

November 14, 2013

To: Susie Murray, Department of Community Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

From: Residents of Monte Verde Drive, Calistoga Road, Spain Avenue and
Yerba Buena Avenue

Re: Calistoga Cottages – 408 Calistoga Road, Santa Rosa
File No. GPAM13-00/PRAP13-008

Contents:

1. A petition from residents of our neighborhood who are strongly opposed to a change in the General Plan to allow for the construction of additional single-family dwellings at 408 Monte Verde Drive.
2. A map indicating the location and street number of the residents who signed the petition.
 - a. Residents who are opposed to changing the General Plan are coded in red.
 - b. Residents in favor of changing the General Plan are coded in green.
 - c. Residents we were unable to contact are coded in white.
3. A copy of the Conditions, Covenants and Restrictions that apply to 408 Calistoga Road and the other 26 lots of the Monte Verde Subdivision is provided for your reference.

CITY OF SANTA ROSA
Santa Rosa, CA

NOV 14 2013

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Re: Calistoga Cottages – 408 Calistoga Road, Santa Rosa (File No. GPAM13-00-PRAP13-008)

We, the undersigned, are against a change in the General Plan designation for 408 Calistoga Road from RR-40 to R-2-8 because:

1. The Monte Verde subdivision, which includes 408 Calistoga Road, was created in 1948 with lot sizes from 1 to 1.6 acres. The Conditions, Covenants and Restrictions for this neighborhood limit building to one single-family residence per acre. A copy of those Conditions, Covenants and Restrictions are attached.
2. The RR-40 zoning protects the rural lifestyle of our neighborhood and allows families to raise goats, chickens, ducks, miniature horses and other small livestock. It also provides a green-belt along the northern border of Sequoia Elementary School and creates a natural habitat for wildlife
3. We are strongly opposed to higher density developments in our neighborhood. The properties adjacent to 408 Calistoga Road are zoned RR-20 & RR-40. The properties across Calistoga Road are zoned R-1-6. The only properties along Calistoga Road that are designated R-2-8 in the General Plan are two mobile-home parks, over a mile away, near the intersection of Calistoga Road and Montecito Blvd.
4. The developer's conceptual design for 408 Calistoga Road, as presented at the neighborhood meeting, is for the construction of 3 homes behind the existing residence. Currently, no other home along this section of Calistoga Road has a second residence built behind it.
5. The orientation of the lot requires each of the 3 new homes to share a driveway. There are no other homes in the area that share a driveway. All the other homes, including the small lots in the mobile home parks, have their own driveways.

Name	Address
Paul & Lynn Bussard	5232 Monte Verde Drive
Gloria Pennato (Gloria)	5244 Monte Verde Drive
Paul Kretzfeldt's Jo Court	5342 Monte Verde Drive
Bryan and Meg Carr	5410 Monte Verde Drive
John E. My (John Gotts)	5434 Monte Verde Drive
Emma A. Chance EMMA A. CHANCE	5446 Monte Verde Dr Santa Rosa
LINDA ATTERBURY	5520 Monte Verde Dr Santa Rosa
Josh McGarva	5330 Monte Verde Dr, Santa Rosa

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Name	Address
Kathleen Wilcox	5318 Monte Verde Dr
Bill Schorauer	476 Calistoga Road
Harold Brown	114 Brooklet trail
ANGELICA MARTINEZ	5200 YERBA BUENA RD
Jacquelyn Jones	5224 Yerba Buena Rd
Jim W. Jones	5224 YERBA BUENA RD
Jose Santiago	423 Calistoga Rd
Mary Palengat	415 Calistoga Rd

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Name	Address
Toni Kehr	5521 MONTE VERDE DR
ROBIN HOLT	5445 MONTE VERDE DR
Kevin Wolski-	5421 Monte Verde
MICHAEL REID	5416 SPAEN AVE
DEBORAH REID	5416 SPAEN AVE
Leslie Wolski:	5421 Monte Verde
BILL BORNSTEIN	5317 MONTEVERDE
ROBIN ANGERER FRAN ANGERER	5239 MONTE VERDE DR

