

**From:** [Duane De Witt](#)  
**To:** [City Council Public Comments](#); [Guzy, Julie](#)  
**Cc:** [Alvarez, Eddie](#); [Rogers, Chris](#); [Tibbetts, Jack](#); [Rogers, Natalie](#); [Sawyer, John](#); [Schwedhelm, Tom](#); [Fleming, Victoria](#)  
**Subject:** [EXTERNAL] Public Hearing 15.1 on Tues Nov. 16 SR City Council meeting Public Comment.  
**Date:** Tuesday, November 16, 2021 10:09:50 AM

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Duane De Witt, Sonoma County Housing Advocacy Group.

400 words below.

Please Reject Stony Flats raping of nature & Roseland Creek!

Please do not approve this housing development proposal at this site. The area should be saved for a park next to Roseland Creek to help with park equity for the disadvantaged, underserved and over-burdened areas of the Roseland Creek neighborhoods. This project is in the wrong place and there should be an effort to work with the developer for a transfer of development rights to an area along Sebastopol Rd. There three to four times as many housing units could be built in a much smaller space.

This could be done with high rise buildings as tall as 10 or more stories high in the commercial corridor area. There is an excellent site next to Exchange Bank on Dutton Ave. Mr. Alvarez and Mr. Bruegeman both know of this site plus there are others nearby closer to transit for a true Transit Oriented Development. This proposal before you today lacks an accurate and complete environmental review of the negative and unavoidable significant cumulative impacts the project will have on the community, the environment, and nearby neighbors.

The existing environmental documents are inadequate, therefore an Environmental Impact Report is requested to address the damage to habitat for California Tiger Salamander as well as the negative impacts to Roseland Creek. This waterway must be protected from environmental damage and effects of pollution. The creek drains to the Laguna de Santa Rosa which empties into the Russian River where efforts are afoot save local fish habitats. Also increased automobile use in the area will have negative environmental effects, both in terms of pollution and quality of life. This is because Stony Pt. Rd. is a heavily traveled road with many high speed users. Fatal crashes have occurred nearby.

While project proponents claim “low impact development” will occur no such thing is true. The moving of dirt on the site will be a high intensity disruption of the habitat and will potentially increase flooding in the area due to increased runoff from the impermeable surfaces to be built on now open natural land. The list of defects and faults with this project is too long for this email to be complete but this request is made for this to be read into the record today plus a request for a full Environmental Impact Report to be done to adequately address all cumulative negative impacts.

**From:** [Duane De Witt](#)  
**To:** [City Council Public Comments](#); [Rogers, Chris](#); [Rogers, Natalie](#); [Alvarez, Eddie](#); [Tibbetts, Jack](#); [Schwedhelm, Tom](#); [Sawyer, John](#); [Fleming, Victoria](#); [Guzy, Julie](#)  
**Cc:** [Duane De Witt](#)  
**Subject:** [EXTERNAL] Apologies for typographical errors  
**Date:** Tuesday, November 16, 2021 12:04:40 PM

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Hello this address box below should have been on my Public Hearing 15.1 comment for today.

Also, the County does not have a Dept. of Regional Parties yet. Public computer spell check jumped to a conclusion which could be fun, but it was Regional Parks my comment was about.

Thank you all for the attention to the ideas, if not the language. With kind regards,  
Sincerely,  
Duane De Witt  
Box [REDACTED]  
Santa Rosa, Ca. 95402

**From:** [STEVAN HUNTER](#)  
**To:** [CityCouncilListPublic](#)  
**Subject:** [EXTERNAL] Stony Point Flats Project  
**Date:** Tuesday, November 16, 2021 5:18:29 PM

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Hello City of Santa Rosa City Council,

I can't seem to participate in today's meeting but I have been watching it live. I wanted to comment on the Stony Point Flats project. I have been photographing and videotaping the intersection of Stony Point and Giffen Ave. During peak traffic flows (especially during school drop off and pick up) the queue line for the left turn lane onto Giffen Ave (west bound) is completely filled and backs up. The problem with this housing development depends on this left turn for the new tenants to make U-Turns. I feel this is dangerous and requiring new cars to make U-Turns at this intersection.

