

Murray, Susie

From: Gilberto R <g.rosetown@gmail.com>
Sent: Tuesday, November 17, 2015 7:03 AM
To: Murray, Susie
Subject: Deturk Winery Village

Hello I live with my folks at 114 Decker St which is close to the Deturk Park (Dog Park), Deturk Round Barn, and the proposed Deturk Winery Village.

I know next to the proposed Winery Village on the other side of the train tracks there is also the Pullman Lofts apartment complex is in the processes of being built.

The first apparent perhaps only issue for me that comes to mind is the parking. Been living here for 16 years, since the Deturk commons were built. I can definitely say that the amount of traffic is more than I've ever seen before. I think that the area should be based on people walking around and being on their feet. I just feel that's not fully possible when there are so many cars on a busy day. Whether it is a Sunday and the farmers market is going on. Or there is an event going on at the round barn. In fairness we live in a car centric county and country. The roads were built for cars. Also given the rescission and rental cost and so forth more people live in each home which equals more cars. My neighbors right now currently have six cars. Others have handfuls as well. Not to mention visitors for the family that live in the neighbor.

It's simply crowded is my point. I'm not sure what are viable solutions, perhaps have limited amount of time you can park. Having paid parking. Having no parking areas. Building a parking garage. Somehow seeing if the commercial space across the street on 9th street can be used for parking.

Or in the future hauling people in utilizing the smart train multi-use pathway/trail. Keep as many cars out as possible. I'd like for people to walk for their well-being and health. If there are a whole bunch of cars that's really defeating the purpose.

At the end of the day I'm for the Pullman Lofts apartment.

I'm for fixing railroad square area where the smart train will arrive.

I'm for this Deturk Winery Village.

I take no pleasure saying this and maybe I'm over exaggerating this but the homeless people, and trouble makers have simply become too much of a nuisance. I know some people may be having a hard time, or unfortunate things may have happen to them, however enough is an enough for my family and our home. I'm sure most mean well and maybe it's only a few bad apples but they ruined it for everyone else. Just the past year I've heard or seen people blow fireworks in the middle of the night, people going through peoples unlocked cars at night, people yelling obscenities, fighting. I've seen graffiti on the building where the Deturk Winery Village would be at. A car ran on to our property, hit our garden and just about hit our home. That's just some of what's happen in the past year if I was talking about the whole time I've being living here I would have to keep and keep on writing.

My neighbors which are a whole other issue yell obscenities, smoke marijuana, drink out in public, get to close to others houses, They burn rubber and go in circles right in front of where the Deturk Winery Village would be and also hang out near the Deturk Park at times.

So what I am getting at is the having a more bustling and well mannered people should hopefully bring more respectful and lively atmosphere to the area and deter negative behaviour. The obvious trade would be more and more traffic but to me it'd be worth it; but again I feel that all that can be done to keep the traffic under control should be done.

Lastly I'm sure noise would be a concern for people but I've personally don't mind reasonable loudness.

However smell and air quality does concern me and that again is something directly related to cars.

Thank you for reading.

Murray, Susie

From: Carol Ciavonne <cah@sonic.net>
Sent: Monday, November 16, 2015 12:49 PM
To: Murray, Susie
Cc: _CityCouncilListPublic
Subject: Deturk Winery Village

Dear Ms. Murray,

I live in the West End neighborhood near the proposed site of the Deturk Winery Village.

The one comment I want to make is that some percentage of these apartments should be offered at below the market rate. We have a huge problem in Santa Rosa with high rents, and what is "affordable" here is still out of reach for a lot of people. In my opinion, all new projects should be offering a percentage of below market rate housing.

Thanks for the opportunity to comment.

Carol Ciavonne

Murray, Susie

From: Allen <srallen@sonic.net>
Sent: Thursday, November 05, 2015 12:14 AM
To: Murray, Susie
Cc: Rose, William; Hartman, Clare
Subject: Concept review for DeTurk Winery Village

Dear Susie,

Regarding the joint concept review of the DeTurk Winery Village project.

I am wonder why the DeTurk Winery Village project shows four stories? The Downtown Station Area plan does not allow for this parcel to be four stories. Please see 4-5 of the Downtown Station Area Plan.

Railroad Corridor Sub-Area states:

There is a four-story height limit for new buildings within this Sub-Area, with the exception of those projects located adjacent to existing Residential and Historic Residential Sub-Areas. The height limit for projects located in these areas is three stories.

This project is clearly adjacent to the West End Historic Residential sub area. See page 4-2 of the Downtown Station Area Plan.

There is no need to stress out residents with a concept plan that would not be allowed under the current General Plan unless the applicant proposing a general plan amendment.

Thanks.

Allen Thomas
(707) 477-8422

Pacheco Gregg, Patti

From: Richard Deringer <rdodyssey@hotmail.com>
Sent: Wednesday, November 04, 2015 4:53 PM
To: Murray, Susie; kevin omalley; Rose, William
Subject: RE: DeTurk Winery Village Concept Plan Remarks

I would like to share my comments about the DeTurk Winery Village concept that will be jointly reviewed by Design Review and Cultural Heritage on November 5th. Would you ensure that my comments are passed along to both boards?

