

Murray, Susie

From: Murray, Susie
Sent: Wednesday, December 21, 2016 11:56 AM
To: 'Lea Barron-Thomas'
Cc: 'Allen Thomas '; 'Gina Stateler-Calhoun'; 'Carol & Guy Dean '
Subject: RE: DeTurk Winery Appeal?

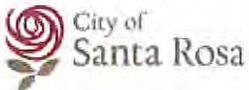
Hi Lea,

We have a tentative date of January 31, 2017, selected. Check in with me after the first of the year and I'll let you know if there've been any changes.

Happy holidays!!

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Lea Barron-Thomas [<mailto:leamail@sonic.net>]
Sent: Thursday, December 15, 2016 5:32 PM
To: Murray, Susie <SMurray@srcity.org>
Cc: 'Allen Thomas ' <srallen@sonic.net>; 'Gina Stateler-Calhoun' <ginasquilt@hotmail.com>; 'Carol & Guy Dean ' <guydean@sonic.net>
Subject: DeTurk Winery Appeal?

Hi Susie,

What is the latest update about the DeTurk Winery Appeal? Have any dates been set yet?

Thanks in advance.

Sincerely,

Lea Barron-Thomas
707-694-5113

Murray, Susie

From: Bob <johnbob@sonic.net>
Sent: Wednesday, December 14, 2016 6:02 PM
To: Murray, Susie
Subject: Re: DETURK HOUSING

Thanks Susie,

It sets me straight. It's a terrible design. Brutal. It would be unfortunate to have that built, the first large housing in the area. But that's not your business.

I'll see what I can find out from Cappie about what can be done to push design in the right direction.

Thanks,

Bob Higham

On Dec 14, 2016, at 2:50 PM, Murray, Susie <SMurray@srcity.org> wrote:

Bob,

That appears to be the most current version. Preliminary Design Review and a Landmark Alteration Permit were both denied and joint meeting of the Design Review and Cultural Heritage Board's held on November 3, 2016. The applicant has filed an appeal.

I hope that helps.

Susie Murray | City Planner

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<image001.jpg>

From: Bob [<mailto:johnbob@sonic.net>]
Sent: Wednesday, December 14, 2016 2:06 PM
To: Bliss, Sandi <sbliss@srcity.org>
Cc: Murray, Susie <SMurray@srcity.org>; Maloney, Mike <MMaloney@srcity.org>
Subject: DETURK HOUSING

Thanks Sandi,

Susie, would you tell me if this is the current iteration of the DeTurk project and where it is in the planning process?

Sincerely,

Bob Higham

<image002.jpg><image003.jpg><image004.jpg>

On Dec 14, 2016, at 9:05 AM, Bliss, Sandi <sbliss@srcity.org> wrote:

Good morning Mr. Higham -

Thank you for your interest in the DeTurk Winery Village project. I'm including Susie Murray on this email as she is the project planner and can assist you with the status of the project.

Board Member Garrett's contact information is cappiegarrett@gmail.com and (707) 542-8170.

Sandi Bliss, CMC | Administrative Secretary

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

Phone (707) 543-3226 | Fax (707) 543-3226 | sbliss@srcity.org

Counter hours Monday – Thursday 8:00 a.m. to 4:30 p.m.

<image009.jpg>

From: Bob [<mailto:johnbob@sonic.net>]
Sent: Sunday, December 11, 2016 10:45 PM
To: Maloney, Mike <MMaloney@srcity.org>
Subject: CAPPIE GARRETT

Mike,

I wonder if you can let Cappie Garrett know I'd like to talk to her about Rick Deringer's DeTurk development?

Can you tell me if this is the latest iteration of his plan, and where is it in the planning process? Gone past Design Review? Planning Commission?

Sincerely,

Bob Higham

<image010.jpg><image011.jpg><image012.jpg>

Murray, Susie

From: Lea Barron-Thomas <leamail@sonic.net>
Sent: Wednesday, November 16, 2016 10:34 AM
To: Murray, Susie
Cc: 'Denise Hill - St. Rose Historic District'; 'Allen Thomas '
Subject: DeTurk Winery Village

Hi Susie,

Now that the DeTurk Winery has been determined to be on the CA State Register of Historic Places, what effect does this have on the State of CA's density bonus provision for the DeTurk Winery Bonus?

I'm also wondering how staff missed this very important fact. Are there other buildings in Santa Rosa that are also on the CA State Register? Perhaps we should make a defined list to prevent a waste of resources and, of course, destruction of very important historic sites.

Thanks in advance for your reply.

Sincerely,

Lea Barron-Thomas
707-694-5113



Murray, Susie

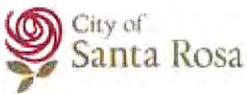
From: Murray, Susie
Sent: Thursday, December 08, 2016 9:38 AM
To: 'Grace M Butler'
Cc: Gage, Eric
Subject: RE: DeTurk

Grace,

Please see my comments below.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Grace M Butler [<mailto:gmb@theconcordgroup.com>]
Sent: Thursday, December 08, 2016 9:30 AM
To: Murray, Susie <SMurray@srcity.org>
Cc: Melissa Jeng <mjj@theconcordgroup.com>
Subject: RE: DeTurk

Hi Susie!

Any update on the DeTurk Winery Village project? The appeal hearing is scheduled on 1/31/17.

We're now working on an affordable housing project in the Santa Rosa / Sebastapol area and I have noted that DeTurk has 16 below market rate units so that why it is of interest to us. DeTurk is proposing 15, not 16, affordable units.

Also – I have the document "City of Santa Rosa Pending Development Report Multi Family Only" for November 2016, but nothing on it indicates whether or not those projects have any affordable units or not. Is there another version of this document that has this? Currently no, however, we are working on it. Stay tuned.

Many thanks,
Grace

Grace Butler
Associate | **THE CONCORD GROUP**

From: Grace M Butler
Sent: Friday, November 04, 2016 1:54 PM
To: 'Murray, Susie' <SMurray@srcity.org>
Subject: RE: DeTurk

That would be great actually. Chances are we'll have more projects in the area in the future!

Grace

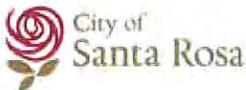
Grace Butler
Associate | **THE CONCORD GROUP**

From: Murray, Susie [<mailto:SMurray@srcity.org>]
Sent: Friday, November 04, 2016 1:46 PM
To: Grace M Butler <gmb@theconcordgroup.com>
Subject: RE: DeTurk

Not necessarily. The first two entitlements were denied last night. If you would like, I can add you to the mailing list so you'll know when the next actions, if any, are scheduled.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Grace M Butler [<mailto:gmb@theconcordgroup.com>]
Sent: Friday, November 04, 2016 12:57 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: DeTurk

Thanks for your reply!

So #2 has replaced #1?

Grace

Grace Butler
Associate | **THE CONCORD GROUP**

From: Murray, Susie [<mailto:SMurray@srcity.org>]
Sent: Friday, November 04, 2016 12:39 PM
To: Grace M Butler <gmb@theconcordgroup.com>; Rose, William <WRose@srcity.org>
Subject: RE: DeTurk

Grace,

I'm not sure that this will answer your question, but I think it might. There are two projects at the same location, both referred to as some variation of DeTurk Winery Village:

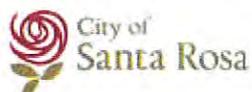
1. DeTurk Winery Village – A 73-unit condominium project which was approved in 2007.
2. DeTurk Winery Village – A mixed use development consisting of 185 apartments and 20,000 square feet of commercial space. This project is currently in the entitlement process. If you're interested in the details of this project, you can view the plans on the [Design Review Agenda](#).

I hope this helps.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Grace M Butler [<mailto:gmb@theconcordgroup.com>]

Sent: Friday, November 04, 2016 11:30 AM

To: Murray, Susie <SMurray@srcity.org>; Rose, William <WRose@srcity.org>

Subject: DeTurk

Hi Susie and William,

What's the deal with the DeTurk Winery Village / DeTurk Village? What's the difference, why are they different projects when they're right next to each other and being developed by the same guy? When are they/it set to deliver?

Thanks!

Grace

Grace Butler | Associate | **THE CONCORD GROUP**

251 Kearny Street, Sixth Floor | San Francisco, CA 94108

Tel: 415.397-5490 | Fax: 415.397.5496 | gmb@theconcordgroup.com

Murray, Susie

From: Murray, Susie
Sent: Wednesday, November 04, 2015 1:16 PM
To: 'Lea Barron-Thomas'
Subject: RE: DeTurk Winery Village Concept Plan Remarks

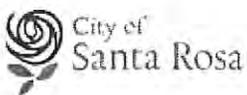
Lea,

Thank you for your comments; I'll be sure that both Boards receive copies of this email.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Lea Barron-Thomas [mailto:leamail@sonic.net]
Sent: Wednesday, November 04, 2015 12:46 PM
To: Murray, Susie
Subject: DeTurk Winery Village Concept Plan Remarks

Dear Susie,

I would like to share my comments about the DeTurk Winery Village concept that will be jointly reviewed by Design Review and Cultural Heritage on November 5th. Would you ensure that my comments are passed along to both boards?

#1 I would like the boards to address the compatibility issues regarding the proposed height of the project. The West End neighborhood is made up of one and two story homes; this concept shows a four story building. The current building is currently two stories. In addition to compatibility with the neighborhood, it seems to me that the proposal might create quite a visual impact to the DeTurk Round Barn.

#2 The number of units, while allowed, is at the high end for the zoning. The approved project on Wilson Street (Pullmans Lofts) is 72 units and only three stories in height. Again, please ask the board members to review the viability and compatibility of putting 115 housing units combined with the 50,000 sf. of commercial space in this one section of Donahue Street.

#3 The look and feel of this concept plan, in my opinion, seems out of place. Design choices are always hard and filled with personalities but more work needs to be done in this area.

I thank you for your time and am confident that the boards will use their experience to guide this project to be more compatible with the West End Historic District and the DeTurk Round Barn (on the National Register of Historic Places).

Sincerely,

Lea Barron-Thomas

Murray, Susie

From: Terrie Noll <tnoll@sonic.net>
Sent: Thursday, November 03, 2016 11:28 AM
To: Murray, Susie; _CityCouncilListPublic
Subject: DeTurk Winery project

Hi Susan-

Just thought I'd register a few objections to the DeTurk Winery project at 8th and Donahue. I welcome housing development or retail space; what I object to is the city council and design review bending over, and I don't mean backwards, for such developments at the expense of citizens and neighborhoods.

The obvious objection is going higher than the existing building to four stories, out of character with the neighborhood and the building's history, while looming over nearby homes, the park, dog park and rose garden, including the Round Barn event space. This spoils the enjoyment and character of such spaces and Santa Rosa has very few of them to waste.

Another objection is the threatened giveaway of the neighborhood's public road--and nullification of the previously negotiated agreement with the city to share our parking with the Round Barn event space—just so the developer can cram as many low-ceiling, sub-human units into the project as possible, with profit as the obvious goal. Compare this with England's protection of the public's right to walking paths that have existed since the caveman, even though they cross private properties, including the driveway of one prime minister.

Although I live in Santa Rosa, I constantly mourn for its former self before a shopping center was allowed to divide Courthouse from Railroad Square. A simple reconfiguration of the shopping center building at its current entrance could have provided an enjoyable entrance plaza with a connecting promenade of Fourth street for the enhancement of all. Why wasn't this demanded of the developer? I grieve for the historic neighborhoods run through with freeways, the streets to nowhere, the lost historic houses and the constant sound of traffic in historic neighborhoods and at Juilliard Park. While of course we need housing, we also need distinguishing characteristics and features that make our city desirable. Please preserve them.

Sincerely,

Terrie Noll

22 Pierson Street
Santa Rosa 95401

Hi Susie,
De Turk Winery Village
11-3-16

Sorry this is coming in so late for today's meeting, but I could not get in to see the revised plans till yesterday. There was very little time available from the time I got the notice in the mail.

Thank you for letting me know that the visual change that was made. I will concentrate on Building A as it is the building visible from inside and outside of my home- 114 W 8th. That is the solid balcony edge to replace the railing on the top floor. I think it makes it worse. I looked closely at the pictures, 3-d, A-1-4 were best for this. The whole building looks larger. It doesn't disguise the 4th floors existence any more than the pipe railing. I believe the inset 4th floor is to make the building have a "mountain" effect. This solid balcony edge makes the bottom of the mountain bigger. The balcony railing corners allow one to see through them, making the mass seem smaller. Also, the railings give some visual horizontal relief along the upper edge with the vertical brick sections, and the less desirable stucco areas.

Look at the building that is now Arlene Francis for a nice mountain look!

As for the issues that came up at the last hearing, here are a few of my comments:

Historical Preservation:

Yes on a Tribal Monitor and an Archeologist. This is an important area for both Pomo/Miwok habitation, and early city deposits.

Yes on request for "locally inspired" Industrial Architecture. There are plenty of warehouses near by that could give inspiration. – Arlene Francis bldg, Cannery, La Rose Hotel

I have never seen a "Shutter" on any of the local industrial buildings, the only thing that the designer gave as a design relating to historical. Hopefully the bricks will not look like modern bricks. We don't have many Stucco warehouses around that are old/historical.

Design Review:

Tall Trees/landscape – how about the tall style **locusts** like now, to hide the Huge Modern looking buildings from the view of the surrounding small homes would be nice. This structure is going to impact the whole neighborhood adversely in many ways. It will permanently change the view horizon to the east. Now where I see treetops (ancient locusts, that bloom in the spring and scent the neighborhood) I will see a huge building- Building A from my location.

The planting plans relate in no way to the historical planting of the neighborhood. I was founder, and still am volunteer gardener in the Historical Rose Garden in the DeTurk Round Barn Park across the street.

Parking and Donahue Street impacts

For a start, I am against this project getting the City's Vacation of Rights to a portion of Donahue Street. It will forever impact the West End Historical District, where I have lived for 30 years and own my home.

I would like to know when the city is hearing this issue. I have not received any notices in the mail concerning this issue.

Donahue street will become very narrow and crowded with parked cars, and will need to be accessed from W 8th street primarily because of the slant of the parking spaces. **Could there be banks of parking going different directions?** The left turn from W 8th st is extremely sharp due the curve in the street. It takes a lot of space to make the turn. It is dangerous now. The street is the access route for huge trucks that stock Western Farm Center. It is often blocked by truck during business hours.

How wide is the actual drivable street going to be? I cannot find it on the plans.

New Buildings:

I think the look is still too modern.(I love modern industrial! too) I want to see the materials. I think Stucco is out of place. I think the change to the balconies for the fourth floor makes the buildings look bigger. The horizontal line created at that level much less interesting looking.

Local Historical windows and doors would be nice. Look to the "Cannery" for windows and maybe to Arlene Francis- the old flower mill for doors? Shutters? Haven't seen any around town.

Old Building facades:

Structural integrity of them is very important. Unfortunately with the new Building A, the view of two most interesting facades will be forever be gone.

Personally, I can not imagine living inside those walls. Obviously they are strong as they have withstood many earthquakes, and have been retrofitted. But the noise of the trains echoing, and the lack of any view seems awful.

To put Shutters on the old Ice House? It is fine plain like it is. It used to be painted Silver.

Other Comments in general:

Mr. Derringer's comments:

There were 3 people from the neighborhood who spoke, including me. There were at least 10 neighbors in attendance. Not just 2.

Give Mr Derringer, a Zoning change so he can renovate the existing warehouses. He said he can make more money from that !!! The ones that have remodeled, could be made to match the historical nature of the neighborhood. Neighbors are fine with the warehouse business on Donahue Street. One day they might be able to access the train tracks like they did when built.

I agree that the **Historical Consultant** should have been able to speak to the project.

In General & Low Income Housing:

I think our Historical District neighborhood is being held hostage to 15 units of low cost housing. Neighborhood input is void. I think the Historical Preservation Board is rendered powerless by all the mandated variances. It is almost insulting to only include 15 units in a lower income neighborhood. I think it should half of the units at least!

Are the 15 units for seniors, families, handicapped?