An alternative is to construct the extension of North Point Parkway as part of the housing project.

Two other requests:

- a. Please confirm the hydraulics have been updated to the current pad elevation as I saw the intended outlet pipe completely covered by several feet of water during the last rain event.
- b. Please install a solid wall along the north side of the proposed project parking lot to mitigate against cars starting noises and headlights pointing directly at the existing houses.
- c. (Repeat of my initial ask), please construct North Point Parkway Extension so that cars can use it and the existing signalized intersection at North Point Parkway and Stony Point Rd.

Thank you,  
Stevan Hunter  
707-[REDACTED]

PS: I have reached out to Eddie Alvarez on 9-3-2021 and 8-25-2021 but he never met me.

Sent from [Mail](#) for Windows

**From:** [Calum Weeks](#)  
**To:** [CityCouncilListPublic](#)  
**Subject:** [EXTERNAL] Public Support Letters - Stony Point Flats  
**Date:** Wednesday, November 17, 2021 4:29:32 PM  
**Attachments:** [Letters of Support - Stony Point Flats.pdf](#)

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Dear Mayor, Vice Mayor, and Councilmembers:

I would like to express our deepest appreciation for your vote last night supporting more affordable housing in the City of Santa Rosa. While the attached letters of support were regrettably delayed in being sent, we thought it important to have them on the record nevertheless.

As always, thank you for your service.

All the best,

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Calum (Cal) Weeks, MPA ([he/him](#)) | Policy Director

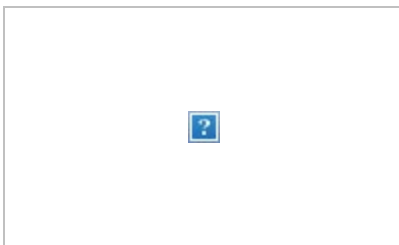
## **Generation Housing**

### **GenerationHousing.org**

1275 Fourth St. #179 | Santa Rosa, CA 95404

760-799-4771 c | 707-570-8768 f

**Have you requested your #WeAreGenH yard sign? [Click here to do so!](#)**



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)

# Support New Affordable Homes at Stony Point Flats

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Renee Allen

Postal Code: 95407

Email Address: reneea@srhealth.org

Date of Submission: Wed, 11/17/2021 - 13:13

Submission Letter:

I am a concerned citizen, residing at: 95407.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

The Stony Point Flats project's urban design maximizes the site and buffers prospective residents from a proposed extension of Northpoint Parkway. Meaningful amenities planned for the site include a community center, basketball court, barbecue area, playground, fitness center, extended bike paths, and both bike lockers and racks. These bicycle facilities will help create a balanced transportation system that is pedestrian and bicycle friendly and encourages residents to use these modes of transportation. Protection of Roseland Creek is an important priority, and we are confident that this solar-powered project can be implemented with minimal disruption to the natural environment.

The partnership between Phoenix Development and Integrity Housing has already resulted in new affordable units in Santa Rosa. Dutton Flats, at Dutton Avenue & 3rd Street, is now serving very low-income and low-income community members in Santa Rosa. We are excited that Phoenix & Integrity are continuing the work to provide more housing for our community members in great need.

We encourage you to support this project and expand affordable housing in Santa Rosa. Please deny this appeal and allow the Stony Point Flats to move forward unimpeded.