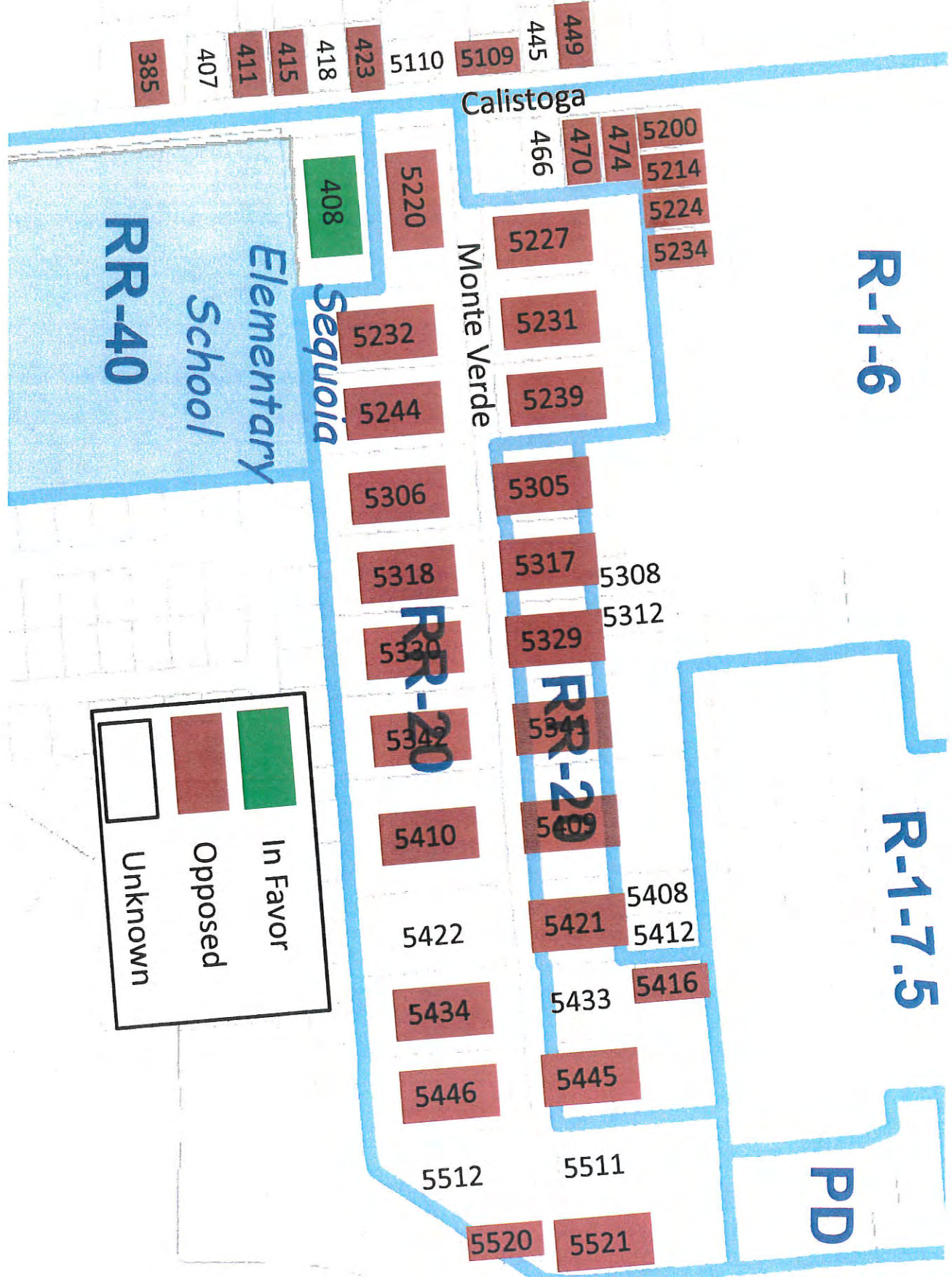
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Name	Address
CHRIS JOHANNESSEN	411 CALISTOGA RD
John Daly	5306 Monte Verde Dr.
KENNY GRANDALL	5220 MONTE VERDE DR.
KAREN GRANDALL	5220 MONTE VERDE DR.

Name	Address
Becky Thueber Kuhlman.	5231 Monte Verde Dr.
Benjamin Kuhlman.	5231 Monte Verde Dr.
Andy Villagante	5227 Monte Verde Dr.
Yam Villagante	5227 Monte Verde Dr.
LEON SPAMER	474 Calistoga Rd
Katherine Larson	5214 Yerba Buena Rd.
COREY LARSON	5214 Yerba Buena Rd.
Art Horner	5234 Yerba Buena Rd
Lourdes Lopez	5234 Yerba Buena Rd
Mabel Riza	449 Calistoga Road
Jesus de la Ossa	5109 Monte Verde Dr.
Jose de la Ossa	5109 Monte Verde Dr.
Alec Rich	385 Calistoga Dr.