This is enough for now, Thank You for listening,
Gina Stateler-Calhoun
114 W 8th Street



MEMORANDUM

DATE: November 3, 2016

TO: Carol Dean

FROM: Susie Murray, City Planner

CC: David Guhin, Director of Planning and Economic Development
Clare Hartman, Deputy Director, Planning
Bill Rose, Supervising Planner

SUBJECT: Email addressed to David Guhin, dated October 24, 2016 - Response

I am the project planner and have been asked to respond to your email addressed to David Guhin, dated October 24, 2016. To simplify the response, I will address each item in the order you provided in your email.

Concern 1: The Design Review Board and the Cultural Board are the final approval decision makers on this project. Yet no one in the neighborhood received an official notice regarding the meeting or the upcoming continuation meeting on November 3rd. I live within 500 feet of this project and have not received anything either.

Staff response: The DeTurk Winery Village project involves four entitlements: Landmark Alteration, Design Review, Density Bonus and Vacation of Public Right-of-way. As such, the following hearing and review authorities will be involved:

- Preliminary Design Review – Cultural Heritage and Design Review Boards
- Final Design Review – Design Review Board
- Landmark Alteration – Cultural Heritage Board
- Density Bonus – Planning Commission
- Vacation of Public Right-of-way – Recommendation from Planning Commission and final action by the City Council

If the Design Review and Cultural Heritage Boards approve the Design Review and Landmark Alteration, a public hearing for the Planning Commission will be scheduled for their review of the Density Bonus and Vacation of Public Right-of-way. If the Planning Commission approves those two entitlements, a public hearing for the Vacation of Public Right-of-way will be scheduled before the City Council for the final action.

On October 6, 2016, the first public hearing before the Cultural Heritage and Design Review Boards was conducted. The meeting was continued to a date uncertain. The second public hearing is

scheduled on November 3, 2016. Pursuant to Zoning Code Chapter 20-66, all required noticing was completed for both hearings, including:

- Notice of Public Hearing mailed to property owners within 400 feet of the site. Note: The Zoning Code requires notices be sent to properties within 300 feet)
- Notice of Public Hearing was published in the Press Democrat
- Three public hearing signs were posted on W. 8th Street, W. 9th Street, and Donahue Street.

Concern 2: Staff had agreed to meet with the neighborhood board to discuss the project and cancelled at the last minute because of overtime constraints. We were also told that they could not provide us with a pdf file for the project, that it was not city policy. We have a registered neighborhood association with the City and used to get information. Now that too seems to be moot. Yet I receive all kinds of things from Advance Planning regarding the Southeast Greenway project via email. Hmm. A subsequent meeting was held at City Hall but because the packet was incomplete the neighbors received no meaningful information.

Staff response: On June 21, 2016, I agreed to meet with several neighbors during a West End Neighborhood Board meeting. That meeting was not cancelled; it was relocated to Room 7 at City Hall. Several neighbors attended that meeting and reviewed the plans. The purpose of the meeting was to provide neighbors that could not visit Planning and Economic Development during regular business hours an opportunity to review the plans submitted for DeTurk Winery Village.

As a general rule, Planning and Economic Development does not provide copies of plans submitted from private developers. Those plans, however, are available for public review at Planning and Economic Development during regular business hours. Access to those plans was made clear in a Notice of Application, dated May 26, 2016, which was mailed to property owners within 400 feet of the subject site. Unlike DeTurk Winery Village, the Southeast Greenway Project is a City or public project. As such, electronic versions of the plans are made readily available.

Concern 3: Several neighbors I heard from attended a later public meeting at the DeTurk Round Barn and signed up "to be notified when there would be meetings, new info, etc. on the project". One neighbor told me she has "not received one iota of information from the City" and another said "me neither". Also they had a time limit to speak. What????????? A neighbor asked for something to be pointed out on the blueprints and she was told sorry your time is up. Did you not want to hear or answer the tough questions they had, or explain the law and process? I thought that was what the public meeting was for. If I had been in the country to attend this meeting you would have heard from me about the meeting long before this.

A neighborhood meeting was held on February 24, 2016. After the meeting, all names on the sign-in sheet were added to the mailing list. Unfortunately, staff inadvertently replaced the mailing list with a more current list and neglected to merge the two. Moving forward, all names have, again, been added to the list and those residents will receive future notifications pertaining to DeTurk Winery Village. According to the sign-in sheet, thirteen people attended. Staff makes every effort to allow public comment at neighborhood meetings, and encourages follow-up discussions with staff.

Concern 4: At a time when the City is asking for money on the ballot and touting transparency, it appears that you are falling down in the latter which makes it hard to support the request for money. This project is anything but transparent. Perhaps a letter to the editor is in order. We know there are proposed to be 185 units with 15 being affordable. The developer has stated he has the blessing of the council for this project and the council will be granting him an easement or

vacation of public property, i.e. the Donahue Street frontage. If this project is approved by DRB and CHB does that force the Council's hands? That is the implied implication. Staff has stated that housing is a priority of the council and this project is being fast tracked because of the housing and 15 units of affordable housing. It was what council wants. The degree of affordable seems to change from moment to moment however so I am not sure what you are getting. The only good thing about this project is the inclusionary affordable housing. So why is there such a lack of transparency and the reluctance to share information and the lack of notification?

Staff response: The proposal for DeTurk Winery Village has been modified several times since the developer introduced the concept to staff. Both in compliance with the Zoning Code and in an effort to remain transparent, the following steps have been taken:

- November 10, 2015 – A Notice of Application discussing the applicant's request for a Vacation of Public Right-of-way was mailed to property owners within 400 feet of the subject site.
- November 5, 2015 – The first Concept Design Review was held. Pursuant to Zoning Code Section 20-58.060(C)(3), a Concept Design Review at a joint meeting of the Design Review and Cultural Heritage Boards must be held prior to application submittal. The meeting was televised.
- February 24, 2016 – A neighborhood meeting was held. Pursuant to Zoning Code Section 20-50.050(D)(5)(a), when required, the neighborhood meeting must occur prior to the submittal of project applications. The conceptual mixed-use project included 165 residential units and would retain 35,000 square feet of commercial space. A notice was sent to neighbors within 400 square feet of the subject site.
- March 3, 2016 – Due to substantial changes in the project, a second Concept Design Review was held. This meeting was also televised.
- April 19, 2016 – The City Council, by Resolution No. 28768, stated its Intent to Consider the Vacation of Public Right-of-Way for 18,725 square feet along the east side of Donahue Street. Pursuant to the California Streets and Highways Code, Section 8320, this is the first step and must be completed prior to staff's review of the project applications.
- May 24, 2016 – Formal project applications were submitted. The project description at that time included 180 residential units and approximately 25,000 square feet of commercial space.
- June 21, 2016 – Staff met with several neighbors to review the project plans (discussed in the response to Concern 2 above).
- October 6, 2016 – A joint public hearing before the Cultural Heritage and Design Review Boards requesting Preliminary Design Review and a Landmark Alteration Permit. Pursuant the Zoning Code Chapter 20-66, a Notice of Public Hearing was mailed to property owners within 400 feet of the subject site, the notice was published in the Press Democrat, and three public hearing signs erected on site, and the meeting was televised. The applicant was given 15 action items (13 pertaining to the Design Review and two to the Landmark Alteration), and the meeting was continued to a date uncertain.

- November 3, 2016 (today) – A joint public hearing before both Boards is scheduled at 5:00 p.m. this evening. Staff is recommending Preliminary and Final Design Review and approval of the Landmark Alteration.

Staff has received direction from the Council to make affordable housing projects a top priority. Given that direction, and because of the inclusion of affordable units, staff prioritized DeTurk Winery Village. The approvals of the Design Review and Landmark Alteration permit are contingent upon the approval of both the Density Bonus and Vacation of Public Right-of-way approvals. As discussed in staff's response to Concern 1 above, the City Council will be the final review authority for the entitlement package.

Concern 5: We have been told that the Station Area Specific Plan and Zoning Code are not applicable because of a state mandate on housing and density bonus rules. OK, then why do we go through the process of advance planning to adopt a "specific" plan where residents attend meeting, put dots on pieces of papers, pay for the EIR process and take up the time of boards and commissions if it is meaningless. Seems the title of the plan should read "Station Area Specific Plan, notwithstanding loopholes". The public goes home thinking they did something good and the City will follow their advice and wishes. NOT. I was on the council when this plan was approved and I know that was not our intent. If this is going to be the new norm then I guess you can eliminate your Advance Planning department and save salaries and everybody's time.

Staff response: The General Plan land use designation for the site is Transit Village Medium which occurred during the implementation of the Downtown Station Area Specific Plan (DSASP). Because the site is located in proximity to the SMART tracks, the site was designated for increased density allowing 25-40 residential units per acre. Zoning for the site, which was also changed during the implementation of the DSASP, is TV-R-H-SA (Transit Village – Residential, within the Historic and Station Area combining districts), and is consistent with the General Plan.

Both City and State density bonus regulations (Gov't Code §56915 and Zoning Code Chapter 20-31) incentivize the inclusion of affordable housing in development projects by offering density bonus coupled with concessions to development standards. Both the State and City regulations indicate that a development project which designates 11% of the maximum allowable units to very-low income occupants will be entitled to a 35% density increase and two concessions related to development standards.

Concern 6: I attended the joint DRB and CHB board October meeting and also felt a might put out. I had to wait over two and a half hours before I was given three minutes to speak. There were about 10 neighbors there at the beginning and only three or four of us spoke because the other had to leave to take care of their families. Again the perception seems to be that that is a tactic to limit the public the ability to voice their concerns, objections or approval. I will probably just write a letter for the November 3rd meeting and save myself the aggravation of attending the hearing.

Staff response: In an effort to reduce the public's wait time at tonight's meeting, staff is recommending that the Boards receive public comments immediately after the staff and applicant presentations.

I hope this addresses all of you concerns. If you have any questions, please don't hesitate to contact me directly. I can be reached by phone at 543-4348, or by email at smurray@srcity.org.

Hi Susie,
De Turk Winery Village
11-3-16

Sorry this is coming in so late for today's meeting, but I could not get in to see the revised plans till yesterday. There was very little time available from the time I got the notice in the mail.

Thank you for letting me know that the visual change that was made. I will concentrate on Building A as it is the building visible from inside and outside of my home- 114 W 8th. That is the solid balcony edge to replace the railing on the top floor. I think it makes it worse. I looked closely at the pictures, 3-d, A-1-4 were best for this. The whole building looks larger. It doesn't disguise the 4th floor's existence any more than the pipe railing. I believe the inset 4th floor is to make the building have a "mountain" effect. This solid balcony edge makes the bottom of the mountain bigger. The balcony railing corners allow one to see through them, making the mass seem smaller. Also, the railings give some visual horizontal relief along the upper edge with the vertical brick sections, and the less desirable stucco areas.

Look at the building that is now Arlene Francis for a nice mountain look!

As for the issues that came up at the last hearing, here are a few of my comments:

Historical Preservation:

Yes on a Tribal Monitor and an Archeologist. This is an important area for both Pomo/Miwok habitation, and early city deposits.

Yes on request for "locally inspired" Industrial Architecture. There are plenty of warehouses near by that could give inspiration. – Arlene Francis bldg, Cannery, La Rose Hotel

I have never seen a "Shutter" on any of the local industrial buildings, the only thing that the designer gave as a design relating to historical. Hopefully the bricks will not look like modern bricks. We don't have many Stucco warehouses around that are old/historical.

Design Review:

Tall Trees/landscape – how about the tall style locusts like now, to hide the Huge Modern looking buildings from the view of the surrounding small homes would be nice. This structure is going to impact the whole neighborhood adversely in many ways. It will permanently change the view horizon to the east. Now where I see treetops (ancient locusts, that bloom in the spring and scent the neighborhood) I will see a huge building- Building A from my location.

The planting plans relate in no way to the historical planting of the neighborhood. I was founder, and still am volunteer gardener in the Historical Rose Garden in the DeTurk Round Barn Park across the street.

Parking and Donahue Street impacts

For a start, I am against this project getting the City's Vacation of Rights to a portion of Donahue Street. It will forever impact the West End Historical District, where I have lived for 30 years and own my home.

I would like to know when the city is hearing this issue. I have not received any notices in the mail concerning this issue.

Donahue street will become very narrow and crowded with parked cars, and will need to be accessed from W 8th street primarily because of the slant of the parking spaces. **Could there be banks of parking going different directions?** The left turn from W 8th st is extremely sharp due the curve in the street. It takes a lot of space to make the turn. It is dangerous now. The street is the access route for huge trucks that stock Western Farm Center. It is often blocked by truck during business hours.

How wide is the actual drivable street going to be? I cannot find it on the plans.

New Buildings:

I think the look is still too modern. (I love modern industrial! too) I want to see the materials. I think Stucco is out of place. I think the change to the balconies for the fourth floor makes the buildings look bigger. The horizontal line created at that level much less interesting looking.

Local Historical windows and doors would be nice. Look to the "Cannery" for windows and maybe to Arlene Francis- the old flower mill for doors? Shutters? Haven't seen any around town.

Old Building facades:

Structural integrity of them is very important. Unfortunately with the new Building A, the view of two most interesting facades will be forever be gone.

Personally, I can not imagine living inside those walls. Obviously they are strong as they have withstood many earthquakes, and have been retrofitted. But the noise of the trains echoing, and the lack of any view seems awful.

To put Shutters on the old Ice House? It is fine plain like it is. It used to be painted Silver.

Other Comments in general:

Mr. Derringer's comments:

There were 3 people from the neighborhood who spoke, including me. There were at least 10 neighbors in attendance. Not just 2.

Give Mr Derringer, a Zoning change so he can renovate the existing warehouses. He said he can make more money from that !!! The ones that have remodeled, could be made to match the historical nature of the neighborhood. Neighbors are fine with the warehouse business on Donahue Street. One day they might be able to access the train tracks like they did when built.

I agree that the Historical Consultant should have been able to speak to the project.

In General & Low Income Housing:

I think our Historical District neighborhood is being held hostage to 15 units of low cost housing. Neighborhood input is void. I think the Historical Preservation Board is rendered powerless by all the mandated variances. It is almost insulting to only include 15 units in a lower income neighborhood. I think it should half of the units at least!

Are the 15 units for seniors, families, handicapped?

**This is enough for now, Thank You for listening,
Gina Stateler-Calhoun
114 W 8th Street**

1997 11-20



Laura Winkelbauer
760 W. 8th ST
Santa Rosa CA 95401
707-328-5844

CITY OF SANTA ROSA
100 SANTA ROSA AVE., STE 5
SANTA ROSA, CA 95404

NOV 02 2016

DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION

October 30, 2016

Susie Murray

Dept. of Planning and Economic Development
City of Santa Rosa
100 Santa Rosa AVE
Santa Rosa CA 95404

Dear Ms. Murray,

I am writing in objection to the DeTurk Winery Village project. The project does not conform with the Station Area Pacific Plan as set out by the City of Santa Rosa, October 9th, 2007. In black and white the plan specifically states:

“a four-story height limit for new buildings within this Sub-Area, with the exception of those projects located adjacent to existing Residential and Historic Residential Sub-Areas. The height limit for projects located in these areas is three stories.”

This project is adjacent from single family homes, one on the corner of Decker and Donahue and four on Donahue from Boyce to W. 8th. There are also single family homes along Boyce, Decker and Prince streets that will be affected. The Station Area Plan was hammered out so that the current residents of an area would not be impinged on.

At the previous Joint Design Review Board and Cultural Board Meeting, the planner stated that the project was over parked. The Round Barn was restored with public funds and its access to the public should not be jeopardized by the City granting the Donahue street easement to the developer. The clients of the current business in the

Winery park have parking needs that are being glossed over. The neighborhood is currently inundated with cars during the day. There is no parking on West Ninth Street; clients and employees of the also over parked, Land Smith Business Park, also park in the neighborhood. No parking on North Dutton, visitors to the homes on Dutton park in the neighborhood. The neighborhood accommodates these daily parking troubles and the Round Barn event parking knowing that it is for a limited time and not every day. SMART will be coming soon with a SMART station with no parking and the riders who drive will be forced into the neighborhood as well. The neighborhood simply cannot absorb the overflow parking from this development.

