

August 22, 2019

RE: Carpenter Cottages, Tupper and  
Rae streets

Dear Ms Toomians and Culture  
Heritage Board Members,

I spoke at your meeting on August 7  
regarding the Carpenter Cottages.  
The comments below are my  
response to the neighborhood  
letters and August 7 speakers  
regarding this topic.

Although it is true that most of the  
houses built in the Burbank  
Gardens Historic District are small  
bungalows built in the 1920s and  
1930s. Tupper Street has a different  
housing stock altogether. There are  
stately homes on Tupper Street that  
date back to the turn of the century.  
Some are two-story "Victorian"  
style. (649 Tupper and 722 Tupper  
are excellent examples.)



649 Tupper



722 Tupper

Some are a more modest “Queen Anne” style that I call 1-1/2 stories since they have 5-7 steps leading to a front porch, 10-foot tall ceilings and high-pitched roofs. (710 Tupper is a good example.)

There are 57 lots on Tupper Street, Rae Street and the 100-blocks of Brown Street and Hendley Street. Of those 57 lots, 27 are what I call “Victorian” or “Queen Anne.” That’s 47% of the housing stock.

I also want to point out three 2-story additions to 1930 bungalows, approved by the Cultural Heritage Board in recent years. 646 and 650 Tupper both have 2-story additions to the back of the original house.

700 Tupper is a corner house with a second story addition.



710 Tupper



646 Tupper



700 Tupper



650 Tupper

With Santa Rosa's need for more housing and Dave's offering of two duplexes, discussions about too many cars in the driveway, not enough parking spaces for the four units and congested parking on Tupper Street are simply neighborhood NIMBY-ism and fear of anything new. The cottages are well back from the main street. The heights are within the limits set for historic districts. Parking provided by Dave Carpenter is also within the limits set for historic districts.

I have one request: I would ask Mr. Carpenter to supply a bike rack in each carport and two bike racks near the visitor parking spaces.

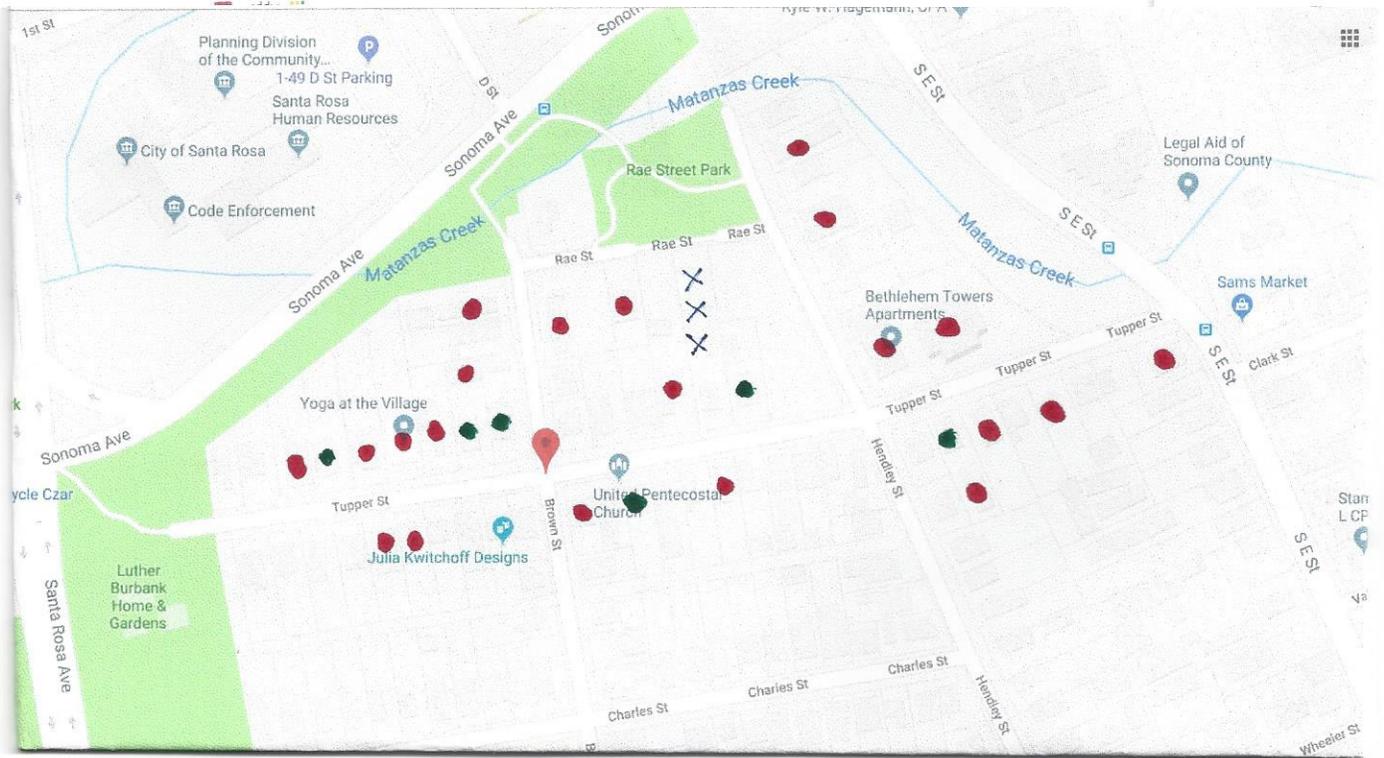
Thank you for allowing me to give my testimony here.