R-1-6

R-1-7.5

PD

RR-40

Elementary School

Sequoia

Monte Verde

Calistoga

RR-20

RR-20

Monte Verde Residents Opposed to Calistoga Cottages Project, January 2014			
Address	Name	Signed	Opposed
North Side		Petition	did not sign petition
5521	Toni Kehr	x	
5511	Robert & Dorthy Pawley		
5445	Gannon & Robin Holt	x	
5433			
5421	Kevin & Leslie Wolski	x	
5409	Raymond & Gladys Widdifield	x	
5341	Congeta Aime		x
5329	Sarrubi Trust (Vido)		x
5317	Art & Charlene Bornstein	x	
5305	George & Karen Dib		x
5239	Francis & Robin Angerer	x	
5231	Ben Kuhlman & Becky Thurber	x	
5227	Andrew & Karine Villegiante	x	
5110	Mary Edith Dahl	x	
5109	Jesus & Joyce de la Ossa	x	
South Side			
5520	Philip & Linda Atterbury	x	
5512	Walker & Helen Atterbury		x
5446	Emma Chance	x	
5434	John & Carol Gotts	x	
5422	Roy & Janice Memeo		
5410	Bryan & Meg Carr	x	
5342	Paul Kruetzfeldt & Joann Conant	x	
5330	Josh & Stacey McGarva	x	
5318	David Hoffman & Kathy Wilcox	x	
5306	John & Kelly Daly	x	
5244	Gloria Pennato	x	
5232	Paul & Lynn Bussard	x	
5220	Ken & Karen Grandall	x	

Calistoga Road Residents Opposed to Calistoga Cottages Project, January 2014

385	Alec Rich	x	
407	Ric Bartolome	x	
411	Chris Johannesen	x	
415	Mary Palengat	x	
418			
423	Joe Santiago	x	
445			x
449	Mike & Candice Herfurth	x	
470	Bill Scherrer	x	
474	Leon Spamer	x	

Spain Avenue Residents Opposed to Calistoga Cottages Project, January 2014

5416	Michael & Deborah Reed	x	

Yerba Buena Resients Opposed to Calistoga Cottages Project, January 2014

5200	Angelica Martinez	x	
5214	Corey & Katherine Larsen	x	
5224	Jim & Jacqueline Jones	x	
5234	Art Horner & Lourdes Lopez	x	

Other Residents Opposed to Calistoga Cottages Project, January 2014

114	Brooktrail Ct. Harold Brown	x	
Total		35	5

When embossed this is certified to be a true copy of the
Records of the Sonoma County Recorder's office.

BERNICE A. PETERSON, Recorder

By

P. J. Laughlin

Deputy

BOOK 810 PAGE 254

DECLARATION OF CONDITIONS AND RESTRICTIONS

1
2
3 WHEREAS, the undersigned are the owners or have an
4 interest in a certain tract of land situated in the County of
5 Sonoma, State of California, and particularly described as follows,
6 to-wit:

7 "Being a portion of the Rancho Los Guilicos, said
8 portion being more particularly described as follows:

9 Commencing at a point on the Rancho line between the
10 Rancho Los Guilicos and Rancho Cabeza de Santa Rosa, said point
11 being South 5° 45' East, a distance of 3463.02 feet from the
12 common Northerly corner of said Ranchos; thence North 84° 09' 30"
13 East and along the Southerly line of the 20.40 acre parcel of
14 land conveyed to C. L. Carlton and wife by Deed recorded November
15 28, 1942 in Book 585 of Official Records, page 163, Recorder's
16 Serial No. B-53312, Sonoma County Records, a distance of 30 feet
17 to a point, said point being the point of beginning of the parcel
18 of land to be herein described; thence from said point of beginn-
19 ing North 84° 09' 30" East and continuing along the Southerly
20 line of said 20.40 acre parcel of land, 2147.96 feet; thence South
21 5° 58' 10" East, 305.20 feet; thence South 10° 39' 10" West 58.23
22 feet; thence South 31° 26' 30" West 361.07 feet; thence South 84°
23 15' 30" West 1914.42 feet; thence North 5° 45' West, 645 feet,
24 more or less, to the point of beginning.

25 RESERVING over said 31.19 acre tract of land an easement
26 for an open and unobstructed right of way for all general road
27 purposes and for the joint use and benefit of all parties hereto
28 and their successors in interest, over and along a strip of land
29 40 feet in width, said strip of land being described as:

30 COMMENCING at a point in the center of the County Road
31 leading from Santa Rosa to Calistoga, said point being the North-
32 westerly corner of the hereinabove described 31.19 acre tract of
33 land; thence from said point of commencement, South 5° 45' East,
34 327.50 feet, to the center of a 40 foot road, as now constructed,
35 said point being the point of beginning of the strip of land to
36 be herein described; thence from said point of beginning, North
37 84° 09' 30" East, and along the center of said 40 foot right of
38 way, a distance of 2176 feet, more or less, to the Easterly line
39 of the hereinabove described 31.19 acre tract of land, as reserved
40 in the Quitclaim Deed dated July 6, 1948 and made by Reynolds Bu-
41 zard and Dorothy M. Buzard, his wife, to Peter J. Wegesser and
42 Inez M. Wegesser, his wife, and thereafter recorded in the office
43 of the County Recorder of Sonoma County, California.