This project is a far cry from the "reuse and conversion of the historic DeTurk Winery buildings on Donahue Street into 80 residential condominiums." This project also lacks sufficient green space for minimum of 185 people, maybe families with possibly children who will not have a place to play. Bigger is not always better, this project seems to be lacking in contingency planning and needs to be thought out much more carefully and thoughtfully in regards to the folks that already live here.

Regards,



Laura Winkelbauer

Murray, Susie

From: Rose, William
Sent: Tuesday, October 25, 2016 7:54 AM
To: Murray, Susie
Subject: Fwd: DeTurk Winery Village project

Begin forwarded message:

From: "Guhin, David" <dguhin@srcity.org>
Date: October 24, 2016 at 3:46:44 PM PDT
To: "Rose, William" <WRose@srcity.org>, "Hartman, Clare" <CHartman@srcity.org>
Subject: FW: DeTurk Winery Village project

FYI. Do you know what our notification plan was for this?

Thanks

David

From: Guy Dean [<mailto:guydean@sonic.net>]
Sent: Monday, October 24, 2016 2:56 PM
To: Guhin, David <dguhin@srcity.org>
Cc: McGlynn, Sean <smcglynn@srcity.org>; Sawyer, John <jsawyer@srcity.org>
Subject: DeTurk Winery Village project

Gentlemen:

I have grave concerns about the process the City is following regarding the above project. This past week-end I have heard from numerous neighbors about feeling rebuffed, lied to, and discounted.

The Design Review Board and the Cultural Board are the final approval decision makers on this project. Yet no one in the neighborhood received an official notice regarding the meeting or the upcoming continuation meeting on November 3rd. I live within 500 feet of this project and have not received anything either.

Staff had agreed to meet with the neighborhood board to discuss the project and cancelled at the last minute because of overtime constraints. We were also told that they could not provide us with a pdf file for the project, that it was not city policy. We have a registered neighborhood association with the City and used to get information. Now that too seems to be moot. Yet I receive all kinds of things from Advance Planning regarding the Southeast Greenway project via email. Hmm. A subsequent meeting was held at City Hall but because the packet was incomplete the neighbors received no meaningful information.

Several neighbors I heard from attended a later public meeting at the DeTurk Round Barn and signed up "to be notified when there would be meetings, new info, etc. on the project". One neighbor told me she has "not received one iota of information from the City" and another said "me neither". Also they had a time limit to speak. What????????? A neighbor asked for something to be pointed out on the blueprints and she was told sorry your time is up. Did you not want to hear or answer the tough questions they had, or explain the law and process? I thought that was what the public meeting was for. If I had been in the country to attend this meeting you would have heard from me about the meeting long before this.

At a time when the City is asking for money on the ballot and touting transparency, it appears that you are falling down in the latter which makes it hard to support the request for money. This project is anything but transparent. Perhaps a letter to the editor is in order. We know there are proposed to be 185 units with 15 being affordable. The developer has stated he has the blessing of the council for this project and the council will be granting him an easement or vacation of public property, i.e. the Donahue Street frontage. If this project is approved by DRB and CHB does that force the Council's hands? That is the implied implication. Staff has stated that housing is a priority of the council and this project is being fast tracked because of the housing and 15 units of affordable housing. It was what council wants. The degree of affordable seems to change from moment to moment however so I am not sure what you are getting. The only good thing about this project is the inclusionary affordable housing. So why is there such a lack of transparency and the reluctance to share information and the lack of notification?

We have been told that the Station Area Specific Plan and Zoning Code are not applicable because of a state mandate on housing and density bonus rules. OK, then why do we go through the process of advance planning to adopt a "specific" plan where residents attend meeting, put dots on pieces of papers, pay for the EIR process and take up the time of boards and commissions if it is

meaningless. Seems the title of the plan should read "Station Area Specific Plan, notwithstanding loopholes". The public goes home thinking they did something good and the City will follow their advice and wishes. NOT. I was on the council when this plan was approved and I know that was not our intent. If this is going to be the new norm then I guess you can eliminate your Advance Planning department and save salaries and everybody's time.

I attended the joint DRB and CHB board October meeting and also felt a might put out. I had to wait over two and a half hours before I was given three minutes to speak. There were about 10 neighbors there at the beginning and only three or four of us spoke because the other had to leave to take care of their families. Again the perception seems to be that that is a tactic to limit the public the ability to voice their concerns, objections or approval. I will probably just write a letter for the November 3rd meeting and save myself the aggravation of attending the hearing.

I urge you to review the process on this project and perhaps postpone the meeting and have a meaningful meeting with the neighbors so everyone is on the same page. I would appreciate a pdf of the file, or do I have to go through the freedom of information act? Fast tracking should not discount public information or input. Thank you for listening.

Carol Dean

Murray, Susie

From: Murray, Susie
Sent: Thursday, October 27, 2016 10:35 AM
To: 'Carol Ciavonne'
Subject: RE: West End DeTurk Winery Project
Attachments: Board Memo .pdf; Attachment 2 - Staff Report from October 6, 2016.pdf

Hi Carol,

Thank you for taking time to write to me about your concerns. I would happy to meet with you and review the plans so you have a clearer understanding of the proposal. In the meantime, I've provided a few comments below. I strongly encourage you to read the staff report and memo to the Boards (copies are attached to this email) which discuss all of your questions in detail.

There will be a public hearing on November 3rd, at which point both the Design Review and Cultural Heritage Boards will review the applicant's responses to a list of 15 action items. You may review the plans and other relevant project information online at: http://santa-rosa.granicus.com/GeneratedAgendaViewer.php?view_id=20&event_id=1638.

My direct line is 543-4348. Please feel free to give me a call to discuss the project.

Susie Murray | City Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: Carol Ciavonne [<mailto:cah@sonic.net>]
Sent: Saturday, October 22, 2016 4:40 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: West End DeTurk Winery Project

Dear Ms. Murray,

I am a resident of the West End, and I am writing about my concerns for the West End DeTurk Winery Project. I have heard that the developer is asking for 50 parking spaces, using part of the public street for these, or a portion of these spaces. I am opposed to that notion, not only because it is a public street, but also because it sets a bad precedent for other developments in this area, or in our county, for that matter. Public streets should not be negotiable.

Staff response: The developer has applied for a Vacation of Public Right-of-Way for an 18,725 square foot area located along the east side of Donahue Street, that spans from W. 8th Street to W. 9th Street. If the City Council were to approve that, it would allow additional units to be built. If approved, the developer will be required to improve the street and provide 42 diagonal parking spaces which will be available to the public. The developer has provided 132 parking spaces that are off the street which will be reserved for residential tenants.

I am also concerned about the height of the building, which is excessive for our neighborhood.

Staff response: The developer has applied for a Density Bonus and has proposed to designate 15 units (11% of the maximum allowable density) for very-low income occupants. In doing so, he is allowed two concessions pursuant to Government Code Section 56919 and City Code Chapter 20-31. One of the concessions will be applied to the height of the building, which exceeds what is allowed by the Zoning Code. That said, the development must be consistent with the Secretary of the Interior's Standards which protects historic sites and neighborhoods. This topic is discussed in more detail in the staff report.

Lastly, and very importantly in view of the great strides our community is committed to making in the area of affordable housing, the developer is providing only 15 affordable units, less than 1% of the total units.

Staff response: Both the State of California (Gov't Code Section 56919) and the City of Santa Rosa (City Code Chapter 20-31) allow Density Bonuses. In terms of how the calculation works, it is based on the maximum allowable density for the development site, which in this case is 137 units. The development proposes 11% of the units be designated for very-low income residents and is, therefore, entitled to a 35% density increase with two concessions. As mentioned above, I recommend you read the staff report which provides a more thorough explanation regarding density bonuses.

It seems to me that this developer needs to rethink the project, and I am hopeful that the Planning department will consider these points in any deliberations.

Thanks,

Carol Ciavonne

Murray, Susie

From: Trevor Frampton <trevor@westernfarmcenter.com>
Sent: Thursday, October 27, 2016 10:46 AM
To: Murray, Susie
Subject: Regarding the DeTurk Winery Village

Hi Susan,

I do plan on attending, but on the off chance I can't make it, I thought I should at least bring up two of the biggest concerns I have.

1. Parking is overstated, of course. My concern is that residents of that development will take street parking away from my employees, without whom I can't open my doors. Their unique approach of untethering parking and units is a novel approach, but there are no guarantees the residents won't use that as a cost savings measure. Additionally ½ a parking space per bedroom is beyond ridiculous. Unless more spaces are provided within the unit itself, I can't see this aspect being resolved satisfactorily.
2. The surrender of 20' of Donahue street. This proposal is also troublesome simply because of the tractor trailer traffic that comes to my store alone. There needs to be enough room for my delivery vehicle to come down Donahue so that they can roll right into our back delivery lot. I am afraid that with the loss of 20' of road and the on-street parking proposed, having a tractor trailer going down that street will be difficult. Without my deliveries, I have no products for sale. I have hay trucks and full trucks coming in every day but Saturday and Sunday, but sometimes on a Saturday.

Both of my concerns are a direct result of the threat to the livelihood of my business. In reality I do want this to succeed for multiple reasons, least of which is the potential for 185 new customers that may have dogs, cats and other animals that I can feed. But, these two concerns make me very nervous.

Thank you,
Trevor Frampton
General Manager/Owner
Western Farm Center
707-545-0721
trevor@westernfarmcenter.com

Murray, Susie

From: Murray, Susie
Sent: Wednesday, October 26, 2016 9:17 AM
To: 'LINDA SISKIND'
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Linda,

The meeting was continued and no decision made; the applicant was instructed to address 15 action items. You can view the meeting at: http://santa-rosa.granicus.com/MediaPlayer.php?view_id=20&clip_id=828. If for some reason the link doesn't work, you can get access on the Design Review Board webpage. Give me a call if you need help.

Susie

Susie Murray | City Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: LINDA SISKIND [<mailto:lindahollys@usa.net>]
Sent: Tuesday, October 25, 2016 8:02 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Susie,

I haven't heard anything about what transpired at the hearing or received any mail about it. Was a decision made?

Thanks,
Linda

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

Received: Tue, 04 Oct 2016 10:38:40 AM PDT
From: "Murray, Susie" <SMurray@srcity.org>
To: LINDA SISKIND <lindahollys@usa.net>
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Linda,

Thank you for providing this. I know how you've been tracking the progress of this project, and am sorry you won't be able to attend the meeting. I suspect there will be other opportunities. That said, I will be sure to provide copies to members of both Boards so they're able to read it before taking any action.

Have a safe trip.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: LINDA SISKIND [mailto:lindahollys@usa.net]
Sent: Tuesday, October 04, 2016 8:02 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Susie,

I am flying to Canada tomorrow and will not be able to attend the public hearing. Please find attached a letter to be presented at that hearing and/or entered into the record of the boards for consideration. The letter was also mailed.

Regards,
Linda

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

Received: Mon, 29 Aug 2016 01:02:35 PM PDT
From: "Murray, Susie" <SMurray@srcity.org>
To: LINDA SISKIND <lindahollys@usa.net>
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Linda,

Please see my comments below, and let me know if you have any other questions.

Susie Murray | City Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: LINDA SISKIND [mailto:lindahollys@usa.net]
Sent: Sunday, August 28, 2016 3:10 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Dear Susie,

Thank you for leaving the file with me last Wednesday. I reviewed the file and have these questions:

1. Does someone other than Susan Clark review the look and feel of this project? Does the Cultural Heritage Board provide a report? I think that Ms. Clark's report mischaracterizes the neighborhood and "industrial" and "retail" when it is neither. It is overwhelmingly a residential neighborhood with historically significant structures that are bound by strict rules about their appearance, and that is what will be impacted by this project.

Response: Both the Cultural Heritage Board and Design Review Board will review the project materials including the Historic Resource Study prepared by Susan Clark. Neither of the Boards will prepare any additional reports other than resolutions taking action on the proposal.

2. Do the decision makers go to the site themselves or see a video?

Response: Generally speaking, the Board members visit the site. In this case, I expect they all will. During the public hearing, each member will have to disclose whether they if they visited the site.

3. What is the next step for this project?

Response: Staff is in the final stages of review and will begin to compile all the information for Board packets. I expect the first Public Hearing will be held in October; however, that's still tentative. Feel free to check in with me in mid-September for an update.

Thanks for your attention to these matters.

Regards,
Linda

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

Received: Fri, 19 Aug 2016 09:56:00 AM PDT

From: "Murray, Susie" <SMurray@srcity.org>

To: LINDA SISKIND <lindahollys@usa.net>

Subject: Re: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Linda,

I'll have the current plans ready for your review next Wednesday. I'll also try to make myself available for a quick conversation about short term rentals.

Have a nice weekend.

Susie Murray
Sent from my iPhone

> On Aug 19, 2016, at 7:47 AM, LINDA SISKIND <lindahollys@usa.net> wrote:

>

> Thanks Susie. I will come in next Wednesday, probably about 11.

>

> Do you (and the city) know that people on my street have removed their houses

> from the rental market and are listing them as short-term rentals so

> they

> can

> make more money?

>

>

>

> ----- Original Message -----

> Received: Thu, 18 Aug 2016 10:21:21 AM PDT

> From: "Murray, Susie" <SMurray@srcity.org>

> To: LINDA SISKIND <lindahollys@usa.net>
> Subject: RE: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W.
9th
> Street File Number: PRJ16-012
>
> Hi Linda,
>
> You can come in anytime between 8:30-2:30. If there's something
> specific you'd like to talk to me about, let me know what time you'll
> be here and
I'll
> do my best to make myself available to chat.
>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org
>
>
>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Wednesday, August 17, 2016 7:42 PM
> To: Murray, Susie <SMurray@srcity.org>
> Subject: RE: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W.
9th
> Street File Number: PRJ16-012
>
> Hi Susie,
> How about next Wednesday? Name a time.
>
> Thanks,
> Linda
>
> ----- Original Message -----
> Received: Wed, 17 Aug 2016 03:19:32 PM PDT
> From: "Murray, Susie" <SMurray@srcity.org>
> To: LINDA SISKIND <lindahollys@usa.net>
> Subject: RE: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W.
9th
> Street File Number: PRJ16-012
>
> Not today. Tomorrow or Monday may work.
>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org
>
>

>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Wednesday, August 17, 2016 3:06 PM
> To: Murray, Susie <SMurray@srcity.org>
> Subject: Re: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> How about 4pm?
>
> ----- Original Message -----
> Received: 12:55 PM PDT, 08/17/2016
> From: "Murray, Susie" <SMurray@srcity.org>
> To: LINDA SISKIND <lindahollys@usa.net>
> Subject:
> RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street
> File
> Number: PRJ16-012
>
> Of course it's possible. When would you like to come in?
>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
> 95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org
>
>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Wednesday, August 17, 2016 11:02 AM
> To: Murray, Susie
> Subject: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> Hi Susie,
>
> I'd like to come in today and look at the file on this again. Possible?
>
> Thanks,
> Linda
>
> ----- Original Message -----
> Received: Wed, 15 Jun 2016 10:27:13 AM PDT
> From: "Murray, Susie"
> To: LINDA SISKIND
> Subject: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> I just read this so, if you're still looking at email, come on in.

>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>
>
>
>
> -----Original Message-----

> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Wednesday, June 15, 2016 8:55 AM
> To: Murray, Susie
> Subject: Re: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012

>
> I can be there about 1030 this am. Hope that's convenient.

>
> ----- Original Message -----

> Received: 08:09 AM PDT, 06/14/2016
> From: "Murray, Susie"
> To: LINDA SISKIND
> Subject:
> RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File
Number: PRJ16-012

>
> Hi Linda,

>
> I'll be here all day tomorrow. I have a morning meeting from
> 8:30-9:30,
but
> my schedule is clear the rest of the day. When you know what time
> you'll
be
> here, let me know. If I'm not working on the file, I'll try to leave
> it at the front counter for you. I think it's best if you look
> through it first, then we can chat.

