 4, 2025 10:14 AM  
To: Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>  
Cc: Annette Romios L.Ac. [REDACTED]  
Subject: [EXTERNAL] Lago Fresca

Good morning Monet-

Happy holidays!

I'm reaching out to you on this project to see if this proposed complex has yet been reviewed by Fire and Traffic as of yet, and if so, to what extent. If there are comments available from them, I would be interested to know and have the opportunity to review.

Another question:

Are the project owners and designers assuming that all residents in the complex will never have any visitors?? No birthday parties, NFL games, NBL, NBA, NHL games? I see no visitor parking allocated, no I see any reason why visitors wouldn't park in other areas and other properties adjacent to this project. Who's to stop them?

We have serious valid and concerns for safety issues this project brings to the table.

Thank you

Kashy



**From:** [Omar Lopez](#)  
**To:** [PLANCOM - Planning Commission](#)  
**Subject:** [EXTERNAL] Public Comment on Item 11.2  
**Date:** Monday, December 8, 2025 3:40:25 PM  
**Attachments:** [2025\\_1211\\_Santa\\_Rosa\\_PC\\_Item\\_11.2.pdf](#)  
[2022\\_08\\_23\\_Lago\\_Fresca\\_Endorsement\\_Letter.docx](#)

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Good evening,

Attached below is public comment in support of Item 11.2: Lago Fresca Development on the 12/11 Planning Commission Agenda from Generation Housing.

All the best,

\_\_\_\_\_  
Omar Lopez | Policy Coordinator  
He/Him/His/El  
Generation Housing

(707)237-4792 | 427 Mendocino Ave, Suite 100 | Santa Rosa, CA 95401



427 Mendocino Ave, Suite 100  
Santa Rosa, CA 95404

(707) 900-4364  
info@generationhousing.org

December 8, 2025

**Santa Rosa Planning Commission**  
Council Chamber, City Hall  
100 Santa Rosa Ave, Santa Rosa

**RE: Item 11.2: Lago Fresca Development**

Dear Commissioners and Staff,

Generation Housing supports approval of the Lago Fresca Apartments and submits this letter to accompany our formal endorsement. **We view this as an appropriate and well-planned infill project that aligns with the City's housing goals and leverages existing public infrastructure and services.**

**The site is particularly well positioned for residential use. It sits within immediate proximity to healthcare facilities, schools, parks, and it has a CityBus stop directly at the project frontage.** This stop provides routes to grocery stores, retail centers, and neighborhood-serving amenities, creating practical alternatives to driving and reduced transportation costs.

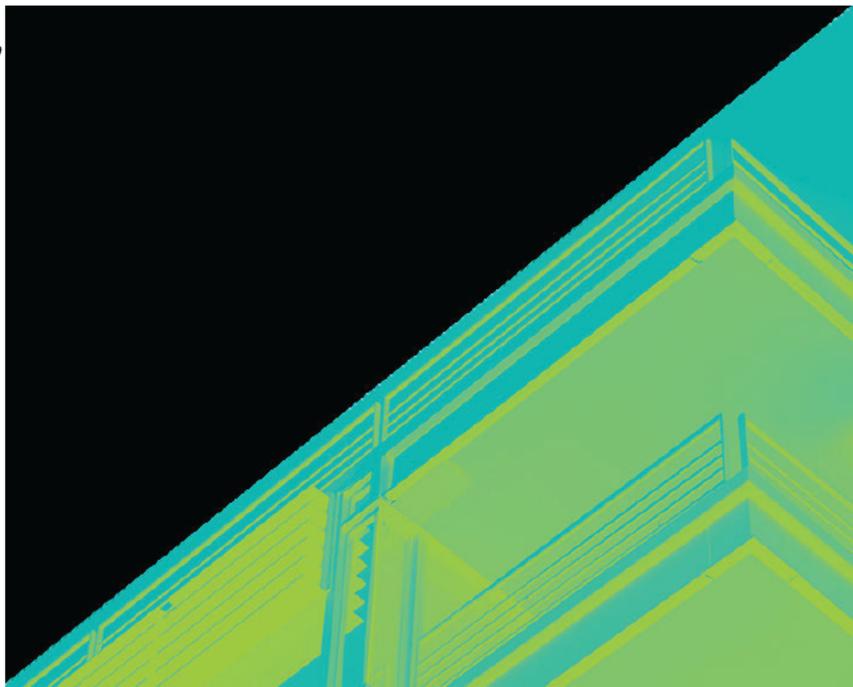
Community feedback has centered on parking and traffic. The Density Bonus standard equates to 1.44 spaces per unit. The proposal provides 1.26 spaces per unit. **This represents a difference of 0.18 spaces per unit, meaning the project provides less than one-fifth of a parking space fewer per unit than the Density Bonus expectation.** This modest ratio difference is paired with an enforceable Parking Management Plan and supplemented by adjacent on-street parking. The request to use **9-foot stall widths is also consistent with practices in nearby jurisdictions**, including the City of Sonoma's municipal code (SMC 19.48.090), which identifies 9 feet as the standard stall width.

