



[EXTERNAL] Concept Design Review for 2000 Piner Road

From Katie Santy <afelixgirl@hotmail.com>
Date Wed 2/5/2025 2:09 PM
To Toomians, Kristinae <KToomians@srcity.org>

Dear Ms..Toomians,

On behalf of myself and neighbors in the Bay Village, Bay Meadow, Monet, and Northfield neighborhood, below please find our comments regarding the proposed 103-unit, 4-story mixed use apartment complex at 2000 Piner Road.

1. We are concerned regarding the size of the project and the potential for increased traffic in our neighborhood. There are many young families living here with children playing outside on the sidewalks and in the street. Additional vehicle traffic could pose a significant safety risk to the children.
2. We are concerned that the project will not include sufficient parking for all the tenants. Our neighborhood does not have any room to accommodate overflow parking. Our streets are already completely and fully parked every night and on weekends. Therefore, we would request that each unit in the building have at least two dedicated parking spaces with additional dedicated parking spaces for visitors and retail shoppers. Anything less would simply be unacceptable.
3. The height of the project (4 stories) does not fit in with the aesthetic of the surrounding neighborhoods. Houses and apartments are one and two stories, while businesses are all one story. Three four-story buildings would be out of place and tower over the existing surrounding buildings.

While we are not opposed to developing the property in question, we do not feel that this proposal is in the best interests of the surrounding neighborhoods.

Thank you for presenting our comments at the concept review meeting.

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Re: [EXTERNAL] 2000 Piner - Community Comments for DRB meeting 12/5/24

From Lara Presti <lpresti@vitainc.com>
Date Wed 2/5/2025 11:26 PM
To Toomians, Kristinae <KToomians@srcity.org>
Cc Nicholson, Amy <anicholson@srcity.org>

Good Evening Kristinae,

Thank you for your response to my original email. As the DRB meeting on this matter (2000 Piner) did not take place on January 16th as indicated previously, and instead was rescheduled for February 6, I wanted to ensure that my concerns were re-established, and that I was able to convey my vehement opposition once again to the planned apartments.

I still firmly believe this planned complex will detrimentally impact the existing neighborhoods. The addition of the pedestrian walkway that was built in conjunction with the Senior Living Facility from the shopping center parking lot to the neighborhood has already increased trash along the street, errant shopping carts being dumped, heavy traffic (both car and pedestrian), and excess noise pollution at all hours. The addition of 101 units will undoubtedly decrease property value and have a negative impact on the neighbors, especially those whose fence line is the southern boundary of the proposed complex.

All of the reasons listed in my original email below are still concerns, though it was also brought to my attention that the field is one of the Burke Goldfield locations—meaning that it is a location known to have an endangered plant species. While I have several comments on the actual concept plan – the possibility of building an apartment complex over the habitat for an endangered native species only adds to my opposition.

In addition to comments on the proposed plan, I have several questions I hope to have answered at the meeting:

1. Have parking and traffic studies been completed? Is there a plan to do so should this project be approved to move to the next phase?
2. Have studies been completed regarding potential native plant species?
3. The plan for a 4-story, medium to high density (101 units) on the 2000 Piner Parcel seem to be outside of the allowable density and building height (as it is connected to an existing residential neighborhood of 1 and 2 story homes) per the City of Santa Rosa Residential Zoning Guidelines (the parcel, according to the City of Santa Rosa Parcel Report is Zoned RR-40). How/why would this type of building be considered for such a parcel.

Below please find Concept Plan specific feedback and questions:

1. DENSITY

Project is too dense which leads to very large buildings and high site coverage. Reduce unit count and the subsequent required parking. What is driving the unit count and sizing?

2. MASSING and BUILDING HEIGHT

Massing comments are closely related to density. Buildings are very blocky and need massing variety- stepping and varied ridge heights- to reduce visual bulk. In particular the southern-most

facade of Building C should step up creating a varied building form and exterior terrace possibilities for the units.

These are essentially 5 story buildings adjacent to a 2 story residential neighborhood. Consider reducing building height- there are several possible ways to achieve a height reduction. In particular the elevator cores being made an "iconic" element are overbearing and their massing and height should be minimized.

3. BUILDING MATERIALS and COLOR

While using el dorado stone can be a good approach, employing exactly the same stone and metal materials/color on all buildings creates a monotonous development with little distinction between buildings- the colored metal panels are not sufficient and the tall portions identifying each building frankly feels like a '70's public housing solution. More consideration is needed in making the development feel more like a collection of quality buildings creating a unique neighborhood.

4. SITE PLAN and LANDSCAPING

Pushing the buildings to the north is a fine approach in general. However, as a result of the high density the vast majority of the site is occupied by either hardscape or covered with building. Those areas that are left over are generally too small to sustain any meaningful landscape, particularly along the south property line.

The south property line landscape strip needs to be widened to a minimum of 12', parking stalls reduced to allow enlargement of tree planting "fingers" and a minimum 7' height wall or fence that can be landscaped on both sides installed. If a fence the finished side should face south; if a wall it should be a dark color. Evergreen trees should be used to screen views of the parking from the single family residences throughout the year.

The landscape plans are completely inadequate for this scale of development. Large trees and palms must be used, particularly along the southern sides of the buildings, to reduce their visual mass and to reduce the significant heat island effect this dense development will cause.