>
> Susie

>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>
>
>
>
> -----Original Message-----

> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Tuesday, June 14, 2016 7:48 AM
> To: Murray, Susie

> Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> Ms. Murray,
>
> Thank you for your detailed response and offer to meet my schedule.
> It
looks
> like I can take off this Wednesday (tomorrow) and can look at the
> plans then.
> Is there a particular time when it might be convenient for you to take
> a
few
> minutes to chat?
>
> Thanks,
> Linda
>
> ----- Original Message -----
> Received: Mon, 13 Jun 2016 08:05:00 AM PDT
> From: "Murray, Susie"
> To: LINDA SISKIND
> Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> Ms. Siskind,
>
> Thank you for taking the time send in your comments. I'll print them,
> add them to the file, and all decision makers will have an opportunity
> to
review
> them before taking any actions. The Notice of Application is in no
> way intended to be the final opportunity for the community to comment
> on the proposed project; the primary purpose is to let neighbors know
> the
application
> has been submitted. There will be several other notices mailed as the
project
> moves forward, and comments will be welcomed until the final action is
taken.
>
> With regard to viewing the project plans, I completely understand the
conflict
> with work. I'm in the process of getting approval to send a copy of
> the
plans
> to the West End Neighborhood Association. Otherwise, I'm happy to
> schedule
a
> time to meet you at my office at a time that would work with your schedule.

> Is there an evening or weekend day that works for you?

>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>
>
>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Sunday, June 12, 2016 4:53 PM
> To: Murray, Susie
> Subject: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street

File
> Number: PRJ16-012

>
> From: Linda H. Siskind
> Owner of the Property at 124 W. 8th Street, Santa Rosa
>
> P.O. Box 2178
> Sebastopol CA 95473
> (707) 799-0435 (Cell)

>
> Susie Murray, City Planner By mail and email
> Planning and Economic Development Department
> 100 Santa Rosa Avenue, Room 3
> Santa Rosa, CA 95404

>
> DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number:
> PRJ16-012

>
> Dear Ms. Murray:
>
> I have owned the historic property at 124 West 8th Street for over
> 25
> years.

>
> I am gravely concerned that the proposed project which involves 180
> residential units, 25,000 square feet of commercial space, and use of
> public
> lands for parking will forever alter the character of this special and
> historic neighborhood which I and my tenants have so enjoyed over the
> years,
> and will decrease my property's value.

>
> While I am in favor generally of increased density near transit and
> use
> of
> old structures in new ways, I fear that this project is too big and is
> disrespectful of the quiet and peaceful enjoyment of the residents who
> live

Murray, Susie

From: Kishor Patel <kcpatel766@yahoo.com>
Sent: Tuesday, October 25, 2016 12:51 PM
To: Murray, Susie
Subject: Deturk project

I live and own a business in the West End. I have a market on 9th street. I strongly support this project. Creating housing, affordability and jobs in our neighborhood is fantastic. A really needed project. The design of these buildings is fantastic and saving the historic building is admirable. Thanks

Kishor Patel

Sent from my iPhone

Murray, Susie

From: Vinu <vinupatel766@gmail.com>
Sent: Tuesday, October 25, 2016 12:56 PM
To: Murray, Susie
Subject: Deturk

I'm a local resident in business owner in the West End. I strongly want to support the Deturk village project not only for our preservation of the historic building but the wonderful and creatively designed new buildings. They fit well into the neighborhood I will be a great addition went all the new people in the neighborhood come due to the train arriving.
Thanks

Vinu Bhai

Sent from my iPhone

Murray, Susie

From: Israel Nunez <israel@ringtimefitness.com>
Sent: Tuesday, October 25, 2016 2:58 PM
To: Murray, Susie
Subject: DeTurk Village

I am a business owner currently in deturk village and have been here for approximately 2 1/2 years. My clients are mostly from the West End neighborhood. We are very excited with the opportunity of getting housing in this neighborhood and we strongly support this project. Creating housing, affordable housing and additional jobs is so welcome from the neighborhood point of view. We all look forward to seeing this project go forward. We think the design is exceptional and blends well with in the neighborhood. Thanks Israel Nunez

Sent from my iPhone

Murray, Susie

From: Richard Deringer <rdodyssey@hotmail.com>
Sent: Sunday, October 23, 2016 4:04 PM
To: Murray, Susie
Subject: Fwd: DeTurk Village

Sent from my iPhone

Begin forwarded message:

From: Richard Deringer <rdodyssey@hotmail.com>
Date: October 22, 2016 at 1:37:10 PM PDT
To: "kent1492@comcast.net woods" <kent1492@comcast.net>
Subject: DeTurk Village

Susan Murray

I have spent a lot of time visiting the existing Deturk Winery Village and also spending time in the neighborhood. I want to strongly support this project that will come before the DRB shortly. Creating much needed housing especially 185 units downtown Santa Rosa with affordable housing. Creating Urban Walkable communities near transit should be the first priority of the City of Santa Rosa. Thanks Kent Woods

Murray, Susie

From: Murray, Susie
Sent: Thursday, October 13, 2016 8:43 AM
To: 'leamail@sonic.net'
Subject: FW: DeTurk Village update

Lea,

The City is not required to sell the requested 18,725 square foot area of public right-of-way along Donahue Street. Without the additional 18,725 square feet of public right-of-way added into the project area, the maximum unit count, including a 35% density bonus, would be 162. In other words, the additional right-of-way space would allow an additional 23 units.

With regard to appealing a decision, it depends on which entitlement is appealed. Pursuant to Zoning Code Chapter 20-62, the appeal review authority for each entitlement is as follows:

<u>Entitlement</u>	<u>Review Authority</u>	<u>Appeal Body</u>	<u>Applicable Zoning</u>
<u>Code Chapter</u>			
66			
Landmark Alteration - Major	CHB	Council	20-58
Preliminary Design Review – Major (within a preservation district)	CHB & DRB	Council	20-
Final Design Review – Major	DRB	Council	20-52
Density Bonus	PC	Council	20-31 &
Government Code Section 56915			
Vacation of Public Right-of-way	CC	None	N/A

I hope this helps to clarify.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Lea Barron-Thomas [<mailto:leamail@sonic.net>]
Sent: Wednesday, October 12, 2016 11:46 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: FW: DeTurk Village update

From: Lea Barron-Thomas [<mailto:leamail@sonic.net>]
Sent: Tuesday, October 11, 2016 1:42 PM
To: smurray@srcity.org
Cc: 'Bill Rose ' ; dguhin@srcity.org
Subject: DeTurk Village update

Dear Suzi,

I heard that the DeTurk Village project was sent back for redesign and more details. The overriding concern seems to be the lack of off street parking. The developer has offered to build much needed affordable housing which seems to tie the hands of what City staff and board member can require the developer to adhere to.

My question is : Is the City required to sell Donahue? If not - could the impacts regarding the unit count and the lack of off street parking be reduced by not selling City property to the developer? Could you please let me know what the maximum unit count be (but with the state density bounce) without out Donohue Street included in the lot size.

If the State is mandating the lack of parking and building heights not envisioned in the Station Area Plan – why make it worse by giving the developer the opportunity to hijack the process? And if the City Council wants more affordable housing – then why have they not mandated inclusionary affordable housing with all project ? This approach seem unfair.

What is the appeal process if this goes through?

Thanks again. I chuckled when I heard the developer said that the neighbors loved the project. But I am sure and your department is quite familiar with that tales that this developers tells.

Sincerely,

Lea Barron-Thomas
707-694-5113



Murray, Susie

From: Lea Barron-Thomas <leamail@sonic.net>
Sent: Wednesday, October 12, 2016 11:46 AM
To: Murray, Susie
Subject: FW: DeTurk Village update

From: Lea Barron-Thomas [mailto:leamail@sonic.net]
Sent: Tuesday, October 11, 2016 1:42 PM
To: smurray@srcity.org
Cc: 'Bill Rose '; dguhin@srcity.org
Subject: DeTurk Village update

Dear Suzi,

I heard that the DeTurk Village project was sent back for redesign and more details. The overriding concern seems to be the lack of off street parking. The developer has offered to build much needed affordable housing which seems to tie the hands of what City staff and board member can require the developer to adhere to.

My question is : Is the City required to sell Donahue? If not - could the impacts regarding the unit count and the lack of off street parking be reduced by not selling City property to the developer? Could you please let me know what the maximum unit count be (but with the state density bounce) without Donohue Street included in the lot size.

If the State is mandating the lack of parking and building heights not envisioned in the Station Area Plan – why make it worse by giving the developer the opportunity to hijack the process? And if the City Council wants more affordable housing – then why have they not mandated inclusionary affordable housing with all project ? This approach seems unfair.

What is the appeal process if this goes through?

Thanks again. I chuckled when I heard the developer said that the neighbors loved the project. But I am sure and your department is quite familiar with that tales that this developers tells.

Sincerely,

Lea Barron-Thomas
707-694-5113

Murray, Susie

From: Robin S <robinstephani@gmail.com>
Sent: Thursday, October 06, 2016 4:44 PM
To: Murray, Susie
Subject: De Turk winery

Hi Susie,

I was hoping to be able to attend tonight's meeting but I have obligations that conflict. I wanted to express my support for the DeTurk apartment project.

Robin Stephani

127 W. 6th St., Santa Rosa, CA

From: **Lea Barron-Thomas** leabarron@sonic.net

Subject: DeTurk Winery Village Comments

Date: October 5, 2016 at 11:13 AM

To: mbureh@sovtaj.com, warren@heoggett.com, scott@fde.com, katkath@sonic.net, whistina@sonic.net, javin2@fde.com, real-aruban@gmail.com, firstlightconsulting@gmail.com, parker@sonoma.edu, caporagameil@gmail.com, scubaofit@yahoo.com, yann@sonic.net, alexazolinan@gmail.com, whitblids@sonic.net

Cc: amurray@socity.org, David Gouin DGouin@socity.org



October 5, 2016

Regarding Donahue Project

Dear Board Members,

I ask you to request that the applicant reduce the number of stories of the building from four to three and to provide one off street parking per apartment.

The height and or number of stories exceed the Downtown Station Area Plan. The plan was in place to guide the growth of the surrounding area around the new SMART station. The City planners and City Council all agreed with the DSAP and approved it.

The plan creators worked with the community to increase housing stock near the station and have it blend in and acknowledge the existing neighborhood. The current staff's interpretation of the DSAP ignores the three story limit on Donahue. Staff has not given a reason or a benefit why the new limit will benefit the neighbors. The benefit only goes toward the developer who will attempt to maximize his return.

The current staff view that Santa Rosa and the West End Neighborhood can support a new housing project where over 25% of the units have no off street parking seems wishful. The DSAP calls for a one to one parking ratio. The developer again is offering to place less than 10% for the units for low income rent to lower the onsite parking requirements and again this benefits the developer not the community or the neighbors.

A 100% affordable apartment complex that fits within the DSAP with one to one parking would benefit the community and the neighbors.

This project is doomed to be never constructed do to its inherent flaws; too many units, too tall and not enough off street parking.

The list of impacts to consider

- 1) Not enough off street parking - will create issues for the DeTurk Round Barn, local residences and businesses.
- 2) Building heights - The current plan is out of context with the existing neighborhood and will have impacts on the existing historic resources.

3) Mass Transit - The current plan counts on the SMART train and City Bus to provide an alternative to car transportation. Both systems do not operate to do so.

4) Parking Permits - a lack of parking will force area residents to consider the formation of a parking district.

Again please think about the months of planning that went into the DSAP and hours of public input. I could see bending a little regarding the DSAP for a project that was designed to the highest standards. This project is below standard and takes from the community in exchange for just 15 units of affordable housing units.

Thank you for your time,

Sincerely,

Lea Barron-Thomas

Linda H. Siskind
P.O. Box 2178
Sebastopol CA 95473
(707) 799-0435 (Cell)
lindahollys@usa.net (email)

October 2, 2016

Susie Murray, City Planner
Planning and Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

By mail and email

re: file number PRJ16-012

Dear Susie Murray,

I sincerely regret not being able to attend the joint session of the Design Review Board and Cultural Heritage Board on October 6, but a long-planned trip and tickets to a music festival in Nova Scotia prevent me from being there. I therefore request that you submit this letter to the boards on my behalf at the hearing.

I have owned a historic property on West 8th Street in West End Preservation District one-half block from the proposed project for over 25 years. I am gravely concerned that the proposed project which involves 4 story buildings comprising 185 residential units, 20,000 square feet of commercial space, and use of public lands for project parking will forever alter the character of this special and historic neighborhood which I and my tenants have so enjoyed over the years, and will decrease my property's value.

While I am in favor generally of increased density near transit and use of old structures in new ways, I fear that this project is too big, is incompatible with the look and feel of the neighborhood, and is disrespectful of the quiet and peaceful enjoyment of the residents who live there.

In this regard, I call particular attention to the following language of the Cultural Heritage Board's publication "Processing Review Procedures for Owners of Historic Properties":

"New construction in historic areas, often called infill construction, has occurred throughout the country. When successful, the new structures have complemented an historic area and enhanced its overall character. *In contrast, insensitive new construction can compromise the integrity of an historic area and possibly result in lowered property values.*" (p. 40, italics added)

"Design review is the process whereby proposed changes to historic properties are reviewed by the City's Cultural Heritage Board, Design Review Board, or Department of Community Development staff *to ensure that the historic character of the structure and the neighborhood is maintained.*" (p. 21, italics added)

"Design review also assures the neighborhood that incremental changes made to various properties *will enhance the overall historic character of the neighborhood.*" (p. 21, italics added)

"The Design Guidelines focus on the basic principle of urban design that promotes *a sense of neighborhood identity and livability for residents.*" (p. 27, italics added)

I have reviewed the file for this project. I believe that the report prepared by Ms. Susan Clark report mischaracterizes the neighborhood as "industrial" and "retail" when it is neither. It is overwhelmingly a residential neighborhood with historically significant structures that are bound by strict rules about their appearance. The Cultural Heritage Board's own description of the West End Preservation District is:

"West End is a residential district of small houses, predominantly bungalows and Queen Anne or Colonial cottages, with some earlier Italianate and saltboxes, and some 1930s, 1940s, and much newer houses. There are a few small apartment buildings but small single family houses are the rule." (p. 16)

For further illustration, I encourage all those considering this project to go to the neighborhood and see it for themselves. I attach pictures for your reference looking towards the project and away from the project, both on 8th Street. A four-story modern apartment building just does not fit here.

I understand the city's concern with the need for housing and proximity to public transportation. In fact, this project is several long blocks from the Railroad Square Smart train station, and two other apartment projects are being built which are closer to the station. The other project nearby faces Wilson Street on the more commercial side of the railroad tracks. This proposed project faces the residential West End Preservation District.

If the city wanted to do something immediately about making more housing available in the area, it could restrict or outlaw short-term rentals, as other municipalities have done. It is my understanding that *two* houses on my street have been removed from the rental market and are listed instead as short-term rentals so their landlords can make more money. This subject deserves attention.

FENCE

While this is not my main concern, the proposed fence is an eyesore. Attached is a picture for your reference. This is a neighborhood of white picket fences. The Cultural Heritage Board's publication "Processing Review Procedures for Owners of Historic Properties" says: "Materials and designs for new fences should be compatible with the architectural style of the main building *or neighborhood.*" (p.5, italics added)

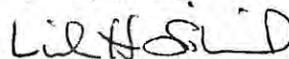
VACATION OF RIGHT OF WAY

The developer has asked for a gift of .5 acres of city property. As a taxpayer and property owner, I object, and I sincerely hope this does not come to pass.

