

Re: [EXTERNAL] Modification of Front Setback Lots 13/14 Of Summerfield Hills Subdivision #8

McKay, Conor <CTMcKay@srcity.org>

Wed 5/5/2021 12:13 PM

To: Peter M Banks <pb2@sonic.net>

Cc: cjohnke@pacunion.com <cjohnke@pacunion.com>; Cheney Betty <chaney5576@sbcglobal.net>

Hello Peter,

Thank you for reaching out about the proposal to modify the Final Map. I appreciate your dedication to pedestrian safety in the neighborhood.

In looking at the setbacks for the surrounding parcels, the properties on either side of the subject property have a front setback of 20', pursuant to the Zoning District development standards for RR-20. Across the street at 5495 and 5497 Newanga, a Final Map establishes a 40' setback similar to the subject Final Map proposed for modification. However, the remaining rural parcels on either side of Newanga heading west away from the park are all located in the RR-20 district as well, which establishes a 20' setback. The proposal would achieve consistency between the final map and zoning code front setbacks.

At this time, there has been no discussion between the City and the applicant about splitting the lot. This would require a Tentative Parcel Map to be filed, which is a completely separate application that would require a different planning process. This would also take place at a public meeting during which you would be able to express your thoughts about the proposal.

Future development of the lot would be required to comply with all zoning code regulations. If maintained as a single-family dwelling, only one detached accessory dwelling unit would be allowed to be constructed. The accessory structure maximum height is 16' in the RR-20 zoning district.

You will be receiving another notice regarding the public hearing at the Planning Commission about the proposed project which will demonstrate methods of participating in the meeting.

Thank you, and best wishes.

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

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

CTmckay@srcity.org

email signature cropped

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently 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.

From: Peter M Banks <pb2@sonic.net>

Sent: Wednesday, May 5, 2021 10:42 AM

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

Cc: Banks Peter <pb2@sonic.net>; cjohnke@pacunion.com <cjohnke@pacunion.com>; Cheney Betty <chaney5576@sbcglobal.net>

Subject: [EXTERNAL] Modification of Front Setback Lots 13/14 Of Summerfield Hills Subdivision #8

Dear Conner McKay,

I have been a resident of Santa Rosa and owner of a home at 5602 Newanga Ave. for the past 22 years. I am strongly opposed to the proposed modification of front setback fo Lots 13 and 14 of the Summerfield Hills Subdivision No. 8 Final Map. My reasons are given below:

1. Background. Newanga Avenue is not a normal city street. It is narrow, has no sidewalks along most of its way and provides the ONLY access to the south end of Spring Lake Park to the rest of Santa Rosa.. From my observation, each day several hundred Santa Rosa residents use Newanga Ave. to walk to and to return from the Park to their homes.
2. Situation. The properties on either side of Newaga Ave. were mandated 40' setbacks on larger than normal-sized lots. This created a visual transition from the more densely populated areas of the city to the park and its facilities. It's also likely that the city planners foresaw the desire of some residents to purchase properties to maintain stables for horses that could easily use Park trails. Hence, the larger sized lots and setbacks.
3. I feel the likely reason for a change in the proposed set back is requested simply to enable the owner or owners to subdivide lots 13 and 14 for the reason of building a additional homes for personal economic gains on a splitting of the existing lots. This gain, of course, comes along with a lessening of the ambience of environment, an economic reduction for the existing property owners. and increased danger for pedestrians using Newanga Ave. for access to Spring Lake Park.
4. Thus, I feel that the proposed change in setback of lots 13 and 14 has the strong potential to: (1) degrade the visual environment along Newanga Avenue via homes very close to the street, (2) increases the density of traffic along Newanga Avenue and (3) reduction the economic value of homes fexisting property owners. Because of these effects, I opposed the proposed modification of front setbacks.

I'd be happy to discuss my thoughts with you by phone.

Peter Banks
5602 Newanga Ave.

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