44 WHEREAS, the undersigned are about to sell property
45 hereinabove described which they desire to subject to certain
46 restrictions, conditions, covenants and agreements between it and
47 the purchasers of said property as hereinafter set forth.

48 NOW, THEREFORE, the undersigned do hereby declare that
49 the above described property is held and shall be conveyed and
50 hereafter owned subject to the restrictions, conditions, covenants
51 and agreements between it and the purchasers of said property and
52 their heirs, executors, administrators, successors and assigns

1 as hereinafter set forth:

2 1. Said real property is declared to be residential in
3 character and no building shall be erected upon any part thereof
4 except single family dwellings of not more than two stories, to-
5 gether with appropriate out-houses and garages for private use.

6 2. The main dwelling on any parcel of said real prop-
7 erty shall be originally constructed thereon and no building or
8 structure shall be moved onto any parcel of said real property
9 to be used or occupied as a main dwelling.

10 3. No trade whatsoever, of any type, nature or descrip-
11 tion, craft, commercial or manufacturing enterprise shall be
12 conducted upon any of said real property nor within any building
13 thereon, nor shall anything be done which may be or become an
14 annoyance or nuisance to the neighborhood.

15 4. No part of said property, nor any building erected
16 thereon shall be occupied or resided/or used in any instance
17 by any person not of the white Caucasian race, domestic servants
18 of a reasonable number being an exception hereunder.

19 5. No more than one residential unit shall be construc-
20 ted on any one acre parcel of said property within the subdivision
21 and no parcel of land within the subdivision shall be resubdivided
22 into building plots having less than one acre of area. Nothing
23 herein, however, shall prevent the owner of any parcel in said
24 subdivision from constructing guest cottages or similar struc-
25 tures in connection with his principal dwelling.

26 6. No hogs, cattle, cows or any other livestock shall
27 be kept or maintained upon said property except the following:
28 Chickens, pigeons, rabbits and other similar small livestock not
29 exceeding 50 of each kind for each acre provided that such live-
30 stock must be properly enclosed upon the owner's property; saddle
31 horses not exceeding two for each acre. Said restriction will
32 not prohibit the keeping of individual household pets such as dogs
and cats.

7. The principal dwelling house to be constructed upon
any parcel of said real property shall be not less than 750 Sq.ft.
in area.

8. No trailer, other than the permanent interim dwelling,
tent, shack, garage, barn, or other outbuilding erected within
the subdivision for longer than a period of three years beginning
from the date such premises are first occupied, shall at any time
be used or occupied as a residence for longer than a period of
three years beginning from the date such premises are first occu-
pied.

9. No cesspool, privy or privy vault or receptacle of
any kind for the purpose of storage of liquid waste, except septic
tanks of a type approved by the Sonoma County health officer, shall
be built or maintained upon any part of said property, excepting
that temporary privies may be permitted during the course of the
construction of a building. Septic tanks shall be constructed not
closer than thirty(30) feet to any property line. All septic tanks
and drains shall be maintained so that no offensive odors reach
the surface of the ground. However, septic tanks of the type
herein designated must be constructed, maintained, and used in

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cases where said property is continually used, occupied and re-
sided upon, even though the main dwelling may not be completed.

10. The main building or structure on any parcel of
land shall be not less than fifty(50)feet from the front line of
each building parcel.

11. No commercial or advertising signs or placards of
any description shall be constructed, maintained, placed upon
or suffered to be maintained or placed upon any of the property
within said subdivision.

12. All of the restrictions, conditions, covenants and
agreements contained herein shall be and are made and imposed
upon the property within the subdivision for the direct mutual
and reciprocal benefit of each and every parcel of said subdivi-
sion and shall bind the grantees of each of said parcels, their
heirs, successors and assigns.

13. The undersigned do hereby covenant and promise
themselves, their heirs, and assigns that all of and each part
of the above described property shall be held, sold, leased, used
alienated, or encumbered subject to the restrictions, conditions,
covenants, and agreements contained herein, and that the benefit
of the undersigned's covenants shall extend to all of or each
part or parcel of the above described property. It is further
understood and agreed that each and every person who may pur-
chase, take, receive, or is granted any or all of the above de-
scribed property does take subject to and with knowledge of the
conditions, restrictions, covenants, and agreements contained
herein and does hereby covenant and promise for themselves,
their heirs, and assigns that all of and each part of the above
described property shall be held, used, sold, leased, alienated,
or encumbered subject to the restrictions, conditions, covenants,
and agreements contained herein, and that the benefit of such
covenants shall extend to all of or each part or parcel of the
above described property.

