

From: [Buckheit, Lani](#)
To: [Murray, Susie](#)
Cc: [McKay, Conor](#); [Palmer, Kyle](#)
Subject: Late Correspondence for W Steele Lane Apartments
Date: Tuesday, January 24, 2023 4:15:00 PM
Attachments: [Parking program description.pdf](#)
[Public Comments received between Jan 19th and Jan 24th Redacted.pdf](#)

Hi Susie,

Please see attached late correspondence, for Item 3.1, W Steele Lane Apartments for the Special Zoning Administrator meeting on January 25, 2023. These will also be added to the agenda.

Thank you,

Lani Buckheit | Administrative Secretary

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3226 | lbuckheit@srcity.org

Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.



[EXTERNAL] 1650 W. Steele Lane

Gina Huntsinger [REDACTED] >

Thu 1/19/2023 11:17 AM

To: McKay, Conor <CTMcKay@srcity.org>

Hi Connor,

As the Director of the Charles M. Schulz Museum & Research Center I want to make sure you have captured my comments about the 1650 W. Steele Lane Development. The City of Santa Rosa must truly consider the cultural arts corridor adjacent to this proposed development. The Schulz Museum, Snoopy's Home Ice, and the Children's Museum of Sonoma County attract hundreds of thousands of visitors locally, nationally, and internationally each year. While I support adding much needed housing, the plan for parking must be realistic to the needs of the area. The last thing anyone would want is that these visitors to Santa Rosa leave with a bad taste in their mouth because of congestion and parking issues, due to poor planning.

Thank you for taking my concerns as well the concerns of the other important visitor destinations in this area into account. This planning moment and decision is critical to the future of this area.

Sincerely yours,

Gina

Gina Huntsinger
Museum Director
Charles M. Schulz Museum
& Research Center
[REDACTED]



[EXTERNAL] 1650 W. Steele Lane

[REDACTED] <[REDACTED]>

Thu 1/19/2023 12:39 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hello Conor,

Our commercial building is with the zone of this project. And we received a Notice of Public Hearing on it.

I see it was today, I had it scheduled as 1-31 for some reason.

It looks as if you and the developers are relying on, off street parking to fulfill your parking needs. 1 space per unit is not adequate as you know.

However, the street parking is 100% occupied during the times that we as humans, use parking spaces. (4:00 pm to 8:00 am)

This of course will push parking out to other surrounding businesses and projects such as The Snoopy Ice Arena, the Retail Strip Center to the East, and to a lesser extent, West Steele Ln. and other projects adjacent to the new projects at 1650 W. Steele Ln.

Development of the site is welcomed, but a parking and traffic snarl up is not.

Regards,

Mary Hvasta
Property Manager
Lennell Property Investments, LLC

[EXTERNAL] SR zoning administrative hearing, Jan 19, 2023. Re: 1650 W Steele Lane apartments

[REDACTED]
Thu 1/19/2023 9:21 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Barbara D. Gallagher [REDACTED]; Tamara Stanley [REDACTED]

Thank you for accepting this letter regarding the above project. I apologize that my comments on the call became garbled.

My interest involves a home I own at 1692 W Steele Lane, Snoopy's Home Ice, the Schulz Museum and 1, 3 and 5 Snoopy Place, and 2375 Hardies lane, the offices of Charles M Schulz Creative Associates.

This area is highly impacted with added automobile traffic due to our Ice Arena and Museum customers who might be there from 6 am to 10:30 pm.

There is virtually no street parking available on Steele Lane from Range Avenue to the Railroad Tracks.

I frequently count the available parking spaces from the tracks to the stop sign on Hardies Lane, mid day, and there might be 10 available spaces. Others taken by cars from the apartments on the south side of Steele Lane closer to R/R tracks.

There is NO parking on Range Ave near the proposed complex.

Weekend ice skaters have been known to fill parking on Hardies lane up to the creek.

Overnight parking is not allowed in the Museum or Arena parking lots.

In addition, Meadowbrook Ct., leading to several apartment buildings in the back, immediately behind the parcel under discussion, has cars parked all along the side during the day indicating a lack of adequate parking for the residents in those apartments.

In addition, for some time now, Hardies Lane has become attractive to motor homes parking for days at a time, and each of those motorhomes seem to have a couple of cars associated with it. It is my belief that the 'supplemental density bonus' requiring a 'Minor Conditional Use Permit' is completely inappropriate for this particular lot.

We understand the city's need for affordable housing. 1650 W Steele Lane, because lack of street parking, is not the right place.