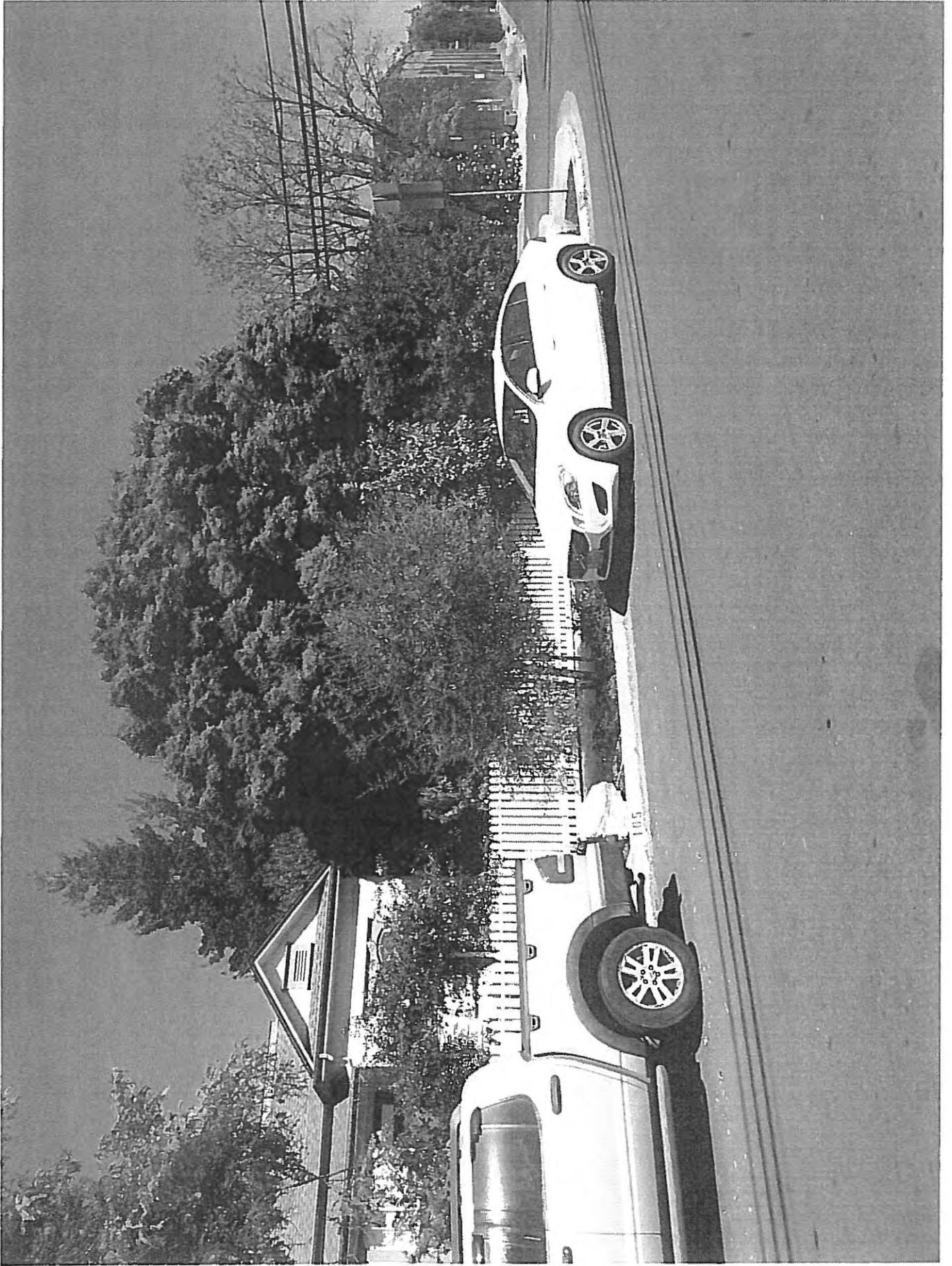
In sum, I hope you will seriously consider denying this project. If not, a historic neighborhood will be forever changed.

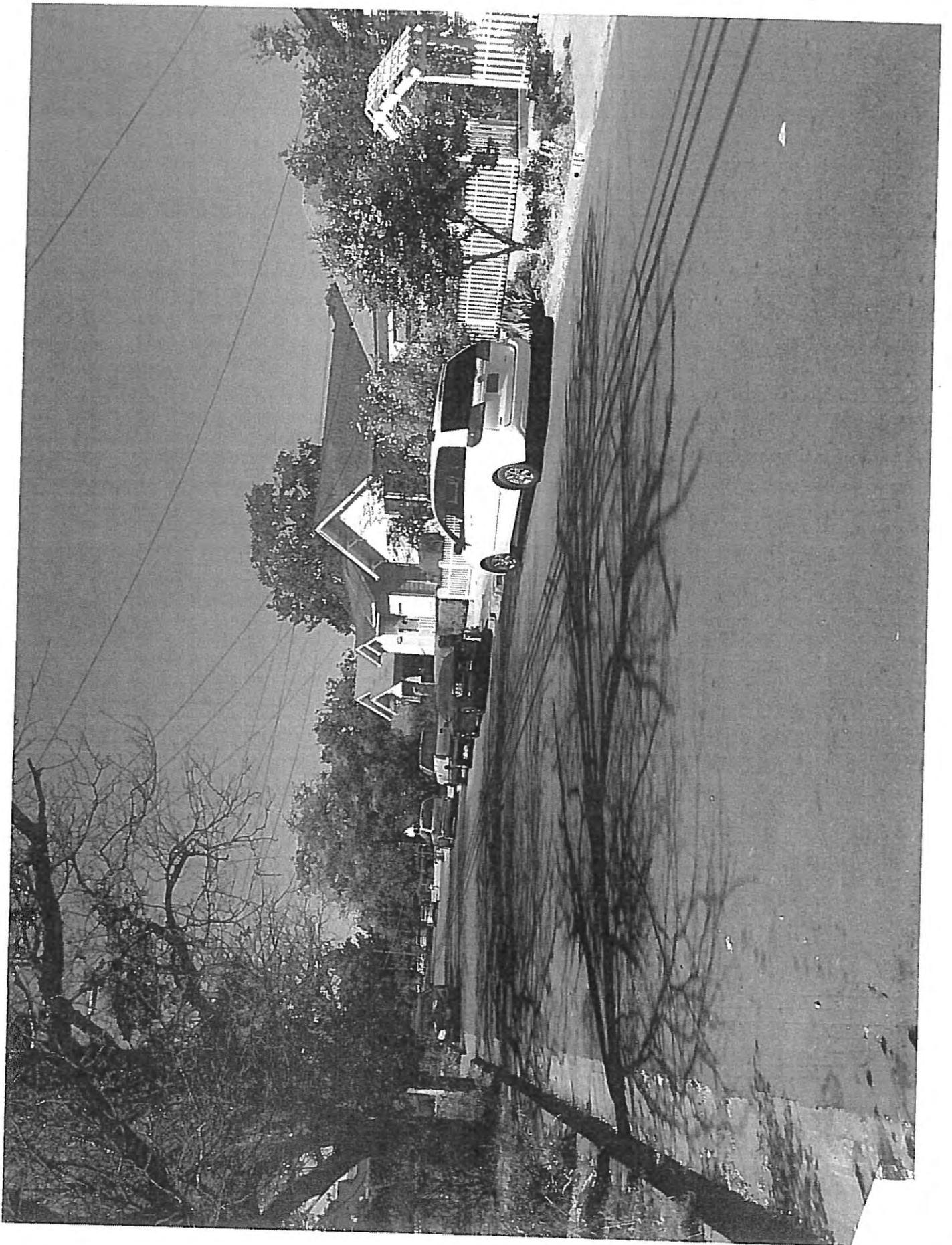
Thank you for your attention to my concerns.

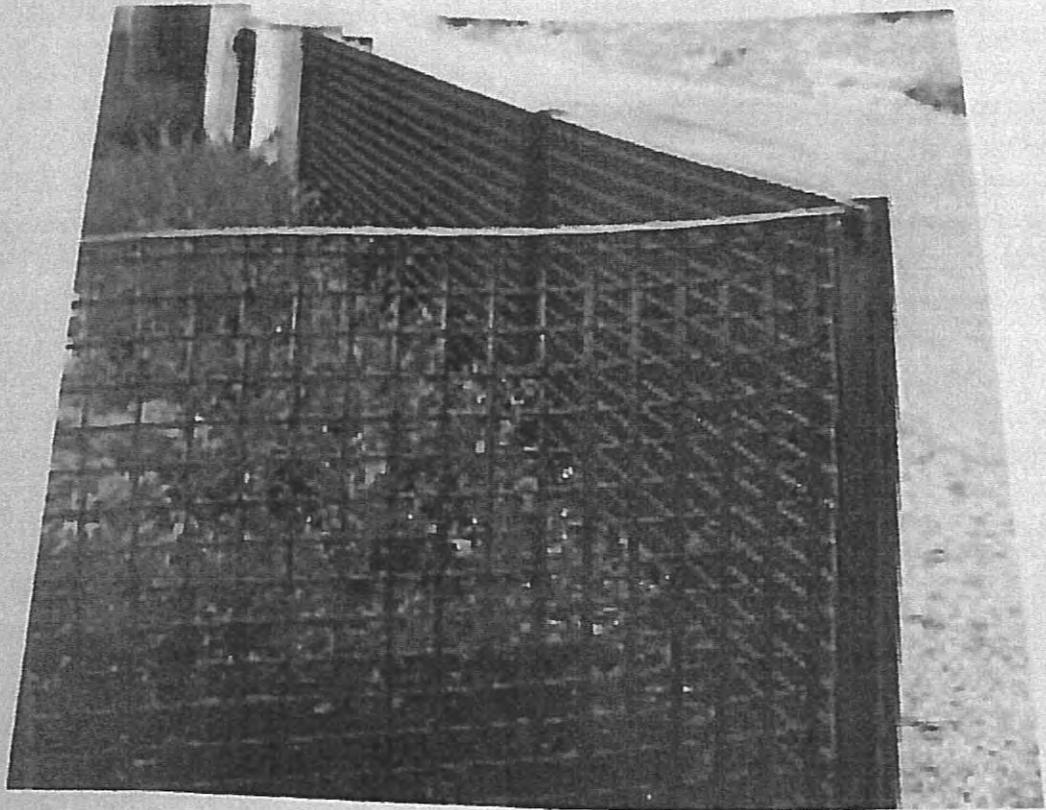
Very truly yours,

A handwritten signature in black ink, appearing to read "L.H. Siskind". The signature is written in a cursive style with some capital letters.

Linda H. Siskind







NOTES
STEEL GRATE FENCE,
GALVANIZED OR BLACK,
PLANTED WITH VINES

STEEL FENCE

S

Murray, Susie

From: Murray, Susie
Sent: Monday, August 29, 2016 1:02 PM
To: 'LINDA SISKIND'
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Linda,

Please see my comments below, and let me know if you have any other questions.

Susie Murray | City Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: LINDA SISKIND [mailto:lindahollys@usa.net]
Sent: Sunday, August 28, 2016 3:10 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Dear Susie,

Thank you for leaving the file with me last Wednesday. I reviewed the file and have these questions:

1. Does someone other than Susan Clark review the look and feel of this project? Does the Cultural Heritage Board provide a report? I think that Ms. Clark's report mischaracterizes the neighborhood and "industrial" and "retail" when it is neither. It is overwhelmingly a residential neighborhood with historically significant structures that are bound by strict rules about their appearance, and that is what will be impacted by this project.

Response: Both the Cultural Heritage Board and Design Review Board will review the project materials including the Historic Resource Study prepared by Susan Clark. Neither of the Boards will prepare any additional reports other than resolutions taking action on the proposal.

2. Do the decision makers go to the site themselves or see a video?

Response: Generally speaking, the Board members visit the site. In this case, I expect they all will. During the public hearing, each member will have to disclose whether they if they visited the site.

3. What is the next step for this project?

Response: Staff is in the final stages of review and will begin to compile all the information for Board packets. I expect the first Public Hearing will be held in October; however, that's still tentative. Feel free to check in with me in mid-September for an update.

Thanks for your attention to these matters.

Regards,
Linda

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

Received: Fri, 19 Aug 2016 09:56:00 AM PDT

From: "Murray, Susie" <SMurray@srcity.org>

To: LINDA SISKIND <lindahollys@usa.net>

Subject: Re: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Hi Linda,

I'll have the current plans ready for your review next Wednesday. I'll also try to make myself available for a quick conversation about short term rentals.

Have a nice weekend.

Susie Murray

Sent from my iPhone

> On Aug 19, 2016, at 7:47 AM, LINDA SISKIND <lindahollys@usa.net> wrote:

>

> Thanks Susie. I will come in next Wednesday, probably about 11.

>

> Do you (and the city) know that people on my street have removed their houses

> from the rental market and are listing them as short-term rentals so

> they

can

> make more money?

>

>

>

> ----- Original Message -----

> Received: Thu, 18 Aug 2016 10:21:21 AM PDT

> From: "Murray, Susie" <SMurray@srcity.org>

> To: LINDA SISKIND <lindahollys@usa.net>

> Subject: RE: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th

> Street File Number: PRJ16-012

>

> Hi Linda,

>

> You can come in anytime between 8:30-2:30. If there's something

> specific you'd like to talk to me about, let me know what time you'll

> be here and

I'll

> do my best to make myself available to chat.

>

> Susie Murray | City Planner

> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,

> CA

95404

> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>

>

>

> -----Original Message-----

> From: LINDA SISKIND [mailto:lindahollys@usa.net]

> Sent: Wednesday, August 17, 2016 7:42 PM

> To: Murray, Susie <SMurray@srcity.org>

> Subject: RE: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th

> Street File Number: PRJ16-012

>

> Hi Susie,

> How about next Wednesday? Name a time.

>

> Thanks,

> Linda

>

> ----- Original Message -----

> Received: Wed, 17 Aug 2016 03:19:32 PM PDT

> From: "Murray, Susie" <SMurray@srcity.org>

> To: LINDA SISKIND <lindahollys@usa.net>

> Subject: RE: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th

> Street File Number: PRJ16-012

>

> Not today. Tomorrow or Monday may work.

>

> Susie Murray | City Planner

> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,

> CA

95404

> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>

>

>

> -----Original Message-----

> From: LINDA SISKIND [mailto:lindahollys@usa.net]

> Sent: Wednesday, August 17, 2016 3:06 PM

> To: Murray, Susie <SMurray@srcity.org>

> Subject: Re: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th

> Street File Number: PRJ16-012

>

> How about 4pm?

>

> ----- Original Message -----

> Received: 12:55 PM PDT, 08/17/2016

> From: "Murray, Susie" <SMurray@srcity.org>

> To: LINDA SISKIND <lindahollys@usa.net>

> Subject:

> RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street
> File
Number: PRJ16-012
>
> Of course it's possible. When would you like to come in?
>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org
>
>
>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Wednesday, August 17, 2016 11:02 AM
> To: Murray, Susie
> Subject: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> Hi Susie,
>
> I'd like to come in today and look at the file on this again. Possible?
>
> Thanks,
> Linda
>
> ----- Original Message -----
> Received: Wed, 15 Jun 2016 10:27:13 AM PDT
> From: "Murray, Susie"
> To: LINDA SISKIND
> Subject: RE: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> I just read this so, if you're still looking at email, come on in.
>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org
>
>
>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Wednesday, June 15, 2016 8:55 AM
> To: Murray, Susie
> Subject: Re: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>

> I can be there about 1030 this am. Hope that's convenient.

>

> ----- Original Message -----

> Received: 08:09 AM PDT, 06/14/2016

> From: "Murray, Susie"

> To: LINDA SISKIND

> Subject:

> RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File
Number: PRJ16-012

>

> Hi Linda,

>

> I'll be here all day tomorrow. I have a morning meeting from

> 8:30-9:30,

but

> my schedule is clear the rest of the day. When you know what time

> you'll

be

> here, let me know. If I'm not working on the file, I'll try to leave

> it at the front counter for you. I think it's best if you look

> through it first, then we can chat.

>

> Susie

>

> Susie Murray | City Planner

> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,

> CA

95404

> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>

>

>

> -----Original Message-----

> From: LINDA SISKIND [mailto:lindahollys@usa.net]

> Sent: Tuesday, June 14, 2016 7:48 AM

> To: Murray, Susie

> Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th

> Street File Number: PRJ16-012

>

> Ms. Murray,

>

> Thank you for your detailed response and offer to meet my schedule.

> It

looks

> like I can take off this Wednesday (tomorrow) and can look at the

> plans then.

> Is there a particular time when it might be convenient for you to take

> a

few

> minutes to chat?