14. If the parties hereto, or any of them or their
heirs or assigns shall violate or attempt to violate any of the
covenants or restrictions herein, it shall be lawful for any
other person or persons owning any other lots in said tract of
land to prosecute any proceedings at law or equity against the
person or persons violating or attempting to violate any such
covenant or restriction and either to prevent him or them from
so doing, or to recover damages or other dues for such violations.

15. Invalidation of any one of these covenants by judg-
ment or court order shall in no wise affect any of the other
provisions which shall remain in full force and effect.

Peter J. Wegesser
Inez M Wegesser

Murray, Susie

From: ldenley-bussard@comcast.net
Sent: Monday, January 13, 2014 4:57 PM
To: Murray, Susie
Cc: Denley-Bussard, Lynn; Karine Villeggiante; Becky Thurber; Benjamin Kuhlman; Paul Bussard-Gmail
Subject: Re: Calistoga Cottages MJP13-007 (GPAM13-003/MIN13-002/REZ13-007
Attachments: petition-opposed-calistoga-cottages-01-13.pdf; residents-opposed.xlsx

Hi Susie,

In answer to your questions:

1. Some of the home owners who are opposed to the Calistoga Cottages Project did not sign the petition. We are enclosing a spreadsheet of the 35 names and addresses of home owners who signed the petition and the 5 homeowners who did not sign, but are still opposed to the project. We are also sending an additional petition of homeowners in the neighborhood who signed a petition against the project this afternoon.

2. Please use the Powerpoint graphic with the legend. We will update the graphic before the public hearing.

Let us know if you have any additional questions.

Thanks,

Lynn & Paul Bussard

From: "Susie Murray" <SMurray@srcity.org>
To: ldenley-bussard@comcast.net
Sent: Monday, January 13, 2014 8:21:10 AM
Subject: RE: Calistoga Cottages MJP13-007 (GPAM13-003/MIN13-002/REZ13-007

Hello Mrs. & Mr. Bussard,

I've added this to the file. I have a couple questions:

1. Is this regarding the petition I already received? If so, there are more signatures than red boxes.
2. The attachment PowerPoint graphic had two slides, both relatively the same, the legend being the only difference I can see. I've saved them both but wanted to make sure that was intentional.

Thank you.

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: ldenley-bussard@comcast.net [mailto:ldenley-bussard@comcast.net]

Sent: Sunday, January 12, 2014 10:13 PM

To: Murray, Susie

Cc: Denley-Bussard, Lynn; Karine Villeggiante; Becky Thurber; Benjamin Kuhlman; Paul Bussard-Gmail

Subject: Calistoga Cottages MJP13-007 (GPAM13-003/MIN13-002/REZ13-007)

Hi Susie,

Here is a copy of the parcel map showing the addresses of the 35 home owners located on Calistoga Road, Yerba Buena and Monte Verde Drive who signed the petition opposed to the Calistoga Cottages Project. Please add any individual letters or emails sent by residents in response to the initial neighborhood meeting in your file for this project as it moves forward through the process.

Thanks for all your help.

Sincerely,

Lynn & Paul Bussard
5232 Monte Verde Drive

Re: Calistoga Cottages – 408 Calistoga Road, Santa Rosa
File Numbers: (MJP13-007 GPAM13-003/MIN13-002/REZ13-007)

We, the undersigned, are against a change in the General Plan designation for 408 Calistoga Road from RR-40 to R-2-8 because:

1. The RR-40 zoning protects the rural lifestyle of our neighborhood and allows families to raise goats, chickens, ducks, miniature horses and other small livestock. It also provides a green-belt along the northern border of Sequoia Elementary School and creates a natural habitat for wildlife
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Name	Address
Raymond & Gladys Widdifield	5109 Monte Verde Dr
Mary Edith Dahl	5110 Monte Verde Dr.
R. C. Bartolome	407 Calistoga Rd.

Murray, Susie

From: Sheila Weese <sheilaweese@gmail.com>
Sent: Monday, January 13, 2014 10:27 AM
To: Murray, Susie
Subject: Calistoga Cottages - 408 Calistoga Road, Santa Rosa

To: Santa Rosa Department of Community Development
Re: Calistoga Cottages - 408 Calistoga Road, Santa Rosa File Numbers: MJP13-007 (GPAM13-003/MIN13-002/REZ13-007)

We have resided at 233 Calistoga Road for 35 years. We are very much aware of the property in question and totally oppose the General Plan Amendment.

The traffic on Calistoga Road has been a problem for years. I am sure if you review the traffic accidents and deaths that have occurred within a few blocks radius of 408 Calistoga Road, you will see why we believe allowing up to 8.0 units on this property would be a mistake. Even the 4 proposed homes would generate possibly 8 more cars entering and exiting a very busy thoroughfare. The traffic is especially impacted by the two schools which both border Calistoga Road within less than a mile of the property. Sequoia School is directly next door to the property in question. An example of the traffic in the area are the bike lanes. They are rarely used. People are afraid to use the lanes due to the amount of traffic. Changing the zoning just intensifies the problem.