Judy Kennedy  
620 Oak Street  
Santa Rosa CA 95404

Attachments:

1. Map of Tupper, Rae, and the 100 blocks of Hendley and Brown. Red dots refer to two-story homes; green dots refer to 1-1/2 story homes.
2. Photos of the 27 two-story and 1-1/2-story homes/apartments on Tupper, Rae and the 100 blocks of Hendley and Brown.





822 Tupper



92 hendley



111 Brown



112 Brown



140 hendley



201 S. E



633 Tupper



639 Tupper



645 Tupper



646 Tupper



649 Tupper



650 Tupper



653 Tupper



657 Tupper (back)



657 Tupper (front)



663 Tupper



700 Tupper



710 Tupper



712 Rae



713 Tupper



719 Tupper



722 Tupper



801 Tupper (2)



801 Tupper (14)



806 Tupper (back)



806 Tupper (front)



808 Tupper

$$\frac{27}{57} = 47\%$$

Pictures Carpenter

## Toomians, Kristinae

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**From:** Bob Ruiz <campanille@comcast.net>  
**Sent:** Tuesday, August 06, 2019 11:16 PM  
**To:** Toomians, Kristinae  
**Subject:** David Carpenter Project-715 Tupper

Dear Ms. Toomians,

I am the former chair of the Burbank Gardens Neighborhood Association Board. I served on the board for the more than 10 years. The project proposed by David Carpenter between Tupper and Ray streets was reviewed by our board in a presentation by Mr. Carpenter in my home some years ago. Mr. Carpenter was asking for our endorsement of the project that he could take to the Cultural Heritage Board and the Planning Commission as evidence that his project would not negatively impact the neighborhood. We could not give him that endorsement for the following reasons:

1. The scale of the project. Putting two duplex units on that property with the existing home remaining on Tupper seemed excessive for that small lot. Further, he was proposing 30-foot units which we felt were too tall given the surrounding 1-story homes.
2. Impact of parking. The number of onsite parking spaces seemed too few, and therefore, it would impact the available parking on Tupper as well as Henley, affecting an even great sphere of neighbors.
3. Possible future expansion. It was not clear to the board that Mr. Carpenter would continue to have "storage" on the upper floors of the units. It was our concern that he would convert those to rentable units in the future since they already had dormer windows.

His current plan seems to be the exact same as it did in the past. Is there a change from what was rejected before?

Please share my concerns with the Cultural Heritage Board and the Planning Commission.

Sincerely,

Robert Ruiz  
Former Chair, Burbank Gardens Neighborhood Association (BGNA)  
652 Oak St.

## Toomians, Kristinae

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**From:** John Sabatino <johnsabatino@gmail.com>  
**Sent:** Wednesday, August 07, 2019 4:43 AM  
**To:** Toomians, Kristinae  
**Subject:** carpenter cottages

To whom it may concern,

My family and I live directly across the street from this. These 25' tall "cottages" are nothing more but a cash grab from David Carpenter. Since he has started renting his Tupper St house out it has been a revolving door of tenants! From out of state sex offenders to convicted drug manufacturers (butane hash, yes the police raided Tupper street!!) The place is currently vacant and the people started putting unwanted things on the front yard for months before they left. Mr Carpenter only found out his tenant was leaving because I called to complain about the couch they had in the front yard! My point is he is a slum lord who will pack these "cottages" with whom ever he can and walk away sit back in Walnut Creek and collect checks. He does not reside in Sonoma County and he does not use any type of landscape or cleaning services. The yard is a dead mess all year!

Also, I can almost guarantee when the construction dust settles and everything is built and approved, the "attic" space, within the extremely high pitched roof WILL become a third rental unit.

This is the last thing our little historic neighborhood needs. I really wish we could make the meeting but we are in Florida. Please I urge you to see what this is. An out of work architect looking to turn his "asset" into a section 8 cash cow so he can sit back and collect checks.