**For these reasons, we believe the Lago Fresca Apartments represents a responsible infill investment. We respectfully encourage approval of the Conditional Use Permit.**

In partnership,

A handwritten signature in black ink that reads "Stephanie Bowen".

Stephanie Picard Bowen  
Deputy Director, Generation Housing





427 Mendocino Ave  
Suite 100  
Santa Rosa, CA 95401

(707) 900-4364  
info@generationhousing.org

23 August 2022

Dear Ingrid,

Thank you for submitting Lago Fresca Apartments for review and endorsement. After scoring the project against our criteria, I'm happy to share that Generation Housing will be endorsing Lago Fresca.

We were pleased to see several elements in your project proposal that promote best housing policies/practices. In particular, we appreciated seeing the following:

- Six units of affordable housing for low-income residents (60% AMI), four of which will be 4-bedroom units
- Project promotes walkability/bikeability with close proximity to several local transit options
- Inclusion of a rooftop terrace and other amenities such as a Community Room with a kitchenette, fireplace and lounge - all of which promote community cohesion
- Project promotes a healthy lifestyle with close proximity to a full-service grocery store, major city park, medical services, and several local schools

Based on your score of 86 out of 100, our level of and commitment to advocacy includes the following:

1. Endorsement
2. Letter of Support
3. Public statement at commission/council
4. Online petition + social media
5. Community mobilization

Please be in touch to let us know ahead of time when you are scheduled for public hearings and keep us apprised of any barriers or opposition to your project. I look forward to coordinating with you in advocating for this important housing development.

Thanks for all of your work on this and we look forward to seeing this project come to fruition.



Best,



Jen Klose

Executive Director, Generation Housing



**From:** [Sheikhali, Monet](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [EXTERNAL] Comments: Lago Fresca Apartments  
**Date:** Tuesday, December 9, 2025 4:44:00 PM

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Hello Chris and Christina,

Thank you for your email. I will make sure this email is included in the public record and shared with the Planning Commission, along with other emails we have received.

Also, you can visit the project website to review the project and see responses to some of the questions raised by neighbors. Here is the link to this website:

<https://www.srcity.org/3774/Lago-Fresca-Apartments>

Have a great night,

**Monet Sheikhali | Supervising Planner**

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**From:** [REDACTED]  
**Sent:** Tuesday, December 9, 2025 2:49 PM  
**To:** Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] Comments: Lago Fresca Apartments

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Hi Monet,

Please include our written comments in the upcoming meetings as appropriate. We won't be able to attend the meetings.