Our other concern is once you allow one property in the area to change from Very Low Density to Low Density Residential it will open the door for others to also request a change. If one property in our residential area is allowed the change, it would be very hard not to allow all other requests. The families in this area have purchased homes here specifically because of the Very Low Density Residential zoning. Just because one developer wants to make a large profit should not take precedence over all the other property owners in the area.

Thank you for listening to our comments in strong opposition to the General Plan Amendment.
Jim and Sheila Weese
233 Calistoga Road
Santa Rosa, CA 95409
(707) 539-9644

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95412

D

Ms Mary E Dahl
5110 Monte Verde Dr
Santa Rosa, CA 95409-3745

JAN 8 2014

DEPARTMENT OF
COMMUNITY DEVELOPMENT

January 7, 2014

Dear Susie Murray, City Planner,

RE: Calistoga Cottages - 408 Calistoga Road, Santa Rosa
File #'s: HJP 13-007 (GPAM 13-003/HIN 13-002/REZ 13-007)

I, Mary Edith Dahl, a homeowner on the corner of Monte Verde Dr & Calistoga Rd am highly opposed to any further building, Cottages etc to be built at 408 Calistoga Rd.

Throughout 44 yrs in my home, I've seen that property become a place of many problems - many times the police, sheriffs have been called, shootings, drugs, but buildings pieced together with odds & ends of material, being rented out without proper clearance, not maintained, cars, motorcycles being repaired all times of the day and night, and heaven only knows what else went on there.

We do not need any more cars trying to pull out from the property onto Calistoga Road. It's highly congested now, with school traffic etc. let alone more pollution.

No, we don't need any more buildings on that property.

Thank you

Miss Mary E. Dahl

Murray, Susie

From: Kevin Wolski <Kevin@indyhg.com>
Sent: Friday, November 15, 2013 12:30 AM
To: Murray, Susie
Subject: Monte Verde

A little late but weighing in on Proposal to rezone from 2 homes per acre to 8. EIGHT???? That's crazy. Just because some developer wants to make some money? The onus should be on them-not us to have to fight this ludicrous proposal. It's silly for this street/neighborhood.

Kevin Wolski
Independent Hotel Group
(707) 526-1553

Murray, Susie

From: Mike and Debbie Reid <rmikedeb@comcast.net>
Sent: Thursday, November 14, 2013 11:09 PM
To: Murray, Susie
Subject: Opposition to rezoning application for property at 408 Calistoga Rd.

Dear Ms. Susie Murray,

I am writing to let you know that my wife and I are opposed to the rezoning of the property at 408 Calistoga Road as it is a single family lot as it should be. I have spoken with some of my neighbors and we do not want to see our neighborhood turned into an area where people buy single family homes so they can cram multiple dwellings on a lot and thereby increase traffic and population density around our homes and schools.

It is not feasible for all the lots in this area to go from one dwelling to potentially eight dwellings when considering traffic and the potentially negative effect on such a huge increase in population density. If you approve one application like this then how can you reject future applications that attempt the same thing?

This is exactly the type of application that your office should be rejecting as it serves only the interest of the person who bought this property to turn a short term profit without regard for the long term consequences of the other people who have chosen to make this neighborhood their home.

Thank you for your consideration and service.

Michael and Deborah Reid
5416 Spain Ave. Santa Rosa

Murray, Susie

From: Robin Angerer <adlogo@icloud.com>
Sent: Thursday, November 14, 2013 7:25 PM
To: Murray, Susie
Subject: Zoning change 408 Calistoga Raod

Hi Susie, Fran and I are in strong opposition to the proposed zoning change at the property located at 408 Calistoga Road and will do whatever it takes to stop this from happening. We have lived here for 13 years and like the openness of our area. We now have 5 grandchildren who I watch on a regular basis at our house at 5239 Monte Verde Drive. It is a safe place for them to play but might not be if more cars are going and coming. Monte Verde Drive is all ready a very busy road with cars going as fast as 50 to 60 miles a hour up & down our road. Thank you Fran & Robin Angerer 5239 Monte Verde Drive

Sent from my iPad

Dear Susie,

I am writing to you in regards to the proposed zoning change at 408 Calistoga Road. My family moved into the neighborhood just over three years ago with the hope to have a little 'country' in the city. My son attended the local elementary school – Sequoia – located adjacent to the property noted above. He was able to walk to school safely and securely – something not everyone can say anymore. In the future our daughter will attend their as well. I think it is important to note that we are not new to Santa Rosa or to Rincon Valley. In fact we owned a home only 3 miles away which was located behind Madrone Elementary school. While living in such close proximity to multi-family dwellings seemed like a blessing with the idea of more kids for my son to play with – what we ultimately learned is that this lead to more crime and safety concerns. My son did attend Madrone Elementary School for a few years. After the last 3 'Lock Downs' (just a few of many) at the school due to the nearby home crimes – we made a decision to look elsewhere for a better home for our family.

