

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] 1650 West Steele Lane
Date: Monday, May 22, 2023 8:06:18 AM

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

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From: Janice Shipley <[REDACTED]>
Sent: Monday, May 15, 2023 3:54 PM
To: McKay, Conor <CTMckay@srcity.org>
Cc: Les Shipley <[REDACTED]>
Subject: [EXTERNAL] 1650 West Steele Lane

Dear Mr. McKay,

Thank you for the post card notice about a hearing on the proposed apartment building at 1650 West Steele Lane. I understand there is an objection by the Schulz Creative Associates due especially to the "much-reduced parking for the project." I agree with Schulz Associates as I believe their property would be impacted by apartment resident excess cars and visitor vehicles, etc. parking on their property. I am also concerned with the amount of traffic that would impact West Steele Lane, especially due to activities not only at the Schulz property but also at the Childrens' Museum. Having frequented both of these venues, I can attest to the difficulty it often is to find a break in traffic when trying to leave the skating rink or Childrens' Museum, as there is only one lane traffic in each direction.

My husband and I have a business on Guerneville Road and the traffic there is already very impacted due to Coddington businesses, and depending on the time of day, traffic stops due to rush hour as well as SMART train barricades when the trains pass through. Adding more traffic to that congested area would create hardships for current residents and businesses.

I would like to suggest that a three story building may be more than this already congested area can accommodate. Decreasing the building to one or two stories but retaining the 36 parking spaces would seem more appropriate for that area. Widening the road around its entrance would also help. Will there be an emergency/fire exit as well? I only see one possible roadway in/out.

Thank you for your attention,

Janice Shipley

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] Comments re: 1650 W Steele Lane Apartments
Date: Monday, May 22, 2023 8:06:20 AM

Conor McKay (he/his) | **Senior Planner**

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CTmckay@srcity.org



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From: Jennifer Maniscalco [REDACTED] >
Sent: Tuesday, May 16, 2023 8:36 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] Comments re: 1650 W Steele Lane Apartments

I could not agree more with the appeal from the Charles M Schulz Creative Associates regarding the planned apartments at 1650 W Steele Lane Apartments.

I live at 2167 Meadowbrook Ct and parking is already horrendous. Our guest parking lot is already filled with neighbors from the street that don't live here. The street is always filled with cars. I worry about how many people will park in our lot if there aren't more spaces for 1650 W Steele Lane Apartments.

Traffic is also an issue, and I implore you to come on a normal weekday and see how bad it can be. Some days, it can take several minutes to be able to pull out safely onto Steele Ln. I worry about how much worse that will be without properly updating the road and intersection.

Thank you for acknowledging these concerns on behalf of the residents in the condos on Meadowbrook Ct.

Jennifer Maniscalco

Sent from my iPhone

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] 1650 W Steele Lane Apartments (Appeal)
Date: Monday, May 22, 2023 8:06:26 AM

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



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From: Erika Schnur <[REDACTED]>
Sent: Wednesday, May 17, 2023 1:46 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] 1650 W Steele Lane Apartments (Appeal)

Hello Conor,

My name is Erika and I live just down the street from this proposed project.

My concerns are that there will not be enough parking for the total amount of units being built. If you haven't been down to this side of town, there is already a lack of parking for the existing complexes, and many people's cars are lined up and down the streets. Where I live, people park in no parking zones even! In order to afford the rental costs, many families have multiple cars due to multiple people having to work and even if we want people to use public transit, let's be honest, they aren't in the capacity needed.

This brings me to my next concern: extra traffic at our intersections. Most mornings when I drive to work, the lights are so poorly timed, that anywhere from 3-6 people run the red lights. When making a left from Steele Way onto Guerneville Road, only 2 cars can make it through that light cycle without running it.

It would be nice if our city fixed current issues before adding more congestion to this area. And 36 parking spaces is not enough for 36 units.

Thank you for reading my concerns and comments.

Erika Thayer

Sent from my iPhone

From: [Leah Halper](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Steele Lane project: please fast track this project and don't let an appeal slow it down
Date: Monday, May 22, 2023 11:35:43 AM

Dear City Council members,

I urge you to favor expedited progress on the 1650 West Steele Lane project already approved by the zoning administrator. Adding 36 units for mixed income residents is necessary and overdue; while only four are for very-low income residents, this project is a step in the right direction. Please don't let naysayers slow it down, as the project meets many objectives the council has set for itself. It's near transit, is infill development, has access to critical shopping, and is appropriate to the needs of people at different income levels.

If you don't let a good project like this go forward, how will we ever meet state housing requirements and, more importantly, help people here who urgently need good housing?

Leah Halper
Santa Rosa resident

From: [Adrian Covert](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Agenda Item 16.2 (1650 West Steele Lane)
Date: Monday, May 22, 2023 1:02:29 PM

Greetings Councilmembers,

I write to express my support for the proposed housing development at 1650 West Steele Lane. Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis. 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs. Appellants' objections over insufficient parking are neither credible (the project will provide 36 new parking spaces, just three shy of meeting full projected demand) nor relevant as parking requirements are eligible grounds for appeal under state law re AB 2079. I respectfully request Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Sincerely,

Adrian Covert
Santa Rosa YIMBY (West End)



From: evergmc@aol.com
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 West Steele Lane HOUSING PROJECT
Date: Monday, May 22, 2023 1:06:47 PM

Dear City of Santa Rosa Clerk.