Thanks,  
Chris & Christina

Chris Millard | [REDACTED]

RE: Comments on Lago Fresca Apartments – 2445 Summerfield Rd & 4744 Hoen Ave

To the Planning Commission and Design Review & Preservation Board,

Thank you for the opportunity to provide comments on the proposed Lago Fresca Apartments project. We are supportive of adding new housing in Santa Rosa, including affordable housing, and recognize the critical need for more supply. However, we have concerns with the project in its current form that we believe should be addressed before approval.

### **1. Traffic and Circulation Impacts**

Traffic in this area is already heavily congested during peak hours. In particular, Hoen Avenue during the morning and afternoon commute hours is already heavily impacted. Adding 50 units will reasonably introduce an estimated 75–150 additional vehicles, and without meaningful mitigations, the project will only make current congestion worse. We ask the City to fully evaluate these circulation impacts and consider mitigations or a reduced density that better aligns with local traffic conditions.

### **2. Building Height and Scale**

The renderings show a four-story structure. No other buildings in the immediate neighborhood reach this height, and the scale would be out of character with surrounding development. A maximum of two stories would be more consistent with the existing built environment and less imposing for adjacent homes and businesses.

### **3. Architectural Compatibility**

The modern, flat-roof design shown in the image does not reflect the architectural character of nearby homes and buildings. We request that the design be reconsidered to better match the traditional styles in the neighborhood, ensuring the project blends with the existing community rather than contrasting sharply with it.

### **In Summary**

We support housing growth and the inclusion of affordable units, but believe this project needs modifications to height, design, and traffic impacts to be compatible with the neighborhood. We respectfully ask the City to require these adjustments before moving the project forward.

Thank you for considering our comments.

Sincerely,

Chris & Christina Millard

[REDACTED]

Santa Rosa, CA [REDACTED]

**From:** [Sheikhali, Monet](#)  
**To:** "[Kathleen Meadows](#)"; [Roger Meadows](#)  
**Subject:** RE: [EXTERNAL] Lago Fresca Apartment project  
**Date:** Tuesday, December 9, 2025 8:31:00 AM

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Good morning, Kathleen,

Thank you for your email. I will make sure this email is included in the public record and shared with the Planning Commission.

Also, you can visit this website to review the project and see responses to comments raised by neighbors: <https://www.srcity.org/3774/Lago-Fresca-Apartments>

Regards,

**Monet Sheikhali | Supervising Planner**

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**From:** Kathleen Meadows [REDACTED]  
**Sent:** Tuesday, December 9, 2025 5:34 AM  
**To:** Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>; Roger Meadows [REDACTED]  
**Subject:** [EXTERNAL] Lago Fresca Apartment project

Ms Sheikhali,

I cannot make the Dec 11 planning meeting, nor the Dec 18 design review, but I would like my comments to be heard by both commission/boards.

Thank you.

Project: Lago Fresca Apartments

Santa Rosa City Project Planner,

I formally opposing the Lago Fresca Apartments project primarily due to the violation of community safety that the proposed project would violate and impact.

Hoen Ave is a 2-lane street, one lane in each direction. This is currently inadequate to serve the current 2 x a day traffic demand heading west out of the eastside neighborhoods, resulting in a backed -up lane of cars, idling motors and long wait times to get through traffic lights.

Hoen is the primary exit route in the event of fire or other emergency required evacuation for the neighborhoods that abut the 3 parks in the east side of town. All three of these parks have been impacted by wildfire in recent years and are expected to experience more fire in the future. In planning approval, thought must be given to evacuation in emergencies. Because so many residences are currently using Hoen for emergency evacuation, adding high-density housing this far from the city center and the main road arteries of Hwy 101 and Hwy 12 is dangerous and irresponsible.

In addition to this primary concern, we have other concerns.

