

06 July 2019

Amy Nicholson
City Planner
Planning & Economic Development Department
City of Santa Rosa
100 Santa Rosa Ave, Room 3
Santa Rosa, CA 95404

RE: Appeal of Planning Commission's Denial of General Plan Amendment for Dutton Meadow Subdivision – 2684 Dutton Meadow Santa Rosa, CA

Dear Ms. Nicholson,

On 28 February 2019, the Planning Commission denied a General Plan Amendment sought by Trumark Homes for the Dutton Meadow Subdivision at 2684 Dutton Meadow, Santa Rosa, CA. My wife and I supported that denial by the Planning Commission.

Subsequently, Trumark Homes appealed that denial to the Santa Rosa City Council. In response, the Planning Commission has recommended that the Council, by resolutions, deny the appeal and uphold the Planning Commission's denial of applications for a General Plan Amendment and Conditional Use Permit for the Dutton Meadows Subdivision. We also support this recommendation for the following reasons:

1. The acknowledged traffic flow crisis affecting the Hearn Avenue section of Santa Rosa remains a major concern due to congestion and safety issues.
2. Congestion and safety directly affect current residents in the Hearn-Dutton Meadow area.
3. At key time periods, traffic flow off US 101 to Hearn Avenue creates substantial back-up on the freeway and often requires 20 or more minutes to reach Dutton Meadow Avenue and beyond. Reaching the freeway on Hearn encounters the same conditions.
4. Current traffic conditions create truly unsafe circulation safety concerns when turning from Hearn to West Street, or Sally Ann, or Dutton Meadow Avenue as traffic that desires to make those turns share the same turn lane that is approximately 50 feet in length. This condition will be exacerbated by increased traffic created by contractors and future residents of the Dutton Meadow Subdivision. We narrowly avoided a head-on collision in this particular turn lane on 05 July 2019.
5. These current conditions affect the students attending the Dutton Meadow Elementary School as well. Student safety as a result of these conditions is a paramount concern.

6. No remedy for and relief from these conditions appear on the immediate horizon.

Hence, the Trumark Homes Dutton Meadow Subdivision or any other subdivision for this site should be suspended until the traffic circulation issues of the Hearn Avenue area are remedied and said remedy is constructed and operational. The need for new homes in Santa Rosa is real and fully acknowledged, but not at the expense of appropriate traffic circulation and absolute safety.

However, that need notwithstanding, to add additional homes to this area of Santa Rosa at this time, will surely exacerbate the traffic congestion and multiply the safety risk to residents and students.

Therefore, we strongly support the Planning Commission's recommendation for the City Council to deny Trumark Homes' appeal by resolutions. Construction of any new homes in the Hearn Avenue area should be delayed until new traffic infrastructure is in place and functionally operating to facilitate new homes and residents. This is the prudent decision and action for a safe and prosperous Santa Rosa going forward from the devastating fires.

Thank you for this opportunity to express our concerns toward this crucial matter.

Respectfully,

Ronald E. Suess

Ronald and Jane Suess