

**From:** [Maria Wertz](#)  
**To:** [\\_CityCouncilListPublic](#)  
**Subject:** [EXTERNAL] Lago Fresco Project  
**Date:** Monday, February 23, 2026 5:53:21 PM

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Dear City Council members,

I am writing to you regarding the proposed building of a 50 unit apartment complex with 3 and 4 story buildings at the location of 4744 Hoen Avenue. My concerns are as follows:

- \* Traffic safety congestion: 150 more cars on Hoen Avenue connecting to and from Highway 12 interchange.
- \* Only 1 entry/exit near intersection of Hoen and Summerfield will create more congestion and potential emergency response concerns.
- \* Fire at Spring Lake could be dangerous for all residents above Summerfield to flee the area with exits leading to Hoen Avenue.
- \* If there are only 63 designated parking spots 50 vehicles will park on Hoen Avenue and surrounding neighborhoods.

I ask that you please take all concerns into consideration and not allow this large apartment building in such a hazardous location.

Regards,  
Maria Wertz  
Resident

**From:** [Laura Dickinson](#)  
**To:** [CityCouncilListPublic](#)  
**Subject:** [EXTERNAL] Lago Fresco Project  
**Date:** Tuesday, February 24, 2026 2:18:20 PM

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Dear Members of the Santa Rosa City Council,

Hello and thank you for your genuine care about our people, our neighborhoods, and our city as a whole. Recently, we've learned about a plan to build an apartment building with three and four stories approximately at the corner of Hoen Avenue and Summerfield Road, a very busy throughfare and intersection, but it lacks sufficient parking for residents. This will force them to cross busy roads by requiring them to walk to park on side streets which are populated and in use. In addition if they are able to park "at home," they will need to merge from their driveway onto Hoen Avenue a relatively busy street very near the corner and stop light, which seems a recipe for trouble.

My neighbors, who experienced terrifyingly long traffic delays during the 2017 fire emergency, are deeply concerned. We too had to evacuate at that time but from another part of town. As a newer resident of this wonderful neighborhood, I share their worries. Fire and evacuation safety remain legitimate concerns for everyone in our city. I wonder what the local firefighters think of this proposal.

A sign is posted at this corner, providing real-time updates on the fire risk level, ranging from green (low) to red (extreme). High ratings are common for months at a time. While I understand the city's intentions to develop new "in fill" buildings, it has a greater responsibility to protect citizens from poor city planning that compromises quality of life and safety.

In our neighborhood, fire concerns are genuine. We're frequently advised by our insurance companies to remove combustible plant materials and trees near our homes. We have recently had parts of the neighborhood designated specifically as higher risks. There are frequent notices about the danger of building in wild land interfaces. Some residents have even lost their insurance and had to find alternative coverage.

In addition to the parking, crowding, and fire evacuation safety concerns, the Lago Fresco project will very likely develop difficulties with nearby offices and neighbors from the tight quarters being proposed in the site and design of the buildings. This unusually tall (for the location), overcrowded and ill-conceived construction project is likely to significantly increase the fire danger and traffic risks in our neighborhood and by extension to the entire city and even to the through traffic which uses Summerfield Road as an alternative route on to Sonoma.

While it's true that someone will undoubtedly profit from this project, I believe that the ongoing disturbances, costs and problems for apartment residents (who will lack adequate parking), and heightened risks to everyone involved are unacceptable. I am not oblivious to the parallel concerns about the need for more housing but we should be building what will also serve our shared interests and not making choices that create more problems than they solve.

Thank you for your care and attention.  
Sincerely,

Laura Dickinson

**From:** [Alexa Forrester](#)  
**To:** [\\_CityCouncilListPublic](#)  
**Subject:** [EXTERNAL] Thank you  
**Date:** Tuesday, February 24, 2026 8:10:48 PM

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Hello Mayor Stapp and council members,

As a resident of District 2, and someone who lives close to the new development you approved tonight, I want to say thank you. We need this housing - for the kids who will go to our schools, for the teachers and nurses and electricians and retail workers who deserve a chance to live in the communities in which they work, and for the tax base that can help support long-term investments like the SE Greenway.

I know it is hard when so many present are against a project to vote against the crowd. It is impossible to organize the residents of a housing complex that doesn't exist yet to show up in favor of the project. But when the project is complete, they will move in, and they will have you all to thank.

All best,  
Alexa