Our decision to relocate was not taken lightly and was a significant cost for us – but was done for the safety of our growing family. I believe that if we begin to allow changes to zoning in this area, it will turn into yet another overdeveloped area of Santa Rosa that will quickly become undesirable. What is to stop other developers from buying all the properties around us and doing the same thing? Allowing the potential of 2-8 units on just under an acre is absurd within the confines of this neighborhood. There is no precedence and/or any other homes that are even close to this type of set-up for several miles.

My children and many others located north of the local school will have their minimal freedom of walking to school challenged by this one significant change in the neighborhood. With only one driveway on this property – every child will have to pass carefully in hopes of not being 'in the way' of the many vehicles that could enter and exit this location.

In a time when the safety of our children – especially near schools – is at the top of everyone's minds in Sonoma County – this is NOT a decision to be taken lightly. I will not rest until I know everything has been done by any and all counsel members to not only address my investment in the neighborhood, but most importantly all the children that could be affected by the change. I feel the RR-40 zoning is critical to retaining the unique rural character of our neighborhood – this is what I came here for.

Please feel free to contact me with any questions regarding my plea and I look forward to attending all meetings regarding 408 Calistoga Rd.

Thank you for your attention to this matter,

Benjamin & Becky Kuhlman

Andrew & Slater too...

5231 Monte Verde Drive

707-758-4528

Murray, Susie

From: Phil Atterbury <philatt@sonic.net>
Sent: Tuesday, October 29, 2013 7:40 PM
To: Murray, Susie
Subject: Calistoga Cottages (File No. GPAM13-00/PRAP13-008)

Susie Murray
Department of Community Development
100 Santa Rosa Ave, Room 3
Santa Rosa, Ca. 95404

Dear Susie,

My name is Philip Atterbury. I reside at 5520 Monte Verde Dr, Santa Rosa, Ca. 95409. I am writing in response to the "Notice of Neighborhood Meeting" regarding the proposed land use change of the General Plan. The property location is 408 Calistoga Rd.

I want to present my opposition to this proposed change. The RR-40 designation is in keeping with the long standing environment of this area. Higher density housing rezoning for this and other parcels in the local area is a significant change to the character of the neighborhood. The increased traffic and street access along with related safety issues do not make sense. The current land use zoning designation as "Very Low Density Residential" should be maintained.

Thank you,

Sincerely,

Philip G. Atterbury

Murray, Susie

From: Murray, Susie
Sent: Wednesday, October 30, 2013 4:12 PM
To: 'ldenley-bussard@comcast.net'
Subject: FW: Calistoga Cottages - 408 Calistoga Road, Santa Rosa (File No. GPAM13-00/PRAP13-008)

Hello Lynn,

Thank you for comments and the list of addresses; I've added them to the file and mailing list, respectively.

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: ldenley-bussard@comcast.net [<mailto:ldenley-bussard@comcast.net>]
Sent: Tuesday, October 29, 2013 9:45 AM
To: Murray, Susie
Cc: karinev@sbcglobal.net; Ben Kuhlman; Becky Thurber; Lynn Denley-Bussard
Subject: Calistoga Cottages - 408 Calistoga Road, Santa Rosa (File No. GPAM13-00/PRAP13-008)

Dear Susie,

I am writing to you in regards to the proposed zoning change at 408 Calistoga Road. This one-acre parcel is part of the Monte Verde subdivision, created in the early 1950's, and is subject to deed restrictions that apply to all lots in the subdivision.

Item five of the restrictions, conditions, covenants and agreements state: "No more than one residential unit shall be constructed on any one acre parcel of land". Members in the neighborhood have retained legal counsel in the past and courts consistently uphold CC&Rs and rule in favor of homeowner associations on these issues.

Yesterday, Karine Villegiante and I walked the neighborhood and passed out copies of the information that you sent to us. All of the property owners that we spoke to oppose a change in zoning. They feel the RR-40 zoning is critical to retaining the unique rural character of our neighborhood.

However, they are willing to compromise and allow a second home behind 408 Calistoga Road. This second residence should have its own driveway and blend in with the other homes along Calistoga Road.

Several property owners in the Monte Verde subdivision plan to attend the meeting on Wednesday to express their opinions. Those who are elderly or infirm have asked me to speak for them.