>

> Thanks,

> Linda
>
> ----- Original Message -----
> Received: Mon, 13 Jun 2016 08:05:00 AM PDT
> From: "Murray, Susie"
> To: LINDA SISKIND
> Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th
> Street File Number: PRJ16-012
>
> Ms. Siskind,
>
> Thank you for taking the time send in your comments. I'll print them,
> add them to the file, and all decision makers will have an opportunity
> to
review
> them before taking any actions. The Notice of Application is in no
> way intended to be the final opportunity for the community to comment
> on the proposed project; the primary purpose is to let neighbors know
> the
application
> has been submitted. There will be several other notices mailed as the
project
> moves forward, and comments will be welcomed until the final action is
taken.
>
> With regard to viewing the project plans, I completely understand the
conflict
> with work. I'm in the process of getting approval to send a copy of
> the
plans
> to the West End Neighborhood Association. Otherwise, I'm happy to
> schedule
a
> time to meet you at my office at a time that would work with your schedule.

> Is there an evening or weekend day that works for you?

>
> Susie Murray | City Planner
> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
> CA
95404
> Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

>
>
>
> -----Original Message-----
> From: LINDA SISKIND [mailto:lindahollys@usa.net]
> Sent: Sunday, June 12, 2016 4:53 PM
> To: Murray, Susie
> Subject: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street
File
> Number: PRJ16-012

>
> From: Linda H. Siskind
> Owner of the Property at 124 W. 8th Street, Santa Rosa
>
> P.O. Box 2178
> Sebastopol CA 95473
> (707) 799-0435 (Cell)
>
> Susie Murray, City Planner By mail and email
> Planning and Economic Development Department
> 100 Santa Rosa Avenue, Room 3
> Santa Rosa, CA 95404
>
> DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number:
> PRJ16-012
>
> Dear Ms. Murray:
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> I have owned the historic property at 124 West 8th Street for over
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years.
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> I am gravely concerned that the proposed project which involves 180
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> lands for parking will forever alter the character of this special and
> historic neighborhood which I and my tenants have so enjoyed over the
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> and will decrease my property's value.
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> While I am in favor generally of increased density near transit and
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> Thank you for your attention to these matters.
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> Very truly yours,

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> Linda H. Siskind

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Murray, Susie

From: Gina Stateler-Calhoun <ginasquilt@hotmail.com>
Sent: Monday, June 27, 2016 10:06 PM
To: Murray, Susie
Subject: Re: re PRJ16-012, DeTurk Winery Village

Thanks for showing me the plans. I did give your contact information to my neighbor, 124 W 8 st. and spoke with the owner of the property, who is very concerned also.

After looking at the Plans, I really object to the "right of way" changes to Donahue St. for it to become part of the project. This is just for more density!!! Also, I am also very concerned about the new building at the corner of W 8th and Donahue The 56 unit new building. It totally destroys open space now there, the view of the old "ice house" building, the heritage locust trees, the essence of the neighborhood. I can't imagine the noise of 56 units! on a quiet corner. I am not looking forward to 4 stories of units looking into my kitchen and bathroom windows. - my view out now. What about keeping it for parking, for the rest of the project!!!. There is also the need for parking for the De Turk Round Barn, which is rented out by the city. It totally fills up the neighborhood with cars already when events happen.

As for the Industrial look, we are a National historical district. Yes the brick areas sort of mimic the warehouse arched windows and bricks, but, it still has no relationship to the housing style- historical. And the bricks are all red, not "antique" used brick look of multi colored bricks. I do have photos of the Ice house- & locust trees, when it was painted silver- pre earthquake renovation.

The landscaping, roof scaping, has nothing to do with the historical neighborhood either. I don't want any more "grasses" blowing their seeds into my garden. They are invasive pests. I have a lot of the heritage plants of the neighborhood in my garden if you want specimens.

Thanks for listening, Gina S-C

Sent from [Outlook](#)

From: Murray, Susie <SMurray@srcity.org>
Sent: Monday, June 13, 2016 8:50:11 AM
To: Gina Stateler-Calhoun
Subject: RE: re PRJ16-012, DeTurk Winery Village

Hi Gina,

Thank you for your comments below. I've printed them and will add them to the file. A copy will be provided to all decision makers before any action is taken. After you have a chance to review the plans, you can comment again at any time during the entire process up to the day the final action is taken. The purpose of the Notice of Application that you received is primarily to let neighbor's know the application has been submitted. We ask that people comment early on so we can address their concerns through the review process, but that is in no way the last opportunity. In fact, you'll receive notices every time this item gets scheduled for a public hearing, and I expect there will be at least three of them.

I also understand that work schedules conflict with our office hours. If you're having a problem arranging a time to come in and review the plans during the hours we're open to the public, I would be happy to work with you to find another time.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Gina Stateler-Calhoun [mailto:ginasquilt@hotmail.com]

Sent: Friday, June 10, 2016 3:23 PM

To: Murray, Susie

Subject: re PRJ16-012, DeTurk Winery Village

Hi Susie,

I haven't had time to come in and look at the plans. I hope to on the 13th. I have done so in the past.

But from the notice of Application 5-26-16, I have a few comments as a 30 year resident of W 8th street, with a view of the proposed " Village"

I am not happy about nor do I want our neighborhood West End District more than doubled in a small area. I use/drive Donohue Street daily, and do not want the right of way taken away for parking. The SMART Train, is very noisy!!!. 18 residences for low income is not enough, especially in a neighborhood that is historically a Working Persons Neighborhood. I would be a " low income" resident, and probably couldn't afford those apartments. I can't imagine that 180 residences could be for families, or even couples. Our neighborhood is finally starting to have families living here. I live in one of the larger homes- 3 bedrooms, in the neighborhood. There were almost no other children in our area when I raised our kids- 2. We have many more now attempting to live in the small houses in our neighborhood. I live in a Historic Home, and want to keep our National Historical District designation in tact. I am aware that there is another proposal for an another residential development on the lot on the other side of the tracks between 9th & 8th. with underground parking, which would further increase the density in the neighborhood. This is just not acceptable, "Transit village" or not. To triple our neighborhood with both people and vehicles is just not acceptable. The water table is high here, the underground parking has been unfeasible in the past, I don't think that even with the drought that has changed. The Sweat Equity Houses that were built on the former City Corporation yard barely meet the criteria to function and match the neighborhood, There are many less than 180 units. I did do an actual count of the housing units on the map provided, on a previous notice, of the neighborhood from Dutton to Hwy 101, West End neighborhood, Ripley St neighborhood. This project and the other proposed is just TOO MUCH to allow.

Thank you for listening and considering,

Gina Stateler-Calhoun

114 W 8th St,

707-576-1283-2

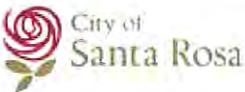
Murray, Susie

From: Murray, Susie
Sent: Wednesday, June 15, 2016 10:33 AM
To: 'Gilberto R'
Subject: RE: Deturk Winery Village comment

Thank you for your comments. I've printed them and included them in the project file, which is available for public review. A copy will also be provided to decision makers prior the action(s) being taken.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Gilberto R [<mailto:g.rosetown@gmail.com>]
Sent: Monday, June 13, 2016 11:59 PM
To: Murray, Susie
Subject: Deturk Winery Village comment

Hello I live with my folks on Decker St just several homes away from the Deturk Park/Dog Park, Deturk Round Barn, and the proposed Deturk Winery Village. I know next to the proposed Winery Village on the other side of the train tracks there is also the Pullman Lofts apartment complex that is in the process of being built. The first apparent perhaps only issue for me that comes to mind is parking. Having lived here for 17 years now, since the Deturk Commons Project was completed. I can definitely say that the amount of traffic in the area is more than I've ever seen before.

More and more cars means more noise pollution, emissions/air pollution, light pollution, harmful toxins and debris that rainwater pickups from the streets and goes into the storm water drainage system and ends up as untreated water in the creek.

The area should be for people to be able to walking around and ride a bike. I just feel that's not fully possible when there are so many cars on any given day. Whether it is a Sunday and the farmers market is going on. Or there is an event going on at the Round Barn rental facility. When the SMART train begins service. People that are visiting Railroad Square. Or simply when they come to the neighborhood to visit friends and family.

There is early talks of whether residential parking district should be created for the West End Neighborhood.

There was a survey put up online last month

<https://www.surveymonkey.com/r/9CMG27Y>

<http://srwestend.com/2016/05/parking-survey-garden-tour-success/>

A parking district would make for a even more friendlier walking area, biking area, promote public transit, which would lead to healthier living.

I'm sure if you contact the leaders of West End Neighborhood Association they could tell you where the process stands and whether whatever feedback they have gotten suggest that the majority are or are not interested in having residential parking.

It appears to me that bottom floor of the apartment complex is supposed to have a parking lot I would suggest if there is any way to make it bigger so people living there can rely on parking there. I would assume it is going to be gated which is a great idea since there is the tendency that people up to no good go through unlocked cars in the middle of the night and people have even broken into cars.

Regarding that whole span of parking spots on Donahue Street from W 9th St to W 8th Street; is it only going to be for people living in the apartment building because that is where I am probably not ok with it. Where are people who want to go to the The Round Barn and do anything else nearby suppose to park. I think if half of the parking spots were for the neighborhood and the other half could be for shoppers, visitors or residents of the Deturk Winery I would be ok with that.

Also as I write this I have to assume there is no residential parking because there isn't and I also have to think in terms that there'll not be one created for West End.

Isn't a point of creating a very high density housing/apartment complex in downtown not having to own/rely on a car since they live close by to many services and can just walk, bike and take public transit as needed. For instance there is the City Buses, there may be a SMART shuttle to downtown, just walking during the day through the Plaza mall to downtown is pretty quick. Also there is the Santa Rosa Creek Trail, Joe Rodota Trail, and SMART Pathway Trail next to or nearby the Deturk Winery Village.

So if that whole side of parking on Donahue Street is going to be only for them then I am against it. If it's going to be public and for the whole neighborhood I am for it. Given people's behaviors I see people who work just minutes away and *always* drive to their work to a nearby shop etc. even though it could potentially be faster and healthier to just walk on a busy day.

I am glad that the building will be an apartment complex because trouble makers have simply become too much of a nuisance in my opinion. Just the past year and half I've heard or seen people blow fireworks in the middle of the night, people going through peoples unlocked cars at night, people yelling obscenities, fighting. People continue to put Graffiti on the building. Personally a year ago today a car ran on to our property, hit our garden bed and just about hit our home. That's just some of what's happen in the past year if I were to keep writing about the whole time I've being living here I would have to keep on writing.

My neighbors at 120 Decker St, the Tewolde household are a whole other issue, they yell obscenities, smoke drugs, drink out in public, get too close to others houses, They burn rubber tire with their cars and go in circles in their cars right in front of the Deturk Winery Village building and hang out at the Deturk Park at times.

<https://www.google.com/search?q=tewolde+site%3Apressdemocrat.com>

This project will hopefully make for more of a bustling, lively and vibrant atmosphere in the area and deter crime. One of the trade offs would be more and more traffic but to me it'd be worth it; but again I feel that all that can be done to keep the traffic under control should be done.

Thank you for reading.

Gross, Kathryn

From: Murray, Susie
Sent: Monday, June 13, 2016 8:06 AM
To: Gross, Kathryn
Subject: FW: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Good morning,

I'm at home today. Okay if I send a few things to print? If so, this is the first.

Thanks,

Susie

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

From: Murray, Susie
Sent: Monday, June 13, 2016 8:05 AM
To: 'LINDA SISKIND'
Subject: RE: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Ms. Siskind,

Thank you for taking the time send in your comments. I'll print them, add them to the file, and all decision makers will have an opportunity to review them before taking any actions. The Notice of Application is in no way intended to be the final opportunity for the community to comment on the proposed project; the primary purpose is to let neighbors know the application has been submitted. There will be several other notices mailed as the project moves forward, and comments will be welcomed until the final action is taken.

With regard to viewing the project plans, I completely understand the conflict with work. I'm in the process of getting approval to send a copy of the plans to the West End Neighborhood Association. Otherwise, I'm happy to schedule a time to meet you at my office at a time that would work with your schedule. Is there an evening or weekend day that works for you?

Susie Murray | City Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: LINDA SISKIND [mailto:lindahollys@usa.net]
Sent: Sunday, June 12, 2016 4:53 PM
To: Murray, Susie
Subject: DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

From: Linda H. Siskind
Owner of the Property at 124 W. 8th Street, Santa Rosa

P.O. Box 2178
Sebastopol CA 95473
(707) 799-0435 (Cell)

Susie Murray, City Planner
Planning and Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

By mail and email

DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street File Number: PRJ16-012

Dear Ms. Murray:

I have owned the historic property at 124 West 8th Street for over 25 years. I am gravely concerned that the proposed project which involves 180 residential units, 25,000 square feet of commercial space, and use of public lands for parking will forever alter the character of this special and historic neighborhood which I and my tenants have so enjoyed over the years, and will decrease my property's value.

While I am in favor generally of increased density near transit and use of old structures in new ways, I fear that this project is too big and is disrespectful of the quiet and peaceful enjoyment of the residents who live in this neighborhood of mostly single family homes.

I would also like to object to the limited availability of the application file and plans. As I have fully time employment in Marin, reviewing these files between 8:30 am and 2:30 pm Monday through Thursday is quite inconvenient; also the notice period was not sufficient and I fear that my tenants, among others, will not have an opportunity to weigh in on this project.

I hope you will seriously consider denying this project as it is now proposed.

Thank you for your attention to these matters.

Very truly yours,

Linda H. Siskind

Gross, Kathryn

From: Murray, Susie
Sent: Monday, June 13, 2016 8:51 AM
To: Gross, Kathryn
Subject: FW: re PRJ16-012, DeTurk Winery Village

Please print

From: Murray, Susie
Sent: Monday, June 13, 2016 8:50 AM
To: 'Gina Stateler-Calhoun'
Subject: RE: re PRJ16-012, DeTurk Winery Village

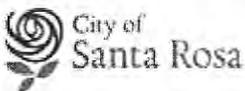
Hi Gina,

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I also understand that work schedules conflict with our office hours. If you're having a problem arranging a time to come in and review the plans during the hours we're open to the public, I would be happy to work with you to find another time.

Susie Murray | City Planner

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Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Gina Stateler-Calhoun [<mailto:ginasquilt@hotmail.com>]
Sent: Friday, June 10, 2016 3:23 PM
To: Murray, Susie
Subject: re PRJ16-012, DeTurk Winery Village

Hi Susie,

I haven't had time to come in and look at the plans. I hope to on the 13th. I have done so in the past.

But from the notice of Application 5-26-16, I have a few comments as a 30 year resident of W 8th street, with a view of the proposed " Village"

I am not happy about nor do I want our neighborhood West End District more than doubled in a small area. I use/drive Donohue Street daily, and do not want the right of way taken away for parking. The SMART Train, is very noisy!!!. 18 residences for low income is not enough, especially in a neighborhood that is historically a Working Persons Neighborhood. I would be a " low income" resident, and probably couldn't afford those

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Thank you for listening and considering,

Gina Stateler-Calhoun

114 W 8th St,

707-576-1283-2

Linda H. Siskind
Owner of the Property at 124 W. 8th Street, Santa Rosa

P.O. Box 2178
Sebastopol CA 95473
(707) 799-0435 (Cell)
lindahollys@usa.net (email)

June 12, 2016

Susie Murray, City Planner
Planning and Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

By mail and email

DeTurk Winery Village – 806 Donahue Street & 8 W. 9th Street
File Number: PRJ16-012

Dear Ms. Murray:

I have owned the historic property at 124 West 8th Street for over 25 years. I am gravely concerned that the proposed project which involves 180 residential units, 25,000 square feet of commercial space, and use of public lands for parking will forever alter the character of this special and historic neighborhood which I and my tenants have so enjoyed over the years, and will decrease my property's value.

While I am in favor generally of increased density near transit and use of old structures in new ways, I fear that this project is too big and is disrespectful of the quiet and peaceful enjoyment of the residents who live in this neighborhood of mostly single family homes.

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I hope you will seriously consider denying this project as it is now proposed.

Thank you for your attention to these matters.

Very truly yours,


Linda H. Siskind

Murray, Susie

From: Murray, Susie
Sent: Wednesday, June 01, 2016 4:59 PM
To: 'Lou Bertolini'
Cc: Sprinkle, Rob
Subject: RE: Deturk Winery Village

Mr. Frampton,

The applicant is requesting the area along the roughly 20-foot feet adjacent to the curb for the entire length of the street. They intend to use it for parking. The street would still be public, and would be wide enough for a bus route and truck deliveries. In other words, if the Vacation of Public Right-of-way were to be granted, it shouldn't affect your deliveries.

