

Murray, Susie

From: Murray, Susie
Sent: Wednesday, March 6, 2019 12:23 PM
To: 'Jay Ryder'
Subject: FW: Bellevue Ranch 7 Subdivision Comment

FYI

Susie Murray | Senior 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.

-----Original Message-----

From: Murray, Susie
Sent: Wednesday, March 6, 2019 12:23 PM
To: 'Dee Cee' <dcbajo7@gmail.com>
Subject: RE: Bellevue Ranch 7 Subdivision Comment

Mr. Chow,

The project is designed to take access off of Dutton Meadow. I encourage you to both come in and review the plans and attend the Planning Commission hearing on March 28th. Either way, thank you for your comments; I'll provide a copy to the Commissioners for their review.

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From: Dee Cee <dcbajo7@gmail.com>
Sent: Tuesday, March 5, 2019 4:32 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Bellevue Ranch 7 Subdivision Comment

Please have access via extension of Raindance way. Dutton Meadow road is in poor condition. The elementary school and recent development on Tuxhorn and Pebblecreek has increased traffic. If access is via Dutton Meadow the developer should be obligated to improving Dutton Meadow to current road standards. There are no sidewalks or bike lanes along portions of Dutton Meadow.

Derek Chow
3315 Canyonlands Ave, 95407

Murray, Susie

From: Murray, Susie
Sent: Wednesday, March 6, 2019 1:19 PM
To: 'Jay Ryder'
Cc: Sprinkle, Rob
Subject: RE: Bellevue Ranch 7 Subdivision Comment

Hi Jay,

I have to forward all public comments to the review authority, and I do my best to send them to the applicant as well. In doing so, it allows you to prepare for the hearing. I've also been keeping the Traffic Engineering in the loop as Dutton Meadow seems to be a hot topic these days.

I'll keep forwarding comments your way.

Susie

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-----Original Message-----

From: Jay Ryder <jay@ryderhomes.com>
Sent: Wednesday, March 6, 2019 12:50 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: Bellevue Ranch 7 Subdivision Comment

Susie,

As you know, we are improving Dutton Meadow along our frontage with sidewalk etc.. Anything more than that would be an unfair burden our project of only 30 homes and could make it infeasible financially. We are also paying fees for each building permit that go to the city's traffic and infrastructure fund for this area.

Thanks,

Jay Ryder

-----Original Message-----

From: Murray, Susie <SMurray@srcity.org>
Sent: Wednesday, March 06, 2019 12:23 PM
To: Jay Ryder <jay@ryderhomes.com>
Subject: FW: Bellevue Ranch 7 Subdivision Comment

FYI

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Derek Chow

3315 Canyonlands Ave, 95407

Murray, Susie

From: Nicholson, Amy
Sent: Monday, February 25, 2019 9:17 AM
To: Bianca Handley
Cc: Murray, Susie
Subject: RE: Development in Southwest

Hi Bianca,

Thank you for providing comments regarding the proposed Dutton Meadows Subdivision (Subdivision), and nearby projects. I have provided them for the Planning Commission to review prior to Thursday's public hearing. The Subdivision proposal includes the development of 130 detached single-family dwellings and 81 Accessory Dwelling Units (ADUs). A component of the proposed Subdivision is to modify the circulation for the planned for the Northpoint Parkway extension (proposed to intersect with Dutton Meadow), and as such, your comments regarding traffic on Dutton Meadow are timely. The parking proposed for this development exceeds the Zoning Code requirement of four parking spaces for each single-family dwelling. While the City's ADU Ordinance does not require parking spaces for ADUs less than 750 square feet, the planned development includes 40 parking spaces in addition to those required for the single-family units.

Susie Murray, Senior Planner, will reach out to you shortly regarding the surrounding proposed developments.

Best,

Amy Nicholson | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3258 | Fax (707) 543-3269 | anicholson@srcity.org



From: Bianca Handley <BiancaNHandley@gmail.com>
Sent: Saturday, February 23, 2019 3:28 PM
To: Nicholson, Amy <anicholson@srcity.org>; Murray, Susie <SMurray@srcity.org>
Subject: Development in Southwest

Hello,

I'm a local Santa Rosa resident living on Boron Ave in Roseland/Southwest Santa Rosa. I am writing because 4 properties near my home appear to be undergoing consideration for development:

File No. MJP13-009 is directly across from my street, Boron Ave.