#1 I would like the boards to address the compatibility issues regarding the proposed height of the project. The West End neighborhood is made up of one and two story homes; this concept shows a four story building. The current building is currently two stories. In addition to compatibility with the neighborhood, it seems to me that the proposal might create quite a visual impact to the DeTurk Round Barn. **The four story building being proposed is approximately 40 foot tall, set back on 4th Floor by about 20 feet, is approximately the same height as the approved tentative map project off 9th Street and Donahue. Also its 2 feet lower than the Pullman loft project that is just about 80 feet east of our property. Yes the Pullman loft project is three stories but it raises five feet from the ground due to the partial underground parking garage. The existing Deturk Winery Brick Building is in excess of 32 feet. The original tentative map approved project has housing units that are between 40-42 feet in height and rise about 10 feet above the existing building, which received strong support both from the prior Design Review Board and the Cultural Heritage Board. Our original Cultural historian supported the heights of these buildings originally for the tentative map but also recently as to this current project. Also, the design of the Donahue, as shown on phase 1, at 9th, the four story building, was originally submitted and received approval for a tentative map on a project at 8th and Wilson Street. The design of our current Phase 1 is the exact same design, which was not used on Wilson Street. Both the Design Review Board and the local neighborhood fully supported this design and recommended we consider using this design on our DeTurk Winery project which they preferred to our tentative map submittal on DeTurk Winery. Allen Thomas, and my recollection is Leah Thomas as well, fully supported that project on Wilson Street which is the same height as our current Phase 1 of DeTurk Winery Village. Leah also submitted a positive letter of support on our original Deturk Winery Village project. The current design of our new proposal is almost identical in height and and structure, however this new design allows us to take what was 2 and 3 bedroom three story units and now create a larger needed density to now conform to the guidelines of the station area plan. As to the neighbors they will see buildings that we feel will be more consistent with the design of the existing historic building and at a height the same as what was originally approved for our tentative map.**

#2 The number of units, while allowed, is at the high end for the zoning. The approved project on Wilson Street (Pullmans Lofts) is 72 units and only three stories in height. Again, please ask the board members to review the viability and compatibility of putting 115 housing units combined with the 50,000 sf. of commercial space in this one section of Donahue Street. **The Pullman loft project on 8th and Wilson Street about 80 feet from our development is actually slightly higher in height, even though its a three story building, because it has a partial underground garage that rises about five feet higher than the ground, which brings the project over 42 feet with a portion even higher. This project, which Allen Thomas, Leah's husband worked for as a consultant, is only 1.8 acres in size which is why they only have 73 units approved. Our DeTurk Winery Village is 3.5 acres in size and allows for 142 maximum units with up to 175 units if we were to elect Bonus Density. In an era where housing is desperately needed and where this project offers a mix of studio, one and two bedroom units, with approximately 40,000 sq. ft. of existing commercial serving uses, we see a strong need for the project which embraces all the conditions of the station area plan and also will help**

accomplish creating needed housing to address the lowering of rental rates in the City of Santa Rosa. Keep in mind that the current tentative map approved development is designed virtually identical in height and function to a project that we could move forward on now, our original tentative map. The new proposed development will also have about 25% less parked cars even with the larger number of housing units being provided. During the Pullman loft hearing I heard comments from the neighbors, including Leah Thomas who applauded this project and spoke highly about the height of these buildings and the design of these buildings. The Pullman Loft development consists of 73 units in which the buildings will be pre-fab buildings basically brought to the property. The DeTurk Winery Building is being built with materials that compliment the existing historic building, which will be far superior in quality and design in our opinion. We have owned this building for ten years and worked very closely with the neighborhood on how we design our project, including having the neighbors, and Allen Thomas our development consultant on our tentative map proposal, to achieve quality design and quality living.

#3 The look and feel of this concept plan, in my opinion, seems out of place. Design choices are always hard and filled with personalities but more work needs to be done in this area. **The proposed Building received strong recommendation and approval from Design Review for the proposed 8th and Wilson project, which we elected not to move forward on. We also were specially asked by this design group to consider using the design of our Wilson project on our original Donahue DeTurk Winery project. This is what motivated us to use this design. Also, to achieve the density that the station area plan and the City requested we had to provide a four story building since the original design of the DeTurk approved Tentative map project could not be adapted to an apartment project. The original 73 unit Deturk Winery project was approved prior to the station area plan approval and thus we had to modify our new submittal to meet these requirements, especially in creating almost 10% affordability.**

I thank you for your time and am confident that the boards will use their experience to guide this project to be more compatible with the West End Historic District and the DeTurk Round Barn (on the National Register of Historic Places).

The above is our response to this letter from Leah Barron-Thomas. We strongly want to point out that a great amount of time was dedicated to developing this project design and structure. There has not been any multi family or mixed use developments built in the City in almost ten years, which is one reason individuals are now asking for consideration of rent control. This project meets all the conditions of the Station Area Plan and offers the City of Santa Rosa the opportunity of having housing available near the time the new train arrives in Railroad Square. The fact that apartment developments are now finance-able we think this project offers the best alternative to finally see quality housing in our downtown neighborhood. Thanks Rick Deringer Applicant 11/4/2015

Sincerely,

Lea Barron-Thomas

From: SMurray@srcity.org
To: rdodyssey@hotmail.com

Subject: FW: DeTurk Winery Village Concept Plan Remarks
Date: Wed, 4 Nov 2015 23:57:23 +0000

FYI

Susie Murray | City Planner

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



From: Lea Barron-Thomas [mailto:leamail@sonic.net]
Sent: Wednesday, November 04, 2015 12:46 PM
To: Murray, Susie
Subject: DeTurk Winery Village Concept Plan Remarks

Dear Susie,

I would like to share my comments about the DeTurk Winery Village concept that will be jointly reviewed by Design Review and Cultural Heritage on November 5th. Would you ensure that my comments are passed along to both boards?

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Sincerely,

Lea Barron-Thomas