Regards,

John Sabatino  
726 Tupper Street

**From:** [Toomians, Kristinae](#)  
**To:** [Melissa Sabatino](#)  
**Subject:** RE: Carpenter Urban Cottages  
**Date:** Thursday, August 1, 2019 10:54:00 AM

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Hi Ms. Sabatino,

Thank you for your comments. I will forward them to the Cultural Heritage Board.

**Kristinae Toomians | Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-4692 | Fax (707) 543-3269 | [KToomians@SRCity.org](mailto:KToomians@SRCity.org)

**From:** Melissa Sabatino [mailto:[melissasabatino@gmail.com](mailto:melissasabatino@gmail.com)]  
**Sent:** Thursday, August 01, 2019 10:52 AM  
**To:** Toomians, Kristinae <[KToomians@srcity.org](mailto:KToomians@srcity.org)>  
**Subject:** Carpenter Urban Cottages

Hello Kristinae,

I am a concerned resident living at 726 Tupper Street for 10 years now. I live directly across from David Carpenter's existing home/ lot which he is proposing to build on and connect to 25 Rae street.

I have many concerns about this project:

- the amount of homes to be built
- the size of the homes to be built
- David Carpenters capacity as a landlord
- The impact on the neighborhood
- the impact on my family's quality of life

This is not the first time we as a neighborhood community have spoken out about the idea of David Carpenter's cottages.

I do not agree that multiple families and cars will all fit neatly in his lot.

His design shows fairly large structures to be built, in a neighborhood of small bungalows, which is imposing on us.

We also only have parking on one side of the street on Tupper street, so overflow parking is a great concern.

His honesty about putting only two familys per home is possibly a deception. Why are there such tall attics where most of our homes only have crawl spaces? We think after approval to build, he will try to rent the attic space also.

These 2 pair of duplexes along with his existing home seems overwhelming crowded and obtrusive. It seems detrimental to our living situation as well.

David has not been known to rent to many neighborly people either. There was a large police raid that occurred in his home back in 2018. He doesn't rent the home to people who care to uplift the neighborhood or make good impressions.

Though the current dwelling is a 1 bedroom, there were 3 cars or more parked in the driveway and street. There was large furniture usually on the curb and items left outside, bringing down the neighborhood.

I appreciate your time reading all my comments. Thank you for considering my opinion.

Melissa Sabatino

## Toomians, Kristinae

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**From:** Mary Jo Murphy <roadrunner123@att.net>  
**Sent:** Tuesday, August 06, 2019 10:13 PM  
**To:** Toomians, Kristinae  
**Subject:** Item 6.1 Carpenter Urban Cottages

Dear Ms. Toomians,

The Carpenter project on Tupper St. is a proposal out of proportion to the neighborhood that I fear will become more than a quaint "cottage" once he sneaks this by your committee.

His proposal calls for two 30" high structures in an area of single level bungalows (except for the historic Staural property), egress along an alley, inadequate parking for more than one tenant per unit, and a design with "storage" on the second level that happens to have dormer windows. My fear is that his "storage area" will become two more bedrooms on the second floor as soon as city scrutiny is lifted.

I remember Mr. Carpenter attended a meeting of the Burbank Gardens Neighborhood Association in 2016 where he presented the Board with his plans for review. At that time he stated that the upper floor would be used as a "sleeping loft".

I have been a resident of the Burbank Gardens Historic District since 1994. I am tuned into the plans for our downtown neighborhoods. I whole heartedly encourage the city and my neighbors to add units for housing in our large backyards. However, this project is a stretch too far, in my opinion. Would you please consider a further review to examine the parking and esthetic repercussions of this over developed design on our neighborhood street? It's just too big!

Thank you for your attention to this impactful development.

Sincerely,

MJ Murphy  
728 Charles St.  
416 Brown St.  
Burbank Gardens Historic District

## Toomians, Kristinae

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**From:** RICH CARO <rich.caro@sbcglobal.net>  
**Sent:** Tuesday, August 06, 2019 9:40 PM  
**To:** Toomians, Kristinae  
**Subject:** 715 Tupper St Development meeting.

To whom it may concern.

My name is Rich Caro and my wife Anne and I own 710 Tupper St. I am unable to attend the meeting to discuss the development of the two duplexes at 715 Tupper St. File # LMA15-013. There are a couple issues I would like to bring to your attention.

The first issue is parking, parking and parking. I know they have included some off street parking for these new duplexes, but what will happen is this. When the tenant's realize how inconvenient it is to back out of their narrow drive way, they will always take any available parking spot on the street and walk to their unit when passable. As it is now, 9 out 10 days when I get home from work in the evening I have to park a block away from my house. On top of that I have to buy a parking permit to park a block away and take another home owners parking spot. I know this will happen as it is happening even without these new duplexes. Go look at the parking on the 700 block of Tupper at around 5:30PM.