File No. PRJ18-039 is down the street from my house, near the elementary school

There is also the Burbank Housing Development going in near Bellevue, and the Meadow Wood Ranch Development which recently applied for a permit extension (I came in to view the file on this one but I haven't been able to make it back in to view the other files).

I am writing because all of the developments will impact traffic on Dutton Meadow as they will all outlet on to this one lane road. Some of these developments, File No. P13-009 in particular, may impact my street directly.

I don't know what my role is or can be in the planning for development in our area, but I would like to comment on parking in particular. It seems that houses these days are getting closer and closer together and a consequence of higher

density housing is less street parking, especially in these communities with driveway-alleyways. There is a local high-density development near PRJ18-039, Amorosa Village, which is an incredibly attractive housing development but it is hard not to notice as you drive by that the parking is inadequate. I do not know how many cars per house/apartment were planned for this development but it did not nearly match the parking needs of the residents. If you would drive by this community in the evening, people in this area will park where parking is not allowed and the overflow from this community fills the streets of other nearby housing developments.

Boron Ave is a narrow street and, as it is currently, when cars are parked on both sides of the street, two cars cannot pass each other. Residents have to pull in front of driveways to allow cars traveling in the opposite direction to pass before proceeding down the street. Our street would struggle to handle potential overflow parking from developments where adequate parking is not available.

I don't know what the possible solutions could be, but I would appreciate knowing it is being considered in the development of all of these future properties, and the development of the area in general.

I look forward to your response and our continued dialogue,

Bianca Handley

Murray, Susie

From: Murray, Susie
Sent: Tuesday, February 26, 2019 4:44 PM
To: Nicholson, Amy; Bianca Handley
Cc: Ross, Adam
Subject: RE: Development in Southwest

Bianca,

I'm sorry I didn't get back to you yesterday; I was out of the office. First, I want to thank you for your comments. We try very hard to involve the public, and it's nice to see someone from that neighborhood getting involved.

I am the planner assigned to the Bellevue Ranch 7 project (MJP13-009), which is the project almost directly across Dutton Meadow from Boron Avenue. Similar to Amy's project discussed below, this project exceeds the required parking. If approved, the developer plans to construct 30 new single-family dwellings, four to seven of which will have accessory dwelling units. Each project is responsible for a portion of street improvements along Dutton Meadow, although those improvements do not include additional travel lanes at this point in time.

I would like to invite you down to City Hall to review all the projects in the area. During your visit, I hope to give you a better understanding of what's involved in staff's review and provide some tips for you to help shape development in your area. Another BIG suggestion I have is that you attend, or at the very least listen to, the Planning Commission meeting on Thursday afternoon/evening. Circulation along Dutton Meadow will be a topic of conversation.

I'll be in the office tomorrow and Thursday if you would like to talk; I will make myself available next week if you'd like to meet.

Again, thank you for your input.

Sincerely,

Susie

Susie Murray | Senior Planner

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



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From: Nicholson, Amy
Sent: Monday, February 25, 2019 9:17 AM
To: Bianca Handley <BiancaNHandley@gmail.com>