I support this housing project and oppose the appeal using CEQA to try to block this important housing project.

- Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis.
- 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs.
- Appellants' objections over insufficient parking are not eligible grounds for appeal under state law.
- I urge the Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Sincerely,
Scott Mendelsohn
Santa Rosa Resident

From: [tomhelm](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 West Steele Lane
Date: Monday, May 22, 2023 1:39:00 PM

Dear Councilmembers,

Please deny the appeal of the proposed development at 1650 West Steele Lane.

- Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis.
- 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs.

Thank you.

Tom Helm

[REDACTED]

Santa Rosa CA 95409

Sent from my Galaxy

From: [Samantha Feld](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Public comment - 1650 W Steele Lane
Date: Monday, May 22, 2023 1:40:48 PM

Hello City Council members,

I am a resident of Santa Rosa and would like to express support for the new housing development at 1650 W Steele Lane. This project will provide 36 critically needed units, near services and public transit, addressing Santa Rosa's housing and homelessness crisis, while also tackling the climate crisis. These are exactly the types of projects Santa Rosa needs to meet the needs of our community. The objections raised about parking spaces are not eligible grounds for appeal per state law. I strongly urge the Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Thank you for your consideration,

Samantha Feld
Santa Rosa, CA

From: [Jacob Rich](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Approve 1650 West Steel Lane
Date: Monday, May 22, 2023 2:11:54 PM

Dear Council Members,

The 36 apartments at 1650 West Steele Lane will provide housing within walking distance from Coddington Mall and the North Santa Rosa SMART station.

Not requiring parking for new developments in transit and service dense areas makes it cheaper and easier to build housing that helps to address the housing shortage and climate crisis. The parking as presented in the project with 36 parking spots meets the requirements of state law.

Please reject the appeal.

Thank you!

Jacob Rich

From: [Kevin Anderson](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 West Steele Lane
Date: Monday, May 22, 2023 3:24:14 PM

Greetings City Council,

Please pass this one through. The talk of parking from the small but vocal opposition group is understandable but at this point when are we going to build for a future not dominated by automobiles. Do you have a vision in mind for a more equitable, healthier, more people-friendly city? I see Santa Rosa as having the potential to be a world class city, but we need our new developments to reflect the future we want to live in; this is an opportunity.

Here are some other reasons to pass this project through:

- Santa Rosa's housing shortage is harming residents and contributing to the growing homelessness crisis.
- 1650 West Steele Lane will provide 36 new units within walking distance from Coddington Mall and the North Santa Rosa SMART station. Residents here will be less reliant on cars than virtually anywhere else in Santa Rosa. This is *precisely* the type of project Santa Rosa desperately needs.
- Appellants' objections over insufficient parking are not eligible grounds for appeal under state law.
- I urge the Council to follow the recommendation of the Zoning Administrator and the Planning and Economic and Development Condition and deny this appeal.

Thanks!

In gratitude and hope,
Kevin Anderson

Kevin Anderson (he/they)

"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities." -Socrates

From: [Nick Eckenwiler](#)
To: [_CityCouncilListPublic](#); [City Council Public Comments](#)
Cc: hi@calhdf.org
Subject: [EXTERNAL] Agenda Item 16.2 at Tomorrow's Meeting
Date: Monday, May 22, 2023 4:50:37 PM
Attachments: [Santa Rosa - 1650 W. Steele Lane - HAA Letter.pdf](#)

Good evening,

Please see attached for CalHDF's comment on agenda item 16.2 at tomorrow's city council meeting, an appeal regarding a proposed residential development at 1650 W. Steele Lane. Thank you!

--

Nicholas Eckenwiler
Legal Fellow





May 22, 2023

**City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404**

Re: Proposed Housing Development at 1650 W. Steele Lane

By email: citycouncil@srcity.org; cc-comment@srcity.org

Dear Santa Rosa City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter as a public comment on agenda item 16.2 at tonight’s meeting. Specifically, CalHDF writes to remind the City Council of its obligation to abide by all relevant state housing laws when evaluating the appeal regarding the proposed housing development project at 1650 W. Steele Lane (the “project”). The Housing Accountability Act (Gov. Code § 65589.5; the “HAA”) requires approval of housing development projects that comply with all objective general plan, zoning, subdivision, and design standards unless findings can be made regarding specific, objective, written health and safety hazards.

As staff notes in their report, the proposed development complies with objective local land use rules, including the City’s General Plan and Zoning Code. (Increases in the project’s size and waivers and/or concessions requested pursuant to the Density Bonus Law (Gov. Code §§ 65915 et seq.) do not constitute violations of these rules or standards.) The HAA’s protections therefore apply, and the City must not reject the project, except based on health and safety standards, as outlined above.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue and new customers to local businesses, and it will reduce displacement of existing residents. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development at 1650 W. Steele Lane is a step in the right direction.

CalHDF, formerly known as the California Renters Legal Advocacy and Education Fund, or “CaRLA,” is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal stroke extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in blue ink, appearing to read 'Courtney Welch', with a stylized, cursive script.

Courtney Welch
CalHDF Director of Planning and Investigation