- This proposed project is far from the city center and commuter rail therefore does not create a walkable lifestyle, nor fall into the category of a Priority Development Area, To reach downtown Santa Rosa would take a 35-minute bus ride. To walk to Safeway for groceries or to a drugstore would be 1.4 miles away and take 30 minutes. As a result, most all of the residents of the proposed project would be traveling Hoen Ave by car multiple times a day for work, schools and provisions.
- The proposed height of these buildings is three to four times the height of any abutting commercial building in the area.
- parking spaces planned are clearly inadequate for a potential apartment population of excess of 120 residents. Overflow parking will overwhelm street parking spots on Hoen and Summerfield, overloading current public street parking and impairing visibility for cars entering Hoen Ave from driveways and side streets.
- The standard setbacks for this area are 15 feet. This project is requesting reduced setback exceptions bringing the 3 and 4-story buildings up to the sidewalk in a way that is incongruous with the current neighborhood.
- The density of the proposed project is higher than the standard zoning for the property. A project with this high density is more suitable closer to the city center.

Based on these concerns, I loudly object to the Lago Fresca application.

Thank you,

Kathleen Meadows





**From:** [Sheikhali, Monet](#)  
**To:** "Robert Ostling"  
**Subject:** RE: [EXTERNAL] Fwd: Lago FrescoA or Lago Fresco?  
**Date:** Tuesday, December 9, 2025 4:38:00 PM

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Thank you, Robert, for sending me this email.

I will make sure this email is included in the public record and shared with the Planning Commission.

Have a great night,

**Monet Sheikhali | Supervising Planner**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

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**From:** Robert Ostling [REDACTED]  
**Sent:** Monday, December 8, 2025 10:07 PM  
**To:** Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>  
**Subject:** [EXTERNAL] Fwd: Lago FrescoA or Lago Fresco?

Hello Monet,

I sent this email Monday to an incorrect address for you. It really has the essence of the phone voicemail left that day, but I forward after seeing the error. I hope to see you to say hello at the Thursday town hall.

Best regards,

Robert Ostling

Sent from my iPad

Begin forwarded message:

**From:** Robert Ostling [REDACTED]  
**Date:** December 8, 2025 at 10:36:08 AM PST  
**To:** [monetsheikhali@srcity.org](mailto:monetsheikhali@srcity.org)  
**Subject:** Lago Fresca or Lago Fresco?

Good morning, Monet ...

This note duplicates a recent voicemail to your workphone.

Robert and Iris Ostling relocated to 4705 Stonehedge Drive in late 2023. This places us in very close to the scheduled construction adjacent to Hoen Ave and Summerfield Road.

Putting aside concerns about traffic and parking, I remain confused by the naming of the 50 units as Lago Fresca. My second language to English is intermediate Spanish, and that leads to my confusion for appending the feminine adjective "Fresca" with the masculine noun ( EL Lago ). My request is that the naming gets vetted for correct grammar by qualified Native Spanish speakers or bilingual educators. Current postings for this project confound the matter by usage of both Fresco and Fresca in the related documents.

Incidentally, I see no lake located on this small property. ???.

If you choose to respond by email or text:

[REDACTED]  
[REDACTED]

Sent from my iPad

**From:** [Sheikhali, Monet](#)  
**To:** [REDACTED]  
**Subject:** RE: [EXTERNAL] Largo Fresca Apartments  
**Date:** Wednesday, December 10, 2025 11:01:00 AM

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Good morning, Jack,

Thanks for your email and comments on the proposed project.

The project is now proposing four very low-income affordable units instead of six low-income affordable units. Under California's Density Bonus Law (Government Code [Section 65915](#)), developers who include affordable housing units in their projects are eligible for various incentives, such as waivers or modifications of development standards, including setback requirements. In this case, the applicant is providing four affordable housing units out of a total of 50 units, which qualifies them for a waiver of the building setback restriction. This setback waiver is directly tied to the provision of affordable housing units and is in line with the goals of the Density Bonus Program, which aims to encourage the development of affordable housing across the state. By utilizing California's Density Bonus Law, the applicant can maximize the site's potential, providing 50 units in total rather than being restricted to fewer units due to the setback limitation.