The plans are available for review. I always recommend neighbors come and review them.

Susie Murray | City Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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

From: Lou Bertolini [mailto:lou@westernfarmcenter.com]
Sent: Wednesday, June 01, 2016 10:30 AM
To: Murray, Susie
Subject: Deturk Winery Village

Hello Susie,

My question is in regards to the surrender of 18,000 sq. ft. of the Public Right-of-Way on Donahue.

How is that going to impact the dimensions of Donahue. We use Donahue extensively for our delivery vehicles, that is to say deliveries being made to us. Donahue is a straight shot into our receiving area on W.

8th St. Will the tractor trailers and semis delivering feed and other supplies to our store be negatively impacted? Will those vehicles still have access to that street? It is a vital artery for our business. If guarantees can be made that tractor trailers will not lose access to Donahue or face any new/additional restrictions, then I have no opposition to this project.

Thank you,
Trevor Frampton
General Manager, Western Farm Center
707-545-0721
trevor@westernfarmcenter.com



January 30, 2017

Mayor Chris Coursey and Members of the City Council
City Hall,
100 Santa Rosa Avenue, Rm. 10,
Santa Rosa, CA 95404

By E-Mail

Re: January 31 Council Meeting Agenda Item 15.1: Appeal of Cultural Heritage Board and Design Review Board decision to deny the DeTurk Winery Village development

Dear Mayor Coursey and Council Members:

Friends of SMART urge the City Council to allow—even encourage—DeTurk Village to rebuild its commercial property near Railroad Square. The project is in accordance with the 2007 Downtown Station Area Specific Plan; and it represents the kind of transit-oriented infill design that offers many benefits to the City and to the SMART Train. More housing in this area will bring customers to downtown businesses and the new residents will be a short walk from bus routes and the SMART Station.

The proposed development will include up to 185 apartments—fifteen of them for very-low income tenants for a minimum of 55 years. The Cultural Heritage Board decision would limit the height of the development to three stories and 137 residential units. From our visit to the site and review of the project drawings, we believe that the revised four-story design preserves the envelope of the original building(s) and minimizes visual impact on neighboring properties. It should be allowed to proceed.

DeTurk Winery Village is a good example of the kind of transit-oriented infill that goes hand-in-hand with successful transit projects.. Your approval of this project will also send a strong message to other potential developers that the City is ready to build compact downtown projects.

We appreciate your attention to this matter.

Sincerely,

Jack Swearingen, Chair
Friends of SMART

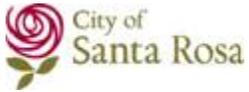
Bliss, Sandi

From: Murray, Susie
Sent: Wednesday, January 25, 2017 2:46 PM
To: Richard Deringer
Cc: Rose, William; Hartman, Clare; Guhin, David; Bliss, Sandi
Subject: FW: DeTurk Winery Village - Greenbelt Public Comment - Item 15.1 Jan. 31
Attachments: GreenbeltAllianceDeTurkWineryVillage1.25.17.pdf; fremantle.jpg

FYI

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Teri Shore [<mailto:tshore@greenbelt.org>]
Sent: Wednesday, January 25, 2017 2:39 PM
To: Coursey, Chris <ccoursey@srcity.org>; Julie Combs <jncombs@gmail.com>; Sawyer, John <jsawyer@srcity.org>; rhjtibbetts@srcity.org; Rogers, Chris <CRogers@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Olivares, Ernesto <EOlivares@srcity.org>; _CityCouncilListPublic <citycouncil@srcity.org>
Cc: Murray, Susie <SMurray@srcity.org>
Subject: DeTurk Winery Village - Greenbelt Public Comment - Item 15.1 Jan. 31

Dear Mayor Coursey and Santa Rosa City Council,

Please find attached some initial comments from Greenbelt Alliance about the DeTurk Winery Village project and the public hearing on the appeal of the denials by the Design Review and Cultural Heritage Boards.

I plan to attend the Public Hearing and provide additional comments after reviewing the staff report.

Thank you for your consideration. Please advise if you have comments or questions.

Teri Shore

--

Teri Shore
Regional Director, North Bay

Greenbelt Alliance
555 Fifth Street, Suite 300 A | Santa Rosa, CA 95401
1 (707) 575-3661 office | 1 (707) 934-7081 cell | tshore@greenbelt.org

greenbelt.org | [Facebook](#) | [Twitter](#)

Santa Rosa Office
555 Fifth Street, Suite 300 B
Santa Rosa, CA 95401
(707) 575-3661

January 25, 2017

Mayor Chris Coursey and
Santa Rosa City Council
City Hall
100 Santa Rosa Avenue, Rm 10,
Santa Rosa, CA 95404

Re: INITIAL PUBLIC COMMENTS

- Item 15.1 PUBLIC HEARING - DETURK WINERY VILLAGE - THE COUNCIL WILL CONSIDER AN APPEAL OF THE DESIGN REVIEW AND CULTURAL HERITAGE BOARDS' DECISION TO DENY PRELIMINARY DESIGN REVIEW, AND THE CULTURAL HERITAGE BOARD'S DECISION TO DENY LANDMARK ALTERATION, FOR THE PROPERTIES LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET, FILE NO. PRJ16-012

Dear Mayor Coursey and Santa Rosa City Council,

The DeTurk Winery Village as proposed by the applicant offers the type of commercial mixed use development near public transit that is generally supported by Greenbelt Alliance and called for in the Santa Rosa General Plan and Downtown Station Area Specific Plan.

Greenbelt Alliance urges you to consider and resolve as many of the issues as possible that were raised by the Design Review and Cultural Heritage Board so that the project can move forward in the public review and entitlement process. I understand that the applicant is working to resolve them directly.

If approved as proposed, the DeTurk Winery Village would provide 185 new apartment units—15 of them for very-low income tenants for a minimum of 55 years (11%). After reviewing the design and making a site visit, it appears that the 4-story design tiered back from the third floor makes sense. The unbundling of parking, proximity to the SMART line, and proposed car share are added benefits.

The DeTurk Winery Village as proposed has the potential to meet or exceed many of the key criteria that Greenbelt Alliance supports for the right development in the right places:

- Efficient Use of Land
- Affordability
- Walkability
- Transportation Options
- Environmental Design

- Community and Economic Benefits
- Community Engagement

We understand that if the City Council upholds the appeal, then the project will go to the Planning Commission for public hearings on the density bonus and vacation of right of way of city land to allow for more parking but also 23 additional units. The final design review (no public hearing) would need approval by Planning Commission, or could be done by City Council or staff, depending on City Council determinations.

If the appeal is denied, that could kill the project or send it back to the drawing board or delay it or trigger other potential scenarios. We also understand that the City Council may decide to take another course of action beyond a simple vote up or down on the appeal.

Greenbelt Alliance will provide additional comments once we have reviewed the staff report and associated documents before the Jan. 31 public hearing. We also look forward to participating further as the DeTurk Winery Village moves forward in the next steps of the public process.

Greenbelt Alliance advocates for public policy and planning that supports open space conservation and city-centered growth in the San Francisco Bay Area's nine counties. The city of Santa Rosa is a "focus area" for Greenbelt Alliance because of its opportunities and commitment to smart growth, such as its Urban Growth Boundary (UGB).

On a personal note, the DeTurk Winery Village and the Railroad Square and West End in general reminds me of the historic city of Fremantle near Perth in Western Australia. It has its own "West End" where old warehouses and brick buildings were converted to housing, small hotels, coffee shops, markets, art galleries and studios, and public spaces to provide a thriving downtown near the railway station. I'd love to see that happen here! See attached photo and <http://www.fremantlewesternaustralia.com.au/fremantle-architecture> and <http://www.fremantlewesternaustralia.com.au/fremantle-west-end.htm>

Thank you for your consideration.

Sincerely yours,



Teri Shore
Regional Director
707 575 3661





SONOMA COUNTY TRANSPORTATION & LAND USE COALITION

January 24, 2017

Mayor Chris Coursey and Members of the Santa Rosa City Council
City Hall
100 Santa Rosa Avenue, Rm. 10
Santa Rosa, CA 95404

By email

Re: January 31 Council Meeting Agenda Item 15.1. Appeal of Cultural Heritage Board and Design Review Board decision to deny the DeTurk Winery Village development.

Dear Mayor Coursey and Council Members:

The Sonoma County Transportation and Land Use Coalition supports the DeTurk Winery Village proposal to rebuild its commercial property near Railroad Square to include up to 185 apartments—15 of them for very-low income tenants for a minimum of 55 years. Our review of the project finds that it has many benefits to the City, and its 4-story design has minimal impacts on the neighborhood. More housing in this area will bring customers to downtown businesses and the new residents will be a short walk from bus routes and the SMART Station.

There have been massive industrial buildings beside the railroad tracks in Santa Rosa for over a century. Some of these buildings are older than most residences in the West End.

By granting the above appeal from the Cultural Heritage Board and Design Review Board decision, the City Council will give impetus to the Downtown Station Area Plan. Restricting this project would send a negative message to other prospective developers, and delay much needed affordable housing. Infill developments near transit are needed to address traffic congestion and climate change. It is important for the City to move forward with downtown mixed-use developments such as this one.

We appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Willard Richards". The signature is written in a cursive, slightly slanted style.

Willard Richards, Chair

Murray, Susie

From: Robin Stephani <RStephani@wrightcontracting.com>
Sent: Tuesday, January 31, 2017 12:14 PM
To: _CityCouncilListPublic; Murray, Susie; Coursey, Chris; Julie Combs; Sawyer, John; rhjtibbetts@srcity.org; Rogers, Chris; Schwedhelm, Tom; Olivares, Ernesto
Subject: DeTurk Winery Village Appeal
Attachments: UCP letter of support Santa Rosa City Council.pdf

January 30, 2017

RE: DeTurk Winery Village

Dear Mayor Coursey and Santa Rosa City Council,

In January of 2016, Urban Community Partnership (UCP) facilitated an economic analysis of development patterns in Sonoma County using Geographical Information Systems modeling by Urban3. We learned that community prosperity is being driven by the core of our cities and towns. Mixed-Use projects such as the DeTurk Winery Village are of particular value to the community. This project and others like it will provide much needed rental housing for both low-income and moderate income households in walking distance to the SMART train, schools and employment hubs.

Mixed-Use projects at the density of the DeTurk will bring in additional property tax revenue of over \$200,000 annually. This revenue is sorely needed if we are going to remain fiscally sound. We, as a community need to understand the long term infrastructure liability we are dealing with and take appropriate action to avoid further collapse into dept.

In speaking with members of the community we understand the fear of change and lack of trust regarding increased negative impact to the current West-End residents. By all accounts this is an already burdened neighborhood. A concentration of homelessness on the street, estimated at over 300 people daily in a 5 block radius, who are provided meals but no homes, and thus remain in the neighborhood on the streets between meals and overnight. Impact from cannabis operations, attracting criminals and shuttered to protect product, which generates low level anxiety and feelings of being unsafe. Water Agency owned property that is in massive disrepair, boarded up and derelict. Lastly, the SMART train coming with-out any added dedicated parking to support ridership. These are legitimate concerns. Additional steps should be taken to address the community concerns and leverage the positive energy the DeTurk Winery Village brings to this aim.

Our objective is to help decision makers and community members understand how re-aligning the way we think about our built environment is a critical component of meeting community goals for sustainability, social equity, housing, health, transportation, climate change, environmental preservation and fiscal responsibility.

The DeTurk Winery Village is in alignment with these goals and deserves our leadership and support.

Urban Community Partnership

Robin Stephani | Paul Fritz | Mitch Conner | David Petritz | Scott Johnson | Dave Alden | Dee Swanhuysen | Bob Higham

Attached: PDF letter of support

URBAN COMMUNITY PARTNERSHIP

Urban Community Partnership works with communities to develop a vision of fiscally sound development that creates vibrant, sustainable places to live, work and play. We endorse potential projects that are in alignment with this vision and coordinate with public agencies, neighborhoods and developers to bring that vision to life.

January 30, 2017

RE: DeTurk Winery Village

Dear Mayor Coursey and Santa Rosa City Council,

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Our objective is to help decision makers and community members understand how re-aligning the way we think about our built environment is a critical component of meeting community goals for sustainability, social equity, housing, health, transportation, climate change, environmental preservation and fiscal responsibility.

The DeTurk Winery Village is in alignment with these goals and deserves our leadership and support.

Urban Community Partnership

Robin Stephani | Paul Fritz | Mitch Conner | David Petritz | Scott Johnson | Dave Alden | Dee Swanhuysen | Bob Higham

127 W 6th Street Santa Rosa CA 95401
urbancommunitypartnership.org
707.479.5373

Murray, Susie

From: Bliss, Sandi
Sent: Thursday, February 02, 2017 10:46 AM
To: Murray, Susie; Rose, William; Hartman, Clare
Subject: FW: PRJ16-012

FYI

From: Froschl, Angela
Sent: Thursday, February 02, 2017 9:03 AM
To: Guhin, David <dguhin@srcity.org>
Cc: Bliss, Sandi <sbliss@srcity.org>
Subject: FW: PRJ16-012

Good Morning,

Please see e-mail below as an FYI...

Thank you,

Angela Froschl | Senior Administrative Assistant

City Managers Office | 100 Santa Rosa Ave, Suite 10 | Santa Rosa, CA 95404
Tel. (707) 543-3014 | Fax (707) 543-3030 | afroschl@srcity.org



From: Sher [<mailto:sennis@aol.com>]
Sent: Tuesday, January 31, 2017 4:28 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: PRJ16-012

City Council Members,

I am writing to you about the appeal of the Design Review and Cultural Heritage Boards' decision to deny preliminary design review and the Cultural Heritage Board's Decision to deny landmark alteration, for the properties located at 806 Donahue St and 8 W. 9th Street, File no. PRJ16-012.

I urge you to uphold the denial. The project as currently submitted is not appropriate for the health of our vibrant neighborhood.

- The applicant has asked the City to "gift" him a portion of the public street for the purpose of exclusive rights by his development. We already have parking issues in the neighborhood and anticipate this will be exacerbated when the SMART train begins service. It will also impact functions at the Round Barn which I consider as the jewel of our neighborhood. Much time, energy and money was put into this facility – let's not hobble it.

- The neighborhood was shown concept drawings of a three story building. The submittal to the City was four stories. This will not blend into the neighborhood. I could probably live with that – if the project included low and very-low income housing. My understanding is that it does not.

I have lived in the West End for 45 years and proudly own 3 properties in the area. These buildings are an important part of the heritage of our neighborhood. They deserve to be preserved respectfully AND the project should enhance the neighborhood – not diminish it. I support a project in this location, but not this project.

Thank you for your consideration.

~Sher Ennis
~135 W 7th St
~Santa Rosa, CA 95401



SIERRA
CLUB
FOUNDED 1892

SONOMA GROUP
P.O. Box 466, Santa Rosa, CA 95402
(707) 544 7651

January 30, 2017

Mayor Chris Coursey and Members of the City Council
City Hall,
100 Santa Rosa Avenue, Rm. 10,
Santa Rosa, CA 95404

By E-Mail

Re: Appeal from Cultural Heritage Board Decision -- Jan. 31 Agenda Item 15.1
DeTurk Winery Village

Dear Mayor Coursey and Council Members—

The Sierra Club Sonoma Group supports the DeTurk Winery Village appeal regarding its proposal to provide up to 185 units of market rate and affordable housing by rebuilding an historic industrial property near Railroad Square. It is not only important for the City to permit housing for low-income residents in the downtown area, it is significant that this is a mixed-use project that brings commercial and residential uses into close proximity.

We urge the City Council to grant the above appeal from the Cultural Heritage Board decision. Buildings within walking distance of the SMART Station should house as many residents and businesses as feasible. The fourth story of this project will be set back so as to avoid visual impacts on the neighbors, and the builder offers car-share and other features that will reduce the need for residents to own an automobile. To limit the height of the project to 3 stories would make it less environmentally desirable.

We appreciate your attention to this matter.

