

Murray, Susie

From: Gary Barsuglia <bargszilla@sbcglobal.net>
Sent: Thursday, June 14, 2018 9:26 PM
To: Murray, Susie
Cc: dan.morganproperties@gmail.com
Subject: Marlow Commons Project

Hello Suzie,

As the adjacent property owners to the Marlow Commons Project, I am prepared to support the Project as long as some concerns are addressed to our satisfaction.

1. Our primary concern is the city lot in front of our property at 2299 Marlow Road. I understand that this is not part of the proposed plan, but this property will be impacted significantly by this subdivision. We would need a permanent solution for the access from our property onto Marlow Road. Our access onto Marlow Road from our front gate has been in place for over 100 years. As proposed by Mr. Lackie of the City of Santa Rosa, the elimination of our Marlow Road paved driveway access and one entrance/exit to this lot from Crosspoint Ave. is completely unacceptable for a number of reasons. The lot is currently being used as a community parking lot by Monroe School for morning drop-offs and afternoon pick-ups of school children and various other activities at the school such as open house and back to school nights, free food giveaways. It is also used by the Santa Rosa Little League all Spring and Summer especially on the weekends. Often this lot is completely full and would most likely be also used for overflow parking from the Marlow Commons Project. **We must retain direct paved access onto Marlow Road. This is also a traffic safety issue.**

2. I am concerned as to the type of fence that is being proposed to divide the new subdivision from our property. Preference would be a CMU wall or some sort of concrete tilt up for privacy and sound and so that in future years, we would not have to deal with multiple property owners and/or renters trying to replace a deteriorated wooden fence.

3. There is an 80-year-old heritage redwood tree on the southeast corner of our property. I have concern to potential damage during grading and construction and any liability we will have after construction.

4. There is a water well on the southwest corner of our property approximately 10 feet from the property line. We would need some special care taken during excavation and soil compaction to insure that this water well is not damaged during this construction process.

In closing, as long as these genuine concerns are addressed appropriately and adequately, I would be in favor of having this Project move forward.

Thank you,

Gary Barsuglia and family

Jones, Jessica

From: G.C. Johnston <gcjohnston@comcast.net>
Sent: Wednesday, March 15, 2017 4:26 PM
To: Jones, Jessica
Subject: Marlow Project, File No. PRAP17-009

RE: Marlow Project, File No. PRAP17-009

Dear Jessica Jones,

My name is Gary Johnston and I live at 2093 Crosspoint Ave. My house is the first house on the corner of Marlow & Crosspoint, west of the bus stop and south of James Monroe School.

I **STRONGLY DISAGREE** with the city's proposed Marlow Commons Project at 2199 Marlow Road, per File No. PRAP17-009.

There is a **VERY SERIOUS** traffic problem in this area. I have witnessed dozens of accidents here since moving here in 2012. Parking is a **HUGH** problem on Crosspoint Ave. at the beginning and end of the school day. The south side of Crosspoint is a **NO PARKING ZONE**. People park in it every day. With cars parked on both sides of this street it would be impossible for a fire engine to pass another car. I have never seen a car ticketed for parking there.

Speeding is also a **HUGE** problem on Marlow Rd. We have dubbed it "The Marlow Motorway". In short, the Santa Rosa Police Department is absolutely ineffectual in controlling the traffic, parking and noise. And to build more, **HIGHER DENSITY** living units will simply compound the problem. I don't see SRPD improving their performance in the near future. All the traffic studies are useless unless there is enforcement.

People use Crosspoint Ave. to by-pass the Marlow/Guerneville intersection, driving west to Gamay then onto westbound Guerneville Rd. and vice versa, which increases the traffic on Crosspoint to an unacceptable level.

Crime is also high in this area, higher than I would have expected. Also the number of homeless and aggressive panhandlers is extremely high. People sleep in the bushes near the bus stop, and in the bushes on the south side of Crosspoint.

And there is a **HUGE** litter problem in the area. Everywhere you look there is trash. People dump all their trash onto the street, including their dirty diapers. And again, there is no enforcement of any laws. And the city wants to increase the number of residents in this area?

The next problem is the existing utilities. They will all have to be upgraded. Take a look at the Stony Point Road Project. I'll be long dead before that project is completed. And what about water service? Aren't we still officially in a drought? How can Sonoma County, or the State of California, continue to add thousands of living units onto a water system that cannot handle the load already placed on it? Answer – **TAX REVENUE**.

Before moving to Santa Rosa I lived in Los Angeles for 5 years. And as I look around this city, I can see that it is fully the intent of the City Planners to turn Santa Rosa into a Northern California version of Los Angeles. How many City Planners live in this area? My guess is ZERO.

With all that said I believe this project will have a negative impact on my property value as well as others in the area. The area should remain at the current low density, R-1-6 (single family dwelling) zoning. I would not object to a development that would include single family dwellings, in like and kind to the existing Apple Manor subdivision, but strongly object to any apartment buildings, condominium complexes or the like.

To visualize what this area would be like when a project like this is completed, take a drive down McBride Lane some afternoon. I do not want to live in a community like that.

Gary C. Johnston
2093 Crosspoint Ave.
Santa Rosa, CA 95403.

Proposed Project: Marlow Commons, 2199 Marlow Road, Santa Rosa

Statements:

1. I own and reside on a property located on Crosspoint Avenue.
2. I use the corner of Marlow Road and Crosspoint Avenue to access my home.
3. As do most of the properties on Crosspoint Avenue, I have one street parking space in front of my home.
4. James Monroe School is located on Marlow Road and the closest cross street is Crosspoint Avenue.
5. The activities at the school location (school being open and related events, Little League use every evening and weekends 10 months of the year, polling place) usually require additional street parking on Crosspoint Avenue.
6. There is no street parking on Marlow or Guerneville Roads.

Questions:

1. How many parking spaces of the 190 proposed for this project are allocated for the 19 apartments located at the triangle-shaped corner at Marlow Road and Crosspoint Avenue?
2. It is assumed that there will be foot-access at Crosspoint/Marlow into/out of the area of the Marlow Commons. Will there also be entrance/egress access for vehicles at this corner?
3. Has an impact report been made relating to the potential additional parking use on Crosspoint Avenue created by any over-flow parking from the Marlow Commons?

Concerns:

1. The street parking on Crosspoint is often maximized, especially when there are any non-residential activities taking place at Monroe School. Any potential additional over-flow from Marlow Commons should be taken seriously
2. Due to current maximized usage of the parking spaces on Crosspoint, the access to my mailbox and my driveway becomes blocked. There have been days when my mail is not delivered due to the blocked mailbox.
3. As is the case on many streets, often the vehicle that doesn't run is the one parked on the street. With an additional 75 new residential units in the neighborhood, how will the possibility of "abandoned" vehicles be managed by the Crosspoint Avenue residents and the city? I know from personal experience that the Vehicle Abatement program is under staffed and it can take weeks to get a vehicle off the street.

Submitted by:

Lou Thompson

2121 Crosspoint Avenue

Santa Rosa CA 95403

707-576-7294

lou.thompson@sbcglobal.net

CITY OF SANTA ROSA
100 SANTA ROSA AVENUE RM 3
SANTA ROSA, CA 95404

MAR 14 2017

COMMUNITY DEVELOPMENT
DEPARTMENT

David R. Lewis, ASA, SR/WA
2111 Crosspoint Avenue
Santa Rosa, CA 95403
(707)523-1417 - slewis@sonic.net

March 10, 2017

Jessica Jones, Project Planner
Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue
Room 3
Santa Rosa, CA 95404

CITY OF SANTA ROSA
100 SANTA ROSA AVENUE RM 3
SANTA ROSA, CA 95404

MAR 11 2017
COMMUNITY DEVELOPMENT
DEPARTMENT

RE: Proposed Marlow Commons Project
Your File Number PRAP17-009

Dear Ms. Jones:

I just received a public notice for the above mentioned Project. As with the General Plan Amendment and a Zone it is my opinion development as planned/proposed will aggravate existing negative conditions and produce more safety problems. It will aggravate parking problems and traffic on Crosspoint. In addition, the lack of buffer and land use transition will cause land use conflicts with existing uses. The higher density uses should be located away from the intersection at Crosspoint Avenue. Locate higher densities towards Guerneville Road. In addition, there should be more parking spaces for the number of units proposed.

Many people use Crosspoint Avenue as a shortcut or bypass to avoid the intersection of Marlow Road and Guerneville Road. The people who use Crosspoint Avenue as a bypass often speed creating a safety hazard in a residential neighborhood. An increase in density would aggravate the existing conditions by increasing traffic (more congestion) and encourage more bypass activity. Overflow parking from the Project will use Crosspoint Avenue an already aggravated parking condition.

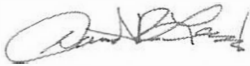
Monroe Elementary School is a significant activity node that spills over into the neighborhood. For example, the dropping off of children at Monroe Elementary School produces parking problems as well as congestion. People use Crosspoint Avenue as a drop off. There is parking on Crosspoint including along the "no parking zone." The travel way is dangerously restricted. In addition, the excess right of way land at the southwest corner of Marlow Road and Crosspoint Avenue is also used for school parking which also forces traffic onto Crosspoint Avenue.