Thank you for your attention

Jeannie

Visit my blog: <https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F>

[%2Fwww.schulzmuseum.org%2Fjeanschulz&data=05%7C01%7CCTMcKay%40srcity.org%7C90753583a2fa45841e2208dafaa62e21%7C0d511985462e4402a0b038e1dadf689e%7C1%7C0%7C638097888902170682%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=a649aaCLculDo1vBc0ogqklvTxR%2B6wTtIDwwH9Ya3c%3D&reserved=0](#)

“Take only what you need...do more than your share.”

Re: [EXTERNAL] 1650 W. Steele Lane Development

McKay, Conor <CTMcKay@srcity.org>

Tue 1/24/2023 10:09 AM

To: Tamara Stanley <[REDACTED]>

Hello Tamara,

Thank you for attending and making comments last week. Yes, the Zoom info and call-in number will be the same.

If the project was not requesting a density bonus, the maximum number of market-rate units that could be built at the property would be 17 units. The construction of multifamily housing is allowed by right, meaning multifamily is one of the primary uses that is envisioned for the site.

Please see the attached traffic study, which contains a description of parking requirements and parking demand management measures on PDF page 4-5.

Please let me know if you have any questions about any of this information.

Thanks again,

Conor McKay (he/his) | **Senior Planner**

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

CTmckay@srcity.org



email signature cropped

The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Tamara Stanley <[REDACTED]>

Sent: Thursday, January 19, 2023 11:54 AM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] 1650 W. Steele Lane Development

Hello Conor!

Thank you for allowing us to make comments re: 1650 W. Steele today. We will also join the call on January 25th at 5pm. Is the call information the same?

I have been asked some questions re: the project and I was hoping we could schedule a time to talk or meet. Here are some of the questions:

- Without the 100% density bonus what is the property zoned for?
- Parking plan: would you please outline the parking plan for the development for our team to review? There has been some information shared that the developer is planning to do some creative parking programs that may cause additional street parking needs. As you heard from our comments, that would be detrimental to our campus businesses.
- I know I have asked before, but I cannot find the response – has a traffic study been done for this project?

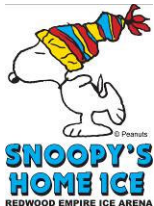
We do appreciate your work in adding much-needed housing to the inventory in Santa Rosa. As you know, Snoopy's Home Ice has been a gathering place for our community for over 50 years. Not only do our Santa Rosa residents frequent our campus and make it their community gathering place but we also receive visitors from around the world on a daily basis. We regularly fill our parking lots and utilize our over-flow street parking. This this parking is additional restricted – beyond our homeless population utilizing street parking – our businesses will be negatively impacted.

Thank you for talking this realistic concern seriously so our campus can continue to thrive and support our community.

I look forward to hearing back from you!

Best, Tamara

Tamara Stanley (She/Her/Hers)
General Manager
Snoopy's Home Ice
707.546.7147 x206
1667 W. Steele Lane
Santa Rosa CA 95403



[EXTERNAL] 1650 West Steele Lane ZA Hearing, Parking

Ingrid Anderson <Ingrid@andersonarchplan.com>

Tue 1/24/2023 1:40 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: oneillsusa5@aol.com <oneillsusa5@aol.com>;dwhitlock@w-trans.com <dwhitlock@w-trans.com>;Jean Kapolchok <jkapolchok@sonomacountylanduse.com>;calum@generationhousing.org <calum@generationhousing.org>;Dennis Dalby <dennis@CivilDesignConsultants.com>

Hi Connor,

The project will manage parking, as a matter of standard procedure in apartment communities.

The details of how parking will be managed are below:

PARKING GUIDELINES & ENFORCEMENT

- 1. All parking is reserved for Tenant use only (including for their co-signers and guests, as available and designated), and only with display of a Parking Permit Placard ("Placard") provided to the Tenant by the Landlord.***
- 2. The Tenant agrees not to park in any area other than the Tenant's assigned parking stall(s).***
- 3. The Tenant acknowledges the number of parking permits they receive with their lease agreement, which is either zero (0) permits, one (1) permit, or two (2) permits.***
- 4. No tenant will be permitted to have more than two (2) parking permits.***
- 5. Co-Signers are not eligible to receive a parking permit separately from the permit(s) assigned to the Tenant.***
- 6. Parking stalls are unbundled and leased separately from the apartment dwelling at a separate rate in addition to the renting of the assigned residential unit.***
- 7. Parking in designated fire lanes, no parking zones, or parking in a stall not assigned to Tenant shall result in a parking violation fee and/or towing of the vehicle at the Tenant's expense.***
- 8. Vehicle and engine repairs are not allowed on the Premises.***
- 9. The Tenant agrees and understands they are responsible for ensuring that their guest(s) park outside of the designated 1650 West Steele Lane Apartments parking area, unless such guest(s) use the Placard assigned to the Tenant he/she is visiting.***
- 10. Tenant(s) and their guest(s) understand that their car may be towed if parked on the Premises without a Placard.***
- 11. The Tenant agrees to notify the Landlord's on-site Agent of any illegal or unauthorized vehicles.***
- 12. 1650 West Steele Lane Apartments, its agents, and/or an authorized third-party will perform daily inspection rounds of the onsite premises to ensure proper compliance with the 1650 West Steele Lane Apartments rules and regulations regarding vehicle parking.***