The project is providing 63 parking spaces on site. The reduced parking concession also comes from California state law. Under California's Density Bonus Law (Government Code § 65915), any housing development that includes a required percentage of deed-restricted affordable units is entitled to specific concessions and incentives, and reduced parking requirements are one of the concessions.

Your email from 2021 has been included in the Planning Commission meeting package for the commissioners' review, along with other emails we have received. I will also include this email in the public record and share it with the Planning Commission. Here is the link where you can review all the documents for the upcoming public hearing: <https://santa-rosa.legistar.com/LegislationDetail.aspx?ID=7768844&GUID=75569FC9-680C-406B-A945-101F7A400BE1&Options=&Search=>

Also, you can visit the project website to review the project and see responses to some general comments raised by neighbors: <https://www.srcity.org/3774/Lago-Fresca-Apartments>

Regards,

**Monet Sheikhali | Supervising Planner**

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**From:** jwalton@mcn.org [REDACTED]  
**Sent:** Tuesday, December 9, 2025 7:42 PM  
**To:** Sheikhal, Monet <msheikhal@srcity.org>  
**Subject:** [EXTERNAL] Largo Fresca Apartments

Dear Ms. Sheikhal,

On September 13, 2021, I sent you a letter listing the six "adjustments" ( I call them variances) to existing zoning that this project then required. The project then listed six "affordable units" while the present submittal lists four. So have there been other "adjustments" to this proposal?

A real concern with the then project was the lack of on-site parking, with the city zoning requiring 107 spaces, while the project proposing 63. In some locals, underestimating on-site parking requirements may not be critical as adjacent on-street-parking is readily available, which is NOT the case here. Hopefully this parking issue has been corrected in this present proposal.

Sincerely,  
Jack Walton

[REDACTED]  
Santa Rosa CA [REDACTED]

**From:** [Sheikhali, Monet](#)  
**To:** [Sage Love](#)  
**Subject:** RE: [EXTERNAL] Proposed Lago Fresca Apartments  
**Date:** Wednesday, December 10, 2025 11:17:00 AM

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Good morning, Sage,

Thank you for your email and your comments on the proposed project. I will make sure to include this email in the public record, along with other emails we have received, and share it with the Planning Commission.

We have received several comments about the number of parking spaces provided on site. The reduced parking concession comes from California state law. The proposed project includes 4 affordable units for very low-income households out of 50 units, making it eligible for a Density Bonus under [California Government Code Section 65915](#). Pursuant to Government Code Section 65915(p)(5), a housing development applicant may request a reduction in required parking ratios as part of a Density Bonus application.

Fire and Traffic have reviewed the project and provided conditions and comments. You can visit the project website to review the project and see responses to comments raised by neighbors:

<https://www.srcity.org/3774/Lago-Fresca-Apartments>

Also, here is the link where you can review all the documents for the upcoming public hearing:  
<https://santa-rosa.legistar.com/LegislationDetail.aspx?ID=7768844&GUID=75569FC9-680C-406B-A945-101F7A400BE1&Options=&Search=>

Regards,

**Monet Sheikhali | Supervising Planner**

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**From:** Sage Love [REDACTED]  
**Sent:** Wednesday, December 10, 2025 6:58 AM  
**To:** Sheikhali, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>

**Subject:** [EXTERNAL] Proposed Lago Fresca Apartments

Hello Monet.

I have heard about the proposed Lago Fresca Apartments - and although I do support Santa Rosa growing, I do not support these apartments. It is clear that not enough parking spaces are being allotted for these apartments. It is also clear that Hoen can't handle an extra 60 cars in the morning - have you seen Hoen during rush hour? Hoen gets so backed up!!! And the last thing that we would want is an emergency where people have to evacuate and something bad happens because Hoen is blocked up.

I don't know what the answer is. Maybe 60 units is too much? Maybe it needs to be downsized?

Thank you for hearing me. I know a lot of people feel these sentiments.

~Sage Love, a Bennett Valley neighbor