Does this site plan reflect the minimum required parking?

Relocate trash bins away from the southern boundary adjacent to the existing residential. These locations will be a constant noise and odor imposition upon these residences.

BUILDING D

There's no need to have the towers, height and other architectural elements shown in the plans for the pool common building. This needs to be a simple 1 story "good neighbor" building to the residences to the south. Savings in simplifying the architecture of this building can be better spent in higher quality materials or landscape upgrades to this important community area.

Thank you.

Lara Presti

On Dec 4, 2024, at 3:22 PM, Toomians, Kristinae <KToomians@srcity.org> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lara,

Thank you for submitting comments regarding this project in advance of tomorrow's advertised Concept Design Review Meeting for the 2000 Piner Rd project. The objective of the meeting is for the applicant and the designer to obtain as much feedback as possible on the conceptual design of the future project. The Design Review Board is a seven-member board, and a number of the board members plan to be absent tomorrow. The applicant requests that we postpone this item to January 16 so that more, if not all board members will be present to provide feedback on the conceptual design. The chairperson plans to open tomorrow's meeting and announce that the meeting is canceled since this is the only item that is scheduled and inform the audience that it will be continued to January 16 at 4:30 pm.

KRISTINAE TOOMIANS | SENIOR PLANNER | ZONING ADMINISTRATOR

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From: Lara Presti <lpresti@vitainc.com>

Sent: Wednesday, November 27, 2024 2:52 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Subject: [EXTERNAL] 2000 Piner - Community Comments for DRB meeting 12/5/24

Good Afternoon,

My name is Lara Presti, and I am a homeowner living on Bay Village Avenue and I would like to express my vehement opposition the proposed multi-building apartment/mixed use complex at 2000 Piner Road. I have only just begun to review the actual conceptual plans, but right away there are significant concerns about the building height, massing, proposed color, etc. In addition, the parking along the back fences of the homes on Bay Village Ave brings up safety concerns/issues not to mention light and noise pollution as well as a heat island effect.

Other concerns include:

- Trash receptacles being along the existing backyards of myself and my neighbors
 - Trash areas bring pests and smell
- Due to the narrow nature of the road, and the limited parking on Bay Meadow drive, current residents put their trash bins on the side of the road where I assume entrances to the new buildings would be. How will parking, garbage bins, street cleaning etc. be addressed.
- Light from buildings, parking lots, etc. coming into the homes of the neighbors directly abutting the property. Headlights from parking will shine directly into the back of my home which includes bedrooms.
- Noise issues with people parking, moving cars, etc. during the night, again, very close to the back of homes.
- The building height
- Planting plans

As a neighbor to the proposed property, whose bedroom and backyard would potentially be seen from higher elevations, I am firm in my belief that this is not only an eyesore to the existing neighbors, but cause for serious concern as the plan is currently presented. I realize that something will likely be built whether we like it or not, however, as this is being called a Concept Design Review,

(and in my experience working for 16 years in a Landscape Architecture office who specializes in master planning for luxury private communities) it is my understanding that this is preliminary design and we should be able to have our comments on all facets of the plan including massing, reflectivity, color, etc. While these plans feel far along in the process for a concept design review (and this being the first time any sort of notice was given to the neighbors), I hope these serious concerns will be taken in to account.

I will be at the meeting in person on the 5th and hope to get answers to many other questions including, but not limited to:

1. Are variances being requested. If so, what are the requests.
2. What are the actual parking requirements for this many proposed units.
3. What is the proposed landscape plan along the back fences of the homes on Bay Village Ave, at a quick glance it does not appear that there is one.
4. What is the proposed security for the complex.
5. Have traffic studies been completed on how an additional 200 cars (conservative number based on the unit count) will impact traffic on Piner Rd and through the existing neighborhood.

The signs went up on the property a week before the meeting was first scheduled, then it was changed and the only reason I was able to find that information is because I searched for it, there was no community outreach aside from this meeting (and again, I call out the fact that the plans posted online are much further along than a typical concept plan). I will be reviewing the plans in depth and will follow-up with specific issues in another email. I did, however, want to ensure that my opposition was clearly noted to the plan in its current form.

It is my belief that this will negatively impact the quality of life of the neighbors as well as our property values.

Thank you.
Lara Presti

LARA PRESTI | DIRECTOR OF OPERATIONS

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[EXTERNAL] Project 2000 piner rd

From jennifer t <jennifert0901@gmail.com>**Date** Thu 2/6/2025 7:47 AM**To** Toomians, Kristinae <KToomians@srcity.org>

To who it many concern,

As a resident of 2001 Piner road, I am writing this letter to oppose the construction of the 2000 Piner apartments. Allowing this construction would negatively effect the community. Traffic would greatly increase on an already busy street. This new build would also bring unwanted crime to a relatively safe area of the city. Home values would decrease in the surround areas as well as privacy. This new build would also bring noise and disruption to the assistant living facility next to the proposed build. Not to mention the size of the lot can not accommodate all the things that the proposal wishes to built and parking would become a nightmare. Overall this build is a bad idea and I hope the city will not approve it. The city does not need every lot to be developed and it does not need every new build to be a massive building. This build will bring more negatives then positives. Therefore as a resident of Piner road and as someone who would first be affected by this, I oppose this new project.

--Jennifer.