Sincerely,

Suzanne Doyle, Conservation Chair
Sierra Club, Sonoma Group

Bliss, Sandi

From: Froschl, Angela
Sent: Monday, January 30, 2017 12:06 PM
To: Guhin, David
Cc: Bliss, Sandi; Maloney, Mike
Subject: FW: De Turk Winery Project comments - Sierra Club
Attachments: DeTurk Project_Sierra Club_013017.pdf

Good Morning,

Please see below as an FYI...

Thank you,

Angela Froschl | Senior Administrative Assistant City Managers Office | 100 Santa Rosa Ave, Suite 10 | Santa Rosa, CA 95404 Tel. (707) 543-3014 | Fax (707) 543-3030 | afroschl@srcity.org

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

From: Suzanne Doyle [mailto:carsort@gmail.com]
Sent: Sunday, January 29, 2017 7:05 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: De Turk Winery Project comments - Sierra Club

Dear Councilmembers,

Attached is a letter with Sierra Club Sonoma Group's comments supporting the DeTurk Winery Village Project.

Thank you for your consideration of our comments,

Suzanne Doyle

Conservation Chair, Sierra Club Sonoma Group

Murray, Susie

From: Hartman, Clare
Sent: Wednesday, February 15, 2017 11:17 AM
To: _PLANCOM - Planning Commission
Cc: Teri Shore; Richard Deringer; Murray, Susie
Subject: FW: Greenbelt Alliance Endorses DeTurk Winery Village
Attachments: DeTurkEndorsementLetterFinal.pdf

Chair Cisco and Members of the Commission,

Please find correspondence received today from the Greenbelt Alliance in support of the DeTurk Winery Village project. The Alliance asked that the letter be forwarded to your attention at this time.

The DeTurk Winery Village project includes a Density Bonus and a Vacation of Right of Way, both of which will be scheduled soon for your consideration and recommendation.

Clare Hartman, AICP | Deputy Director - Planning

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-3185 | Fax (707) 543-3269 | Chartman@srcity.org



Murray, Susie

From: Teri Shore <tshore@greenbelt.org>
Sent: Wednesday, February 15, 2017 10:56 AM
To: Hartman, Clare; Guhin, David; Murray, Susie
Cc: Richard Deringer
Subject: Greenbelt Alliance Endorses DeTurk Winery Village
Attachments: DeTurkEndorsementLetterFinal.pdf

Dear Clare, David, Susie, with copy to Rick,

Here is the PR and endorsement letter attached for Greenbelt Alliance's endorsement of DeTurk Winery Village,

Please note that Greenbelt Alliance endorses many types of projects, not just affordable housing, but that affordability is an important criteria.

Let me know when it goes to the Planning Commission!

Thanks,

Teri

FOR IMMEDIATE RELEASE

February 15, 2017

MEDIA CONTACT

Teri Shore, Regional Director, North Bay, 707 934 7081, tshore@greenbelt.org

Joel Dealcourt, Regional Representative, East Bay, 510 306 4203, jdealcourt@greenbelt.org

Greenbelt Alliance Endorses New Mixed Use Project in Historic Santa Rosa

DeTurk Winery Village facing final planning hurdles

SANTA ROSA, CA Greenbelt Alliance has endorsed the proposed DeTurk Winery Village mixed-used project located near the Railroad Square Historic District and future SMART train station in downtown Santa Rosa. If approved and built, it will provide 185 new apartment homes—15 of them for very-low income residents.

“The DeTurk Winery Village meets our tough endorsement criteria for good growth in the downtown near transit,” said Teri Shore, Regional Director for Greenbelt Alliance in Santa Rosa. “And it adds new homes for people across the income spectrum that the city of Santa Rosa so desperately needs.”

The project will incorporate the historic red-brick DeTurk Winery building at 806 Donahue & 8 West 9th Street, which withstood the 1906 earthquake. It will include approximately 20,000 square feet of existing commercial space within the rehabilitated building to provide shops and jobs close to homes and transit.

Some neighbors were opposed due to parking and density. The city’s Planning Commission will soon review the final project design and conditions and vote to approve or deny.

The DeTurk Winery Village is within the boundaries of the city’s Downtown Station Area Specific Plan (DSASP) and conforms to the plan’s smart growth vision. Greenbelt Alliance led a multi-year campaign to shape the station area plan, which was adopted by the Santa Rosa City Council in 2007.

The SMART station is within a quarter mile of the project and is scheduled to open later this year. There are also two bus stops located at opposite ends of the project site. The developer will offer free rail passes when the SMART station opens as part of a forthcoming Transportation Demand Management (TDM) plan.

Expanded sidewalks and new bicycle lanes will be provided, helping residents safely access nearby businesses, downtown, and the SMART station. The project also includes a walking path through the site that will connect with a nearby park and small public plaza between the residential buildings.

The proposal wisely prioritizes creating great places for people rather than dedicating excessive space to cars. It includes 175 parking spaces with a residential parking ratio of .5 spaces/unit (utilizing new state law AB 744, which allows lower parking ratios near transit), and shared commercial parking areas.

In sum, the De Turk Winery Village project will help create a thriving, transit-friendly neighborhood, improve Santa Rosa’s pressing housing affordability crisis, support the local economy, and relieve development pressure on our natural and agricultural lands.

Along with Greenbelt Alliance, the DeTurk Winery Village is supported by a growing list of organizations, including Friends of SMART, the Sonoma County Transportation and Land Use Coalition, the Sierra Club and Urban Community Partnership.

To date, Greenbelt Alliance has endorsed over 175 top-notch housing plans and projects totaling over 70,000 new Bay Area homes. Since 2000, our endorsements have helped improve 140 neighborhoods around the region.

Greenbelt Alliance's project endorsement program requires proposed developments to meet strict criteria, including efficient use of land and community engagement by the developer and that are affordable to a wide range of Bay Area residents.

Learn more about our endorsement program here; <http://www.greenbelt.org/endorsement/>

Greenbelt Alliance is the San Francisco Bay Area's leading organization protecting natural and agricultural landscapes from sprawl development and helping our cities and towns grow in smart ways to make the region great for everyone. Since the 1980s, we have provided an independent validation of outstanding infill development proposals to ensure that the right development happens in the right place and doesn't occur where it doesn't belong. Our endorsements have helped improve more than 140 neighborhoods around the region and have helped make the Bay Area the one-of-a-kind place it is today.

###

--
Teri Shore
Regional Director, North Bay

Greenbelt Alliance
555 Fifth Street, Suite 300 A | Santa Rosa, CA 95401
1 (707) 575-3661 office | 1 (707) 934-7081 cell | tshore@greenbelt.org
greenbelt.org | [Facebook](#) | [Twitter](#)

Bay Area greenbelt lands are at risk of being lost to sprawl development. [Get the facts here.](#)



San Francisco Office
312 Sutter Street, Suite 510
San Francisco, CA 94108
(415) 543-6771

February 15, 2017

David Guhin, Director
Clare Hartman, Deputy Director
Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404



RE: Greenbelt Alliance Endorsement of DeTurk Winery Village

Dear Mr. Guhin and Ms. Hartman,

Greenbelt Alliance is pleased to endorse the proposed DeTurk Winery Village project by Odyssey Development Company LLC. The DeTurk Winery Village will provide a walkable, vibrant community for residents, include homes for people across the income spectrum, enhance bike and pedestrian trail access, support the local economy, relieve development pressure on the region's open spaces, and offer a host of other environmental and quality of life benefits.

The project will provide 185 new homes—including 15 homes for very low-income residents, as well as approximately 20,000 square feet of commercial space as part of the adaptive re-use of the historic red-brick DeTurk Winery building.

The DeTurk Winery Village is a smart infill project in Santa Rosa that we hope will lead the way to more transit-oriented development for residents across the income spectrum. We hope that its approval will inspire communities around the North Bay and Bay Area to redouble their efforts to grow smartly.

For over 50 years, Greenbelt Alliance has been the champion of the places that make the Bay Area special. We defend natural and agricultural landscapes from sprawl development and help create great cities and neighborhoods to make the Bay Area an even better place to live. Since the 1980s, we have provided an independent validation of outstanding infill development to help ensure that the right development happens in the right place. Our endorsements have helped improve more than 140 neighborhoods around the region.

Sincerely,

Teri Shore
Regional Director, North Bay
tshore@greenbelt.org, 707 575 3661

Planning Commission
RE: File No PRJ16-012
Deturk Winery Village

Thank you for reading my concerns. I have been living at 114 W 8th Street since 1986 and have been involved in going to meetings and voicing my ideas and concerns for many projects that have been proposed in our neighborhood. I have lots of planning pamphlets for the "Wine & Food" center for instance. I live with a view of the corner of Donohue and W 8th St.

I am greatly concerned with the scope of this current project you are discussing. I have attended and commented at the joint DR & HPB meetings, and the City Council appeal. This project will alter the West End Neighborhood, as well as the other surrounding neighborhoods forever.

I am particularly saddened that for a **mere 15 units of Low Cost housing**, this project being granted Historical Alteration Permits, and a 4th floor in a 3 floor limit area, etc.

You are discussing the Density Bonus and the Vacation of Public Right of Way.

Density Bonus:

Should this project go through at the proposed size with this Density Bonus, I think that **the entire 35% be allocated to Low Income housing**. It should be a combination of the different types of Low Income housing. We are in dire need of this kind of housing.

Vacation of Public Right of Way.

I object to this, and have made my comments from the start of this process in a variety of ways.

The street will become much narrower, and the street parking included in the plan will still not be enough for the units planned. Even though this I near the train, there is no amenities near by or accessible by train. Our neighborhood will become the overflow parking lot. The workers at WFC park on the street too. I allow several to park in front of my home now.

The configuration of the intersections of Donohue and both W 8th & W 9th are not at right angles. It is an almost blind left turn onto Donohue from W 8th Street for example. The street is wide enough at this point to make this turn around other vehicles entering and exiting the street. This includes huge Delivery trucks that need this street to access Western Farm Center.

Entry and Egress from this proposed Village will be difficult from all the streets even as it is now. It will be worse if the street is narrower. Are they allowing the diagonal parking places to be deep enough for the large trucks and small cars that will need to park. I understand the width of the street has to be 24' from marked parking lines.

City of Santa Rosa

MAR 22 2017

Planning & Economic
Development Department

By Vacating its rights, I hope the city is not unloading a toxic waste site .

If this Vacation is approved, they need to have the diagonal parking lanes deep enough for all size vehicle. They need to have them going in both directions so vehicles entering from either W 8th St, or W 9th Street can find parking without having to drive in circles through the neighborhood to get into the right direction.

The entrances/exits to the parking lots and garages on both side streets will be greatly impacted by their narrowness, the bump in the middle for the train crossing, and the train crossing itself. Traffic already gets trapped when the train goes by. If there is an emergency it will really be a difficult situation to vacate the premises

Thank you for considering my thoughts. Gina Stateler-Calhoun.

Gina Stateler-Calhoun
ginasquilt@hotmail.com
707 576-1282

Bliss, Sandi

From: Richard Deringer <rdodyssey@hotmail.com>
Sent: Wednesday, March 22, 2017 1:21 PM
To: Murray, Susie; Guhin, David; Hartman, Clare; Rose, William; Kevin O'Malley
Subject: Re: deturk hearing

Susie here is my bottom line. If we do not get 4 votes on vacation than we will ask for a rejection from the planning commission and then file an appeal to the Council. This does not speak well for other developers who really question the difficulty of getting housing approved. I can not afford to wait another four or five weeks to get the missing votes and then spend four or five more weeks to get a hearing before the Council. Right now the loan we are negotiation is pushing for higher interest rates due to the two rate hikes already this yea, with more coming. The interest rise over the last two months has already cost us more than \$200,000 in higher interest rates. This is what happened in 2008 and we do not want, and we hope the city agrees, to delay this process and cost me more and more money. Maybe you can talk to the City attorney or David and come up with a way to work through this new issue. Either the City wants housing or not, so lets really be team players and hopefully find a way to deal with this. Thanks Rick

From: Murray, Susie <SMurray@srcity.org>
Sent: Wednesday, March 22, 2017 12:50 PM
To: Richard Deringer; Kevin O'Malley; Guhin, David; Rose, William; Hartman, Clare
Subject: RE: deturk hearing

Rick,

Zoning Code Section 20-60.050(G)(3), which discusses the Planning Commission, states, "For all recommendations on legislative acts and decisions on Variances, four affirmative votes are required." A vacation of public right-of-way is a legislative act and, therefore, the recommendation requires support from four Commissioners. If you would like to read the entire text of that section, here's a link: http://qcode.us/codes/santarosa/view.php?topic=20-6-20_60-20_60_050&frames=on.

I hope that clears up any confusion.

Susie

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Richard Deringer [mailto:rdodyssey@hotmail.com]

Sent: Wednesday, March 22, 2017 12:42 PM

To: Murray, Susie <SMurray@srcity.org>; Kevin O'Malley <kevin@omalleywilsonwestphal.com>; Guhin, David <dguhin@srcity.org>; Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>

Subject: deturk hearing

Susie I am having a problem with you position that we will need all four planning commissioners approvals, as to vacation. The planning commission is just a recommendation, not a approval. The approval comes from the Council, so based on my review of this issue and that of my attorney we both think the vote of four members is only needed in the Council hearing. Can you please check on this. Rick

Bliss, Sandi

From: Richard Deringer <rdodyssey@hotmail.com>
Sent: Sunday, March 19, 2017 12:51 PM
To: Duggan, Vicki; cedmondsson@srcity.org; Groninga, Curt; Rumble, Peter; Stanley, Peter; Murray, Susie
Subject: Upcoming Planning Commission hearing March 23, 2017 4 pm for DeTurk Winery Village

To Planning Commission Members. As of this date we do not know which Members will be attending this hearing our our 185 unit housing development, 15 very low income units and 20,000 existing commercial uses. We have not been informed by staff which Members will attend and as of today, due o a computer glitch on the Planning Commission site we do not have a staff report or attachments, which we understand will come to us on Monday. We would like the opportunity of meeting with you prior to the hearing, if your schedule allows. We did get unanimous Design Review Committee approval of the design of the property. We also got unanimous approval of the City Council on both design and landmark approvals. We have eight letters of support from major environmental groups, like Friends of Smart, Sierra Club and an official endorsement from Green Belt Alliance which received national publication support. You can call me at: Rick Deringer 707-310-2291 if you wish to meet to further understand this project. You can also send us email questions that we can answer prior to the hearing. Thanks Rick Deringer Applicant

Bliss, Sandi

From: Robin Stephani <RStephani@wrightcontracting.com>
Sent: Thursday, March 23, 2017 2:51 PM
To: Murray, Susie; _PLANCOM - Planning Commission
Subject: RE: DeTurk Winery Village
Attachments: UCP letter of support Santa Rosa Planning Commission Deturk.pdf

March 23, 2017

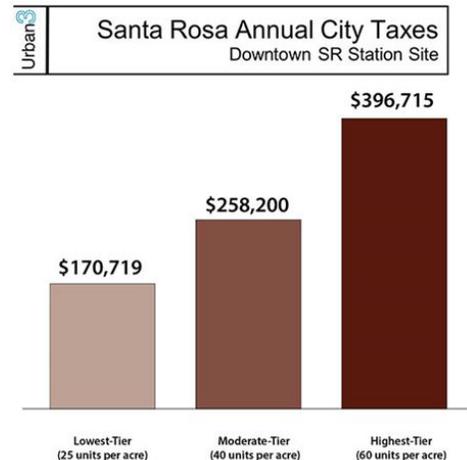
RE: DeTurk Winery Village

Dear Planning Commission,

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We learned that community prosperity is being driven by the core of our cities and towns. Mixed-Use projects such as the DeTurk Winery Village are of particular value to the community. This project and others like it will provide much needed rental housing for both low-income and moderate income households in walking distance to the SMART train, schools, retail, and employment hubs.

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Urban Community Partnership works with communities to develop a vision of fiscally sound development that creates vibrant, sustainable places to live, work and play. We endorse potential projects that are in alignment with this vision and coordinate with public agencies, neighborhoods and developers to bring that vision to life.

The DeTurk Winery Village is in alignment with these goals and deserves our leadership and support.

Urban Community Partnership

Robin Stephani | Paul Fritz | Mitch Conner | David Petritz | Scott Johnson | Dave Alden | Dee Swanhuysen | Bob Higham