The second issue is the size of the "Attics or storage areas" on top of these Duplex's. These will be rentals and the rent will be sky high and the tenant's will more than likely make those huge storage areas livable space. That means more cars on an already overcrowded street. So you ask yourself, would you like to park a block, sometimes a block and a half away from your home at the end of a long day at work? We have no driveway and we must park on the street.

So once you do approve these new units, and we know you will for the tax's you'll receive and really that's what it's all about. \$\$ Then please don't let the tenants have parking permits or better yet. Make them all enter from Rae St. Also, how would like it if someone built a tall building next to your private yard that had windows looking straight down into your once private back yard? I know you really can careless as I have seen several new developments build right next to and tower over established homes.

Like you approved on Carly Rd. Also the huge development you allowed to invade the privacy of the home owners on Randell Rd in Rincon Valley. No respect for anyone's privacy. Anyway, you ask my opinion and I do feel like this letter is a waste of my time and I will have proved it a year from now when I have to park on Santa Rosa Ave and walk home from there thanks to you approving this development on out little street. Then in a few years you'll have moved on and we'll be left with your decision.

Thank you.

Rich & Anne Caro  
710 Tupper St  
707-494-4093

## Toomians, Kristinae

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**From:** Steve Stoural <sstoural@gmail.com>  
**Sent:** Wednesday, August 07, 2019 7:46 AM  
**To:** Toomians, Kristinae  
**Cc:** Katheryne Stoural; Steven Stoural  
**Subject:** CHB - Major Landmark Alteration - Carpenter Urban Cottages  
**Attachments:** CHB\_715TupperResponse.pdf; CHB\_715TupperResponse.docx

Good morning Kristinae,

I am unable to attend the Cultural Heritage Board meeting this afternoon in which the Carpenter Urban Cottages project at 715 Tupper St will be reviewed. I have attached a written response in the form of a Word and PDF document. Please ensure our response is provided to the board members for their review.

Kind regards,  
Steve Stoural

Dear members of the Cultural Heritage Board,

As Burbank Gardens residents, we are writing this letter to express our concerns for the proposed project at 715 Tupper and 25 Rae Streets (Carpenter Bungalows) as designed.

We live at 713 Tupper St which is next door to the proposed sites sharing a border with the 715 Tupper St and 25 Rae St parcels. First, we would like to express that the mailed Notice of Public Hearing listed the project address only as 25 Rae St and did not include 715 Tupper St as is required. This may in effect reduce the number of neighbors who were noticed and change the neighbors perception of the project. In addition, the project sign placed at 715 Tupper St. was erected Friday, August 2<sup>nd</sup>, for a meeting that was scheduled for Wednesday, August 7<sup>th</sup>. This is insufficient notice for a major landmark alteration.

Our primary concern for the project has remained constant since this project was initially presented 12 years ago and that is the height of the proposed structures. Currently, 715 Tupper St is occupied by a single story, historically contributing, bungalow with a peak roof height of roughly 16'. This existing structure is fitting for a neighborhood that is primarily comprised with similar dwellings. The height of the proposed structures is 25' which is considerably taller than the existing structure. From the street view of 715 Tupper, this height difference will detract from the basic visual and historical characteristics the site currently provides. In essence, the proposed structures will overwhelm and diminish the essential characteristics of the existing structure and our historic district. It would be more fitting for the proposed structures to not exceed the height of the existing bungalow.

In addition, we have concerns involving parking. As we understand the plans, parking for the proposed project will consist of one and a half parking spaces per unit. This lack of adequate parking is a major concern as Tupper St is highly impacted today in which street parking has become very difficult for existing residents and requires annual parking permits. Case in point, the most recent tenant at 715 Tupper St. which is an 821 square foot dwelling, has three vehicles alone and quite frequently has a fourth car blocking the sidewalk. The additional units will have an adverse effect on a neighborhood that is already bursting at the seams with cars as it is not hard to imagine an overflow of vehicles onto Tupper St when the designated parking locations are occupied.

Furthermore, we are also concerned by the orientation of the proposed parking sites as the headlights of the vehicles will be directed at our property which is not typical for parking in our neighborhood. Vehicle headlights will shine into neighboring yards and a vehicle mistaking the gas pedal for the brake could easily drive through a wooden fence and into the neighbor's backyard.

We acknowledge the time and effort required to properly evaluate a project of this magnitude and appreciate your thorough focus on the details of the design and the impacts they have on

our neighborhood. If you need clarification or have any questions, please do not hesitate to contact us.

Sincerely,

Steven Stoural  
Katheryne Stoural  
713 Tupper St  
707-542-4576