Murray, Susie

From: Karine Villeggiante <karinev@sbcglobal.net>
Sent: Tuesday, October 29, 2013 3:36 PM
To: Murray, Susie; Lynn Bussard; Ben Kuhlman; Becky Thurber; Robin Angerer
Subject: Calistoga Cottages - 408 Calistoga Road, Santa Rosa (File No. GPAM13-00/PRAP13-008)

Dear Ms. Susie Murray,

I am writing in strong opposition to the proposed zoning change at the property located at 408 Calistoga Rd.

This property is located within the Monte Verde subdivision as is our home at 5227 Monte Verde Drive. We have lived here since 1997 and specifically purchased this property because we greatly love and value the rural aspect of the neighborhood, as do the 24 other neighbors in our subdivision. Our neighborhood has fought hard and retained legal counsel in order to protect and preserve the RR-40 zoning and rural appearance of our beautiful street. Our street is highly valued by the surrounding neighborhoods and brings distinction to the Rincon Valley area.

The current application is for the new owner/developer to split their one-acre lot into four lots and build three additional homes behind their existing home. However, this proposed zoning change would pave the way for this developer to potentially increase the density up to eight homes. Our zoning and neighborhood restrictions only allows for one dwelling on each property located within the Monte Verde Subdivision.

This developer has no vested interest in our neighborhood other than financial gain. He will maximize his profit and move on to another project leaving this neighborhood to live with the impact of increased traffic, crime due to higher density housing, fire danger due to the flag lot and health and safety risks to the children of Sequoia Elementary School located right next to the subject property..

I walked the neighborhood yesterday and hand delivered a copy of the Notice of Neighborhood Meeting. I was shocked to learn how many of my neighbors did not receive a copy of this notice from the City of Santa Rosa.

The RR-40 zoning is critical to retaining the unique rural character of our neighborhood and everyone I spoke with was in strong opposition. Many will be attending the meeting on Wednesday.

Sincerely,
Karine & Andrew Villeggiante

Please note, as of November 1st, my First Priority Financial (FPF) email address is now:
karine.villeggiante@fpfmail.com

This new email provides additional FPF-security to protect the data and communications of our clients. I will continue to use karinev@sbcglobal.net as my personal email address.

KARINE VILLEGGIANTE

Real Estate Lending Services
CA DRE# 01423844 / NMLS# 230197

Tel: 707 291-5889
Fax: 707 578-3995

First Priority Financial, Inc.
3554 Round Barn Boulevard, Suite 205, Santa Rosa, CA 95403
First Priority Financial, Inc. is licensed by the CA Dept. of RE, license #00654852

October 29, 2013

Dear Susie,

I am writing to you in regards to the proposed zoning change at 408 Calistoga Road. This one-acre parcel is part of the Monte Verde subdivision, created in the early 1950's, and is subject to deed restrictions that apply to all lots in the subdivision.

Item five of the restrictions, conditions, covenants and agreements state: "No more than one residential unit shall be constructed on any one acre parcel of land". Members in the neighborhood have retained legal counsel in the past and courts consistently uphold CC&Rs and rule in favor of homeowner associations on these issues.

Yesterday, Karine Villegiante and I walked the neighborhood and passed out copies of the information that you sent to us. All of the property owners that we spoke to oppose a change in zoning. They feel the RR-40 zoning is critical to retaining the unique rural character of our neighborhood.

However, they are willing to compromise and allow a second home behind 408 Calistoga Road. This second residence should have its own driveway and blend in with the other homes along Calistoga Road.

Several property owners in the Monte Verde subdivision plan to attend the meeting on Wednesday to express their opinions. Those who are elderly or infirm have asked me to speak for them.

In the future, please include all of the property owners in the Monte Verde subdivision in your mailings. I have attached a list of addresses for your convenience.

Sincerely,



Lynn Denley-Bussard
5232 Monte Verde Drive

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402
OCT 30 2013
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Monte Verde Subdivision

5220 Monte Verde Drive
5227 Monte Verde Drive
5231 Monte Verde Drive
5232 Monte Verde Drive
5239 Monte Verde Drive
5244 Monte Verde Drive
5305 Monte Verde Drive
5306 Monte Verde Drive
5317 Monte Verde Drive
5318 Monte Verde Drive
5329 Monte Verde Drive
5330 Monte Verde Drive
5341 Monte Verde Drive
5346 Monte Verde Drive
5409 Monte Verde Drive
5410 Monte Verde Drive
5421 Monte Verde Drive
5422 Monte Verde Drive
5434 Monte Verde Drive
5445 Monte Verde Drive
5446 Monte Verde Drive
5511 Monte Verde Drive
5512 Monte Verde Drive
5520 Monte Verde Drive
5521 Monte Verde Drive