

**From:** [Buckheit, Lani](#)  
**To:** [PLANCOM - Planning Commission](#)  
**Cc:** [Meads, Shari](#); [Wixon, Mike](#)  
**Subject:** Late Correspondence Items 7.1 and 10.2  
**Date:** Tuesday, September 12, 2023 5:06:00 PM  
**Attachments:** [7.1 - COMBINED Late Correspondence 9.12.pdf](#)  
[10.2 - Late Correspondence.pdf](#)

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**- PLEASE DO NOT REPLY TO ALL -**

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for items 7.1 – Draft GP and 10.2 – Coffey Self Storage, scheduled for this week’s PC meeting on 9/14. Please see attached.

This will also be added to the agenda.

Thank you!

**Lani Buckheit | Administrative Secretary**

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3226 | [lbuckheit@srcity.org](mailto:lbuckheit@srcity.org)



**From:** [Wixon, Mike](#)  
**To:** "Ed Locker"  
**Cc:** [Buckheit, Lani](#); [Jones, Jessica](#); [Avila, Dave](#); [Sprinkle, Rob](#); [Dugas, Carol](#)  
**Subject:** RE: [EXTERNAL] use permit 3282 3240 Coffey Lane  
**Date:** Monday, September 11, 2023 12:29:13 PM  
**Attachments:** [DR20-043 Focused Traffic Study 2-8-2022.pdf](#)  
[ZC07-0301.pdf](#)  
[CUP01-210.pdf](#)  
[CUP00-265.pdf](#)

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Hi Ed!

Thank you for writing to us with your concerns. I've provided replies to your questions and concerns below, which are *highlighted*.

As stated in the hearing notice, this item will be considered this Thursday by the Planning Commission. Please let me know if you have any further questions or concerns.

Best regards,

**Michael Wixon | Contract Planner**

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Tel. (707) 543-3200 | Fax (707) 543-3269 | [mwixon@srcity.org](mailto:mwixon@srcity.org)



Mike Wixon  
Contract Planner

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**From:** Ed Locker <edlocker1@gmail.com>  
**Sent:** Monday, September 11, 2023 8:21 AM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] use permit 3282 3240 Coffey Lane

To whom it may concern,

I am a resident of 3488 Banyan St, Santa Rosa, CA 95403. I am writing to provide comment on the proposed 2 story self storage and parking located along 3282 and 3240 Coffey Lane. I support the project but I do have a few questions.

1. The proposal is located across the street from our fire station. How will the traffic impact the access of the fire trucks? Coffey Lane is narrow at that location and the fire station has parts of the street marked to prevent cars from blocking their egress. This area is quite congested in the morning and afternoon. Will cars be allowed to make a left turn out of the site? *I am attaching a Traffic Study that was prepared for the project. The Traffic Study, prepared by a licensed Traffic Engineer, has been*

*reviewed and accepted by the City's Traffic Engineer. Vehicles will be able to make both left and right turns out of and into the proposed site. Once vehicles make their way past the front gate of the self-storage facility, they will be directed to exit onto Piner Way. Thus, there will be limited exiting of vehicles to Coffey Lane. The Traffic Study concludes that the project will have no impacts to the Fire Station or traffic in general along Coffey Lane during peak traffic hours.*

2. Will Coffey Lane get repaved? The poor street was in bad shape before the fires, now it is even worse. *Not as a result of this project. The project will make improvements to the half width of the street along the entire frontage of the site, as required by the conditions of approval. I suggest you look at this link regarding local road maintenance and then call the Transportation and Public Works Department to find out more about possible improvements to Coffey Lane.*

<https://www.srcity.org/731/Local-Road-Maintenance-Program>

3. What are the proposed hours of the storage facility? Our neighborhood is located next to the Pine Creek business park, 3350 Coffey Lane. The use permit used to limit the hours of operation from 8 am to 8 pm when we moved into the property in 1992. Now we hear noise all night long. *It seems there are no limits on the hours of operations for these businesses. We hear trucks, forklifts, beeping, banging and lots of activity throughout the night. I am unable to find the CUP you might be referring to. I've attached two CUPs for the site and a Zoning Clearance for the site, none of which refer to conditions of approval which limit the hours. Do you recall when the CUP was issued and for whom? There is also the City's Noise Ordinance which all uses must abide by. If the noises are in violation of this ordinance, please file a complaint with the City's Code Enforcement Officer here... <https://www.srcity.org/785/Code-Enforcement>*

I support the proposed use of the property as a storage facility, these are my concerns for our Coffey Park neighborhood. *I'll your vote of project support along to the Planning Commission and Design Review Board.*

Ed Locker