TENANT & GUEST PARKING OPTIONS

- 1. Each Tenant will be given the option at time of lease signing to be assigned one (1) parking stall.***
- 2. Should Tenant(s) reside in a higher occupancy unit (2+ bedrooms) and request more than one (1) parking stall, such Tenant(s) will be assigned a second stall, subject to availability.***
- 3. Under no circumstances will a Tenant be permitted to park more than two (2) vehicles on Premises.***
- 4. All other vehicles, Tenant or guest-owned or operated, must be parked off the Premises.***
- 5. Should a Tenant be assigned one or more parking stalls, their assigned Placard is to be clearly displayed in the front of the vehicle facing outward and visible from the exterior at all times while parked on the Premises.***
- 6. Failure to have the Placard clearly displayed in the vehicle will be deemed a violation of the lease agreement and will result in the vehicle being towed at the vehicle owner's expense.***
- 7. Should a Tenant require an accessible space, they will be permitted to use one of the two accessible spaces provided, at no extra cost above the regular fee charged to all tenants who desire parking***

privileges at the Premises, provided Tenant shows a valid state-issued accessible placard.

ONSITE & NEARBY VEHICLE ALTERNATIVES

1. **36 units will have an outdoor balcony, bicycle rack, or secure storage area in which to store bicycles.**
2. **Two short-term bicycle racks with eight spaces will be located onsite. Depending on resident interest, 1650 West Steele Lane Apartments is amenable to participating in an on-site bike rental program, which would further alleviate vehicle parking demand.**
3. **1650 West Steele Lane Apartments is located along Santa Rosa City bus Routes 6 and 10 , with a bus stop directly outside the onsite community open space area along West Steele Lane.**
4. **Routes 6 and 10 provide service between the Coddington Transit Hub and Shopping Center and the Santa Rosa Transit Mall Terminal.**
5. **Routes 6 and 10 operate Monday through Friday with approximately half-hour headways (Rt. 6) and 60 minute headways (Rt. 10) between 6:00 a.m. and 7:30 p.m.**
6. **On weekends, Routes 6 and 10 operate with approximately half-hour headways (Rt. 6) and 60 minute headways (Rt. 10) between 10:30 a.m. and 4:30 p.m.**
7. **Sonoma–Marin Area Rail Transit’s north Santa Rosa train station is less than ½ mile from the project and provides full commuter service from the neighborhood to Marin County and North Sonoma County.**
8. **The station is located on Guerneville Road 0.3 miles west of the Coddington Mall.**

Please give me any recommendations you and Staff have to add to the above.

Thank you,
Ingrid



Ingrid Anderson

Principal Architect

Anderson Architecture & Planning

Phone 707-523-7010 x103 Mobile 707-318-3162

Email: ingrid@andersonarchplan.com

4752 Stonehedge Dr., Santa Rosa, CA 95405

McKay, Conor <CTMcKay@srcity.org>

Sent: Tuesday, January 24, 2023 9:09 AM

To: ingrid@hedgpetharchitects.com; Nicholson, Amy <anicholson@srcity.org>; oneillsusa5@aol.com; 'Jean Kapolchok' <jkapolchok@sonomacountylanduse.com>

Cc: calum@generationhousing.org

Subject: Re: [EXTERNAL] 1650 West Steele Lane Apartments

Hello Ingrid, City Staff will be available to respond to City Code and process, and provide supporting logic for the findings present in the resolution.

I am hoping you will be prepared to discuss the details of your parking program, since we have learned that parking is the primary concern of the neighborhood. City Staff will discuss the State laws that limit our ability to require parking, but it would be helpful if you provided greater detail about the parking program so the community is more comfortable that the overall parking demand would be reduced as a result of the parking demand management measures.

I will also defer to your team on project-specific question that I am not able to answer.

Thank you,

Conor McKay (he/his) | **Senior Planner**

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

CTmckay@srcity.org