# Support New Affordable Homes at Stony Point Flats

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Denise Leitzel

Postal Code: 95401

Email Address: deeleitzel@gmail.com

Date of Submission: Wed, 11/17/2021 - 12:15

Submission Letter:

I am a concerned citizen, residing at: 95401.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Kevin Anderson

Postal Code: 95401

Email Address: kevand8@gmail.com

Date of Submission: Wed, 11/17/2021 - 12:14

Submission Letter:

I am a concerned citizen, residing at: 95401.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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David Kittelstrom

Postal Code: 95401

Email Address: kittelstrom@gmail.com

Date of Submission: Wed, 11/17/2021 - 11:16

Submission Letter:

I am a concerned citizen, residing at: 95401.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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J Mullineaux

Postal Code: 95404

Email Address: jmullineaux7@hotmail.com

Date of Submission: Wed, 11/17/2021 - 08:21

Submission Letter:

I am a concerned citizen, residing at: 95404.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

The Stony Point Flats project's urban design maximizes the site and buffers prospective residents from a proposed extension of Northpoint Parkway. Meaningful amenities planned for the site include a community center, basketball court, barbecue area, playground, fitness center, extended bike paths, and both bike lockers and racks. These bicycle facilities will help create a balanced transportation system that is pedestrian and bicycle friendly and encourages residents to use these modes of transportation. Protection of Roseland Creek is an important priority, and we are confident that this solar-powered project can be implemented with minimal disruption to the natural environment.

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# Support New Affordable Homes at Stony Point Flats

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Valerie Schlafke

Postal Code: 95401

Email Address: vschlafke@earthlink.net

Date of Submission: Wed, 11/17/2021 - 06:31

Submission Letter:

I am a concerned citizen, residing at: 95401.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Barbara Gude

Postal Code: 95404

Email Address: bgude1@yahoo.com

Date of Submission: Tue, 11/16/2021 - 20:21

Submission Letter:

I am a concerned citizen, residing at: 95404.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

The Stony Point Flats project's urban design maximizes the site and buffers prospective residents from a proposed extension of Northpoint Parkway. Meaningful amenities planned for the site include a community center, basketball court, barbecue area, playground, fitness center, extended bike paths, and both bike lockers and racks. These bicycle facilities will help create a balanced transportation system that is pedestrian and bicycle friendly and encourages residents to use these modes of transportation. Protection of Roseland Creek is an important priority, and we are confident that this solar-powered project can be implemented with minimal disruption to the natural environment.

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# Support New Affordable Homes at Stony Point Flats

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Yesenia Lemus

Postal Code: 95401

Email Address: lemusyn@gmail.com

Date of Submission: Tue, 11/16/2021 - 20:12

Submission Letter:

I am a concerned citizen, residing at: 95401.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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natalie hogan

Postal Code: 95405

Email Address: nhogan56@gmail.com

Date of Submission: Tue, 11/16/2021 - 17:58

Submission Letter:

I am a concerned citizen, residing at: 95405.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Tamara Murrell

Postal Code: 95436

Email Address: tlm458@sonic.net

Date of Submission: Tue, 11/16/2021 - 16:37

Submission Letter:

I am a concerned citizen, residing at: 95436.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Lilith Rogers

Postal Code: 95472

Email Address: Lilithrogers1@gmail.com

Date of Submission: Tue, 11/16/2021 - 16:13

Submission Letter:

I am a concerned citizen, residing at: 95472.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Donald Lusty

Postal Code: 94102

Email Address: lusty2000@hotmail.com

Date of Submission: Tue, 11/16/2021 - 15:15

Submission Letter:

I am a concerned citizen, residing at: 94102.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

---

Donald Lusty

Postal Code: 94102

Email Address: lusty2000@hotmail.com

Date of Submission: Tue, 11/16/2021 - 15:13

Submission Letter:

I am a concerned citizen, residing at: 94102.

I am petitioning you to:

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# Support New Affordable Homes at Stony Point Flats

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Talmadge Wright

Postal Code: 95405

Email Address: [twright@luc.edu](mailto:twright@luc.edu)

Date of Submission: Tue, 11/16/2021 - 14:19

Submission Letter:

I am a concerned citizen, residing at: 95405.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Max Perrey

Postal Code: 94941

Email Address: max.perrey@gmail.com

Date of Submission: Tue, 11/16/2021 - 13:36

Submission Letter:

I am a concerned citizen, residing at: 94941.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Jacque Pedgrift

Postal Code:

Email Address: jacquepedgrift@gmail.com

Date of Submission: Tue, 11/16/2021 - 13:32

Submission Letter:

I am a concerned citizen, residing at: .