There are a number of land use conflicts associated with the massive use of the public school property. In addition to the school activities and associated traffic, the Santa Rosa City School

District allows the Little League to operate a sports complex at Monroe School. There is overuse of the sports complex. The Little League uses surplus right of way and Crosspoint Avenue for overflow parking. They also use Crosspoint Avenue as a bypass. The Little League adult participants often speed on Crosspoint. There have been conflicts with residents. Simply, there is more traffic in a residential neighborhood not associated with the existing residential use activities. The quiet enjoyment of homes is denied.

Barsuglia Avenue is a short street off Crosspoint Avenue and near the Marlow Road intersection. Barsuglia Avenue may be extended at some point in time. Increase in densities will produce more traffic that will spill onto Crosspoint Avenue producing more congestion, traffic safety, and nuisance problems. Barsuglia Avenue is currently used as a turn around by school and Little League traffic.

Thank you for your consideration.



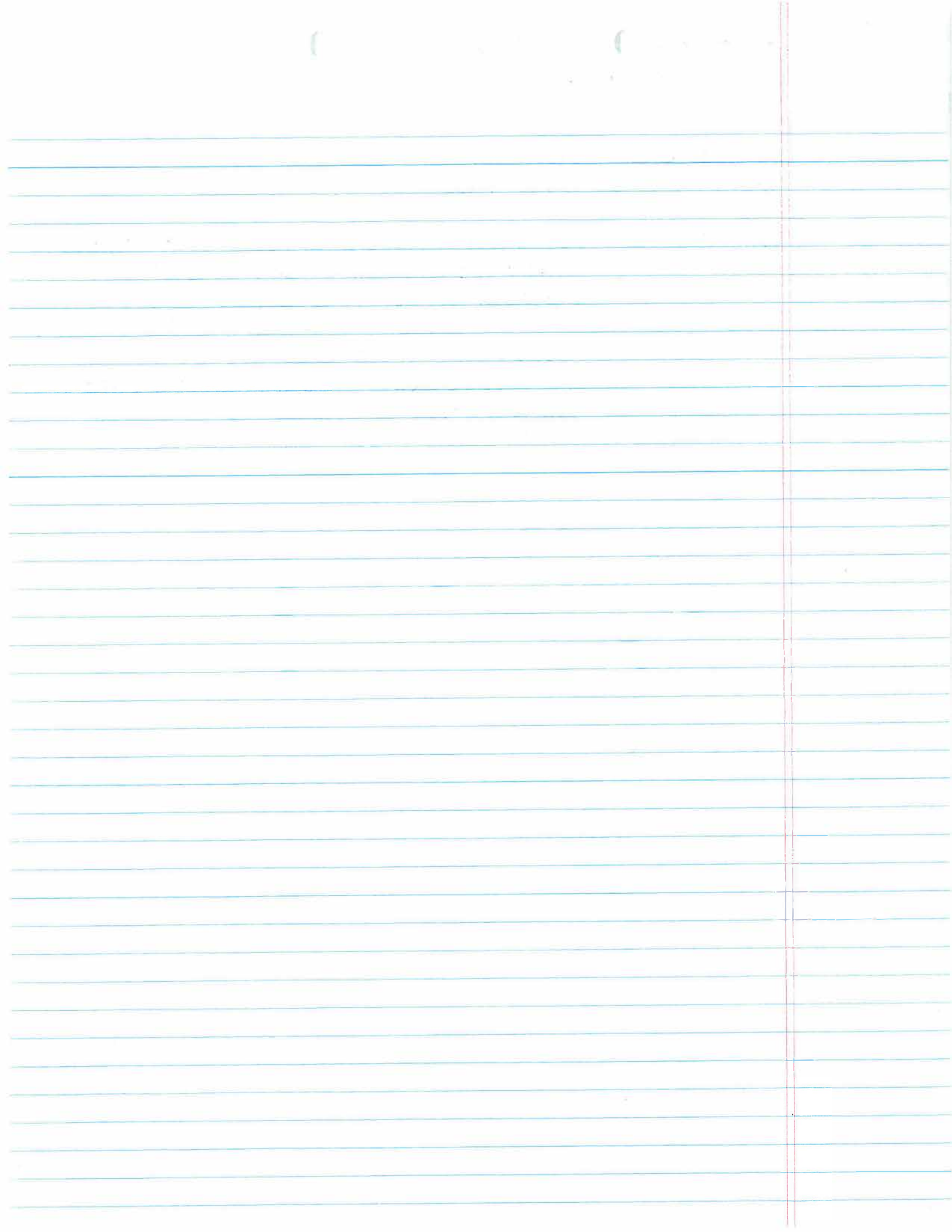
David R. Lewis, ASA, SR/WA

Marlow Commons Neighborhood Meeting

• Charles Stark
2053/ Marlow Rd
2049

concerns: -privacy impacts if two story
structures are developed
adjacent to his property

- concern \approx noise from residential
units directly adjacent (barking
dogs, etc)



Murray, Susie

From: Murray, Susie
Sent: Tuesday, June 12, 2018 4:31 PM
To: Clement/Michael
Cc: Saberian, Massoud; Nadeau, Kim
Subject: FW: MARLOW COMMONS PRJ17-022
Attachments: Attachment 6 -Traffic Study - Marlow Commons.pdf

Hi Michael,

I've attached a copy of the Traffic Study that was prepared for the Marlow Commons project. Please see below for my responses to each of your suggestions. By way of this email, I'm asking Massoud Saberian, one of our Traffic Engineers, to add additional comments if I've overlooked something. I think the attached study will likely answer most of your questions.

Please let me know if there's anything else I can provide.

Susie

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



 Please consider the environment before printing.

From: Clement/Michael [<mailto:piedmount@yahoo.com>]
Sent: Tuesday, June 12, 2018 1:30 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: MARLOW COMMONS PRJ17-022

Hi again, Susie;
Could you please ensure our updated neighborhood concerns below are not overlooked.
Thank you,
Michael

----- Forwarded Message -----

From: Murray, Susie <SMurray@srcity.org>
To: Clement/Michael <piedmount@yahoo.com>
Sent: Tuesday, September 05, 2017 03:53:00 PM PDT
Subject: RE: MARLOW COMMONS PRJ17-022

Thank you for your comments (again ☺). I've included them in the public file.

Susie Murray | City Planner

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

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Clement/Michael [<mailto:piedmount@yahoo.com>]
Sent: Tuesday, September 05, 2017 2:34 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: MARLOW COMMONS PRJ17-022

Hi Ms. Murray;

We are resubmitting these comments as you suggested we do.

Thank you,

Michael

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, January 27, 2016, 12:22 PM, Clement/Michael <piedmount@yahoo.com> wrote:

Hello Ms. Murray and Planning Commission;

In response to the notice we received, we'd like to request consideration for the following traffic flow and safety recommendations:

- Maintain driveway exiting traffic from the rezoned parcels' development along Marlow to signed "right-turn-only";

Response: The project has full access to Marlow Road; both right and left turns are allowed when exiting the subdivision. There will be a left turn pocket for northbound traffic entering Marlow Commons from Marlow Road.

- Install a high visibility crosswalk on Marlow at Crosspoint Ct, for active pedestrian crossing and J-walking n/o Guerneville Rd;

Response: A Traffic Study was prepared by W-Trans for the project (copy attached), and was reviewed by the City's Traffic Engineering Division. Based on recommendations in the report, City staff have determined that the HAWK crosswalk is not warranted. I've copied Massoud Saberian from Traffic Engineering if you have any additional comments about that.

- Maintain synchronized signal light timing of existing and any proposed signal light installations on Marlow;

Response: The project has not been conditioned for any changes to the current signalization.

- Ensure sufficient multi-family vehicle on-site development parking factoring-in current No Parking along Marlow.

Response: Pursuant to Zoning Code Table 3-4, 144 spaces are required. The project exceeds parking requirements offering 180 spaces.

- Resident Only parking signage may be required on Crosspoint Court to avoid Marlow Commons overflow.

Response: The way to achieve this is to apply for a Parking Zone. If you're interested in pursuing this, please contact Kim Nadeau. She can be reached at 543-3464, and is copied on this email.

Please confirm your receipt of this email.

Thank you,

M. Mojica

C. Cunneen

MAR 21 2017

Planning & Economic
Development Department

To: Jessica Jones, Planning Director and City Council

From: Charles Stark, 2053 Marlow Rd SR, Owner Parcels 036-061-040, 036-061-066

I wish to oppose the Marlow Commons Project for the following reasons:

1. Lots 39,40,41 are two story buildings facing west to my lot, thus losing my right to privacy.
2. The noise from 75 Residential Units, creating parties, loud music, barking dogs, etc, would disturb my sick wife. Her bedroom faces west towards the lots.

Neighborhood problems:

1. Increased traffic on Marlow & Guerneville Rds: Egress to the south: Convalescent Homes west and across the road. Car wash to the east. Shopping center on Guerneville Rd and 3 gas stations.
2. Egress on Marlow: City Street no street light for Monroe children walking south. No turn signal for traffic going south.

Conclusion: Proposed 75 Units on less than 5 Acres causes crowding, pollution from vehicles, Etc