Cc: Murray, Susie <SMurray@srcity.org>
Subject: RE: Development in Southwest

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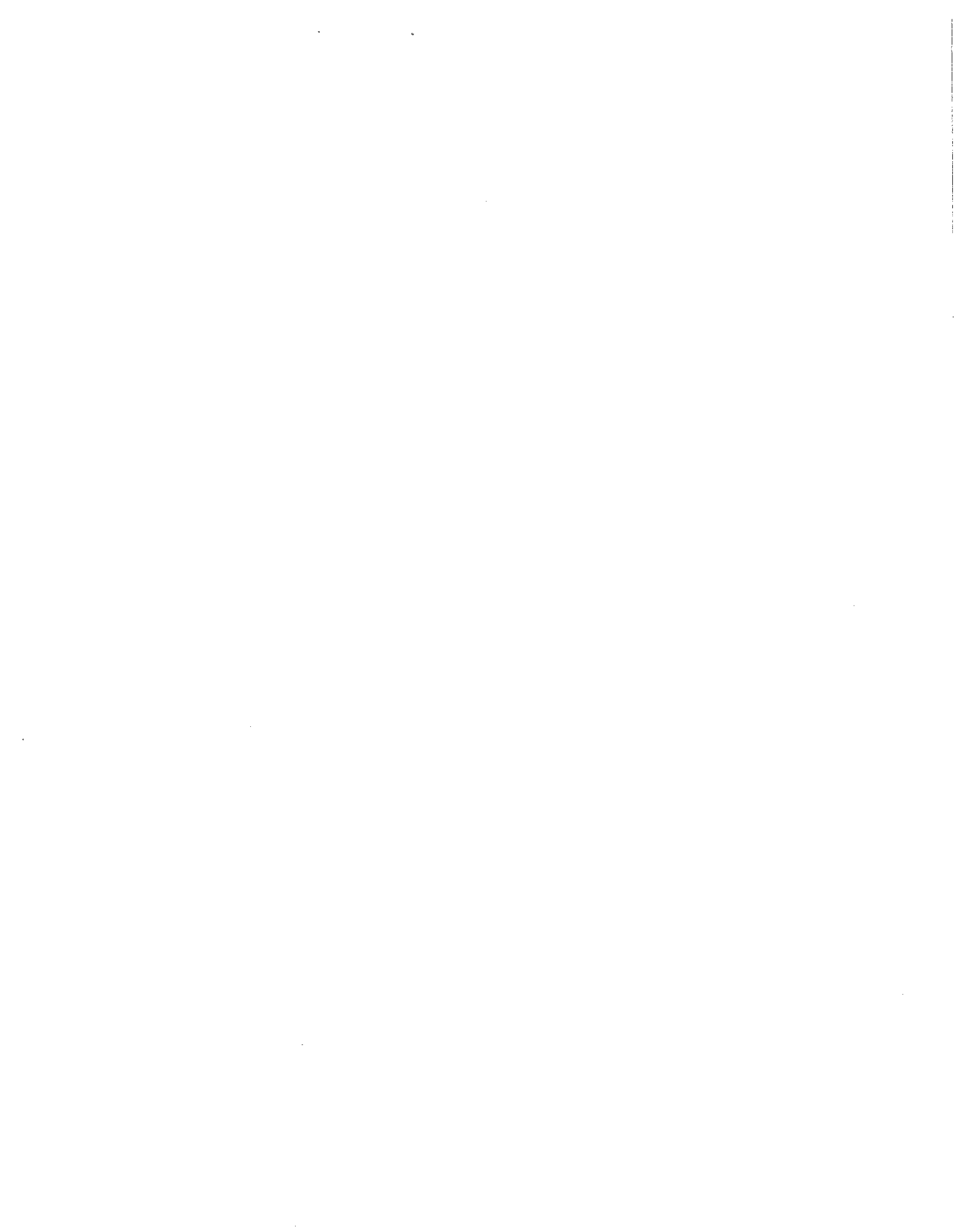
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Boron Ave is a narrow street and, as it is currently, when cars are parked on both sides of the street, two cars cannot pass each other. Residents have to pull in front of driveways to allow cars traveling in the opposite direction to pass before proceeding down the street. Our street would struggle to handle potential overflow parking from developments where adequate parking is not available.

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Bianca Handley



Murray, Susie

From: Murray, Susie
Sent: Wednesday, March 6, 2019 11:43 AM
To: Bianca Handley
Cc: Nicholson, Amy; Ross, Adam
Subject: RE: Development in Southwest


Bianca,

[This link](#) that provides an option to watch the meeting live or review a video after the fact. The staff report and all associated attachments are also available for your review a few days prior to the meeting.

Susie Murray | Senior Planner

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Cc: Nicholson, Amy <anicholson@srcity.org>; Bianca Handley <BiancaNHandley@gmail.com>; Ross, Adam <ARoss@srcity.org>
Subject: Re: Development in Southwest

Hi ladies,

I really appreciate your quick response. I am so sorry I didn't get back to you sooner.

I work in San Francisco which makes it difficult for me to make your office hours and attend public meetings. I hope someday more can be available for review online; it seems reasonable to me that the developers would create a website which would include information on the development and public meetings. Are notes from the Planning Commission meeting available?

I might be available to come in this Thursday morning if either or both of you have time in your schedules to sit down with me and discuss the process with me as well as the anticipated timelines for development.

Thank you again for your hard work and your quick response to my inquiry, I very much appreciate your time.

Bianca Handley

Sent from my iPhone

On Feb 26, 2019, at 4:44 PM, Murray, Susie <SMurray@srcity.org> wrote:

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<image004.jpg>



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