

From: [Santos, Jen](#)
To: [Murray, Susie](#)
Subject: RE: Penstemon Place Subdivision - Public Comments
Date: Thursday, January 27, 2022 11:09:53 AM

Susie,

In review of the public comment requesting a private or public park and review of the development plan, the land does not meet the minimum requirements for a public nor a private park.

There is one developed park, Dauenhauer Neighborhood Park around the neighborhood area within walking distance, or ½ a mile or less. Kawana Springs Community Park is undeveloped at the moment but we just applied for a grant to develop the park and it is available to the community in its undeveloped status now. The city is also working with a future developer to develop a neighborhood park on Tokay Street between Brookwood and Moraga Drive, but that park is likely 5 years out at a minimum unless the developer moves forward quickly.

I know the County of Sonoma is planning a very large natural park along Cooper creek as well, so this entire area will have wonderful access to nearby park, although some are still in the planning phases.

Let me know what else you might need and/or if you still need me to attend planning commission, just let me know, happy to be there just send me the invite or let me know if I should join as an attendee or what you need.

Best,

Jen

Jen Santos | Deputy Director - Parks

55 Stony Point Road | Santa Rosa, CA 95401

Tel. (707) 543-3781 | jsantos@srcity.org



From: Murray, Susie <SMurray@srcity.org>
Sent: Thursday, December 30, 2021 9:44 AM
To: Santos, Jen <JSantos@srcity.org>
Subject: Penstemon Place Subdivision - Public Comments

Jen,

I've received this comment about the Penstemon Place project proposed at 2574, 2842 and

2862 Linwood Avenue (59-lot subdivision): *The project area should include its own parks, not force people to walk to distant parks. The area around the two preserved valley oaks in the northeast corner should become a private or public park; see previous discussion.*

I've attached the development plan for your reference. Can you help me with a response for the Planning Commission? Or, even better, would you like to attend the meeting on 1/27?

Let me know if you need anything else.

Thanks much.

Sus

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



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From: [Steve Osborn 2](#)
To: [Murray, Susie](#)
Cc: [Kim Roberts](#); [Chris Roberts](#); [Judy Kalbfell](#); [Renata Breth](#); [Maloney, Mike](#)
Subject: Re: [EXTERNAL] speakers at public hearing
Date: Wednesday, January 26, 2022 4:29:39 PM

Susie,

Slide 19 looks great. Thanks for adding it.

Steve

> On Jan 26, 2022, at 4:24 PM, Murray, Susie <SMurray@srcity.org> wrote:

>

> Steve,

>

> Thank you for providing the order of speakers; we'll do our best to accommodate. You are correct that the Chair has the authority to reduce the speaking time to two minutes, so I suggest that you be prepared just in case.

>

> I've added a graphic to my presentation; slide 19 on the attached. The circle and the arrow can be removed for the purpose of your conversation if need be.

>

> 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

>

>

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>

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>

> -----Original Message-----

> From: Steve Osborn 2 <osborn53@sonic.net>

> Sent: Wednesday, January 26, 2022 4:13 PM

> To: Murray, Susie <SMurray@srcity.org>

> Cc: Kim Roberts <roberts4k@aol.com>; Chris Roberts <chr3is.roberts@gmail.com>; Judy Kalbfell <jk2424@att.net>; Renata Breth <renatame@me.com>

> Subject: [EXTERNAL] speakers at public hearing

>

> Susie,

>

> Five people who live on Linwood Ave. will be speaking at the Penstemon Place public hearing, in this order:

>

> 1. Kim Roberts: tree removal and replanting

>

> 2. Chris Roberts: fire danger and prevention

>

> 3. Renata Breth: need for park within Penstemon Place

- >
- > 4. Judy Kalbfell: pedestrian safety and Brookwood Extension (if not already addressed)
- >
- > 5. Steve Osborn: summary and further details
- >
- > My understanding is that each person will have three minutes to speak, but if there are many speakers, the chairperson may limit the time to two minutes. You also said that you could display a map showing the Brookwood Extension when that topic comes up.
- >
- > We look forward to participating in the public hearing.
- >
- > Thanks!
- >
- > Steve
- > <PPT .pdf>

From: [Murray, Susie](#)
To: [Chris Roberts](#)
Subject: RE: Automatic reply: [EXTERNAL] Penstemon Place Development Questions
Date: Wednesday, January 26, 2022 2:36:00 PM

Chris,

I'm sorry and thank you so much for sending it again. I will absolutely add it to the Late Correspondence file, along with this email, which will be forwarded to the Planning Commission, the application and appropriate City staff.

Susie

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



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From: Chris Roberts <chr3is.roberts@gmail.com>
Sent: Tuesday, January 25, 2022 11:18 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: Automatic reply: [EXTERNAL] Penstemon Place Development Questions

Hello Susie,

I sent an attachment to you in 2020 regarding the Penstemon Place hearing. I received this reply but never heard back from you. I also do not find my questions in the 300 page document that is the Public Correspondence pdf. Please add this attachment of mine. I had hoped to hear answers to my questions.

Thank you,
Chris Roberts

On Wed, Jul 29, 2020 at 1:07 PM Murray, Susie <SMurray@srcity.org> wrote:

Hello,

Thank you for your email. I'll be out of the office until Wednesday, August 5th, and will respond as quickly as I can then.

In alignment with the Public Health Order, all City facilities remain closed to the public. For information on the City's response to the coronavirus pandemic, visit srcity.org/PreventTheSpread.

Thank you for your continued understanding and patience.

Susie Murray
Senior Planner

Susie Murray, Senior Planner
City of Santa Rosa Planning Division
100 Santa Rosa Ave.
Santa Rosa, CA 95404

Dear Ms. Murray,

As residents of Linwood Ave we have a number of questions regarding the proposed Pentismon Place development. We have the following concerns that should be addressed before moving forward with this development.

Green Technologies On page of 9 of 720 in Green Technologies and page 34 of 720 Section VI Energy Discussion Paragraph 3 the statement is made that photovoltaic systems are now mandatory for new dwelling units. Are these homes scheduled to have photovoltaic systems? What happens if they aren't built with photovoltaic systems?

Environmental Factors Potentially Affected On page 10 of 720 there is the list of all the Environmental Factors Potentially Affected. There are 4 levels in each of the Environmental Factors Potentially Affected. What is the threshold that gets you up to the next level? Is it based on numbers (quantitative) or opinion (qualitative)?

Biological Impact – Mitigation Measures On page 29 of 720 BIO 3 discusses nesting birds. The Migratory Bird Treaty Act lists California Quail as one of the birds covered. Quail families are regularly seen on the property and crossing Linwood Ave. Will there be a notification of when clearing of the site would begin and notification of when a qualified biologist would be conducting a survey?

Energy - Discussion On page 34 of 720 in Section VI Energy - Discussion, the statement that no natural gas will be approved for homes after January 1, 2020 and yet further down a statement is made that the houses will have natural gas. Which is it?

Greenhouse Gas Emissions On page 42 of 720 in Section VIII Greenhouse Gas Emissions there is policy 3.2.2 which calls for bike paths adjacent to the subdivision. According to page 118 of 720 Table 2 Bicycle Facility Summary, no bike paths are existing or are planned adjacent to the subdivision. Linwood Ave is a 25-mph street without a painted center line. Where are the bike paths to go?

Wildlands Urban Interface On page 91 of 720 In the Wildfire Section the perspective is written from fire impacting the new development. There isn't any mention of the developments impact on the neighboring homes and open space. Given the last 4th of July and all the illegal fireworks, it is reasonable (since it was observed) that fireworks would be fired from this new neighborhood as well. Given the prevailing westerly winds, what are the plans to mitigate this potential for wildfire to be started from this new neighborhood and the potential threat to the neighboring homes and open space?

Mitigated Negative Declaration On page 96 of 720 it seems the study has a Mitigated Negative Declaration. Does this mean there is a negative recommendation if any of the mitigations are not done?

Traffic and Fire Evacuation Page 110 of 720 is the start of Traffic Impact Study for the Penstemon Place. It appears that all the data used was gathered before the large development on the corner of Petaluma Hill Rd and Kawana Springs Rd was started. See page 116 for the date on Table 1 Collision Rates at the Study Intersections 2011 -2016. Additionally, Figures 1 through 4 are dated 3/17. Given the new construction and most likely, increased traffic volume, what would be the new collision rates for the intersections in the study?

Also, since this study was done, Sonoma County experienced two large emergency evacuations. Given the new developments on the corner of Petaluma Hill Rd and Kawana Springs Rd and the blocking of Brookwood as a route from the area, shouldn't evacuation routes and plans to increase the rate of evacuation be developed?

In fact, wouldn't all the observations of the Traffic Impact Study be understated now that this large development nearby has started and the recent emergency evacuations have occurred?

Thank you for your consideration.

Sincerely,

Chris and Kim Roberts
3286 Linwood Ave.
Santa Rosa, CA 95404

From: [Judith Kalbfell](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] Penstemon Place
Date: Wednesday, January 26, 2022 11:00:21 AM

Judy Kalbfell

2424 Linwood Ave.

Santa Rosa, Ca. 95404

January 26, 2022

Suzie Murray

Planning and Economic Development Department

10 Santa Rosa RM #3

Santa Rosa, Ca. 95404

RE: Penstemon Place- File Number PRJ16-

032

Dear Ms. Murray;

I live on Linwood Ave. next to the proposed development. My biggest concern is pedestrian safety on Linwood. There is a lot of speeding from Sonoma Academy and cut-through traffic which makes the blind corner on Linwood Ave. at Honeysuckle very dangerous. We need a marked pedestrian crossing with flashing orange lights that people can activate before crossing the street. The speed limit could be lowered for the crosswalk area as well. There is a lot of foot traffic to Dauhenaur Park that cross there and many drivers speed around that blind corner. I've had many close calls there. The other side of Linwood Ave. doesn't have sidewalks in that area so there is no safe alternative to crossing at or near the blind corner.

Also I would like to see Brookwood connected as stated in the original plan. Adding a lane to Linwood at the Aston intersection would only give us more room to wait rather than solving the problem. The zigzag route that drivers have to take from Brookwood to Linwood to Aston to Brookwood is a very poor plan. Several of my neighbors have had near misses when people entering Linwood from Brookwood pull out in front of