I am petitioning you to:

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# Support New Affordable Homes at Stony Point Flats

---

Hannah Watson

Postal Code: 95401

Email Address: hannahlouisewatson@gmail.com

Date of Submission: Tue, 11/16/2021 - 13:29

Submission Letter:

I am a concerned citizen, residing at: 95401.

I am petitioning you to:

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# Support New Affordable Homes at Stony Point Flats

---

Beth Dadko

Postal Code: 95405

Email Address: beth\_dadko@hotmail.com

Date of Submission: Tue, 11/16/2021 - 13:20

Submission Letter:

I am a concerned citizen, residing at: 95405.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

The Stony Point Flats project's urban design maximizes the site and buffers prospective residents from a proposed extension of Northpoint Parkway. Meaningful amenities planned for the site include a community center, basketball court, barbecue area, playground, fitness center, extended bike paths, and both bike lockers and racks. These bicycle facilities will help create a balanced transportation system that is pedestrian and bicycle friendly and encourages residents to use these modes of transportation. Protection of Roseland Creek is an important priority, and we are confident that this solar-powered project can be implemented with minimal disruption to the natural environment.

The partnership between Phoenix Development and Integrity Housing has already resulted in new affordable units in Santa Rosa. Dutton Flats, at Dutton Avenue & 3rd Street, is now serving very low-income and low-income community members in Santa Rosa. We are excited that Phoenix & Integrity are continuing the work to provide more housing for our community members in great need.

We encourage you to support this project and expand affordable housing in Santa Rosa. Please deny this appeal and allow the Stony Point Flats to move forward unimpeded.

# Support New Affordable Homes at Stony Point Flats

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Nashiely Frias

Postal Code: 95403

Email Address: nashielyf@srhealth.org

Date of Submission: Tue, 11/16/2021 - 12:37

Submission Letter:

I am a concerned citizen, residing at: 95403.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Irene Baluyut

Postal Code: 95404

Email Address: ireneb@srhealth.org

Date of Submission: Tue, 11/16/2021 - 12:16

Submission Letter:

I am a concerned citizen, residing at: 95404.

I am petitioning you to:

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# Support New Affordable Homes at Stony Point Flats

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María Guadalupe Reyes M

Postal Code:

Email Address: reyes19812017@hotmail.co

Date of Submission: Tue, 11/16/2021 - 12:10

Submission Letter:

I am a concerned citizen, residing at: .

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Carolina Apicella

Postal Code: 95403

Email Address: carolinaa@srhealth.org

Date of Submission: Tue, 11/16/2021 - 12:08

Submission Letter:

I am a concerned citizen, residing at: 95403.

I am petitioning you to:

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# Support New Affordable Homes at Stony Point Flats

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Annemarie Brown

Postal Code: 95404

Email Address: annemarieb@srhealth.org

Date of Submission: Tue, 11/16/2021 - 12:06

Submission Letter:

I am a concerned citizen, residing at: 95404.

I am petitioning you to:

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# Support New Affordable Homes at Stony Point Flats

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John Baxter

Postal Code: 95405

Email Address: jbaxter228@aol.com

Date of Submission: Tue, 11/16/2021 - 12:05

Submission Letter:

I am a concerned citizen, residing at: 95405.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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# Support New Affordable Homes at Stony Point Flats

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Tracy Allen

Postal Code: 95407

Email Address: [tracya@srhealth.org](mailto:tracya@srhealth.org)

Date of Submission: Tue, 11/16/2021 - 12:03

Submission Letter:

I am a concerned citizen, residing at: 95407.

I am petitioning you to:

We encourage the City Council to deny the appeal of the Environmental Impact Report (EIR) Amendment submitted November 2, 2021 to the Design Review Board for the Stony Point Flats Apartments proposed at 2268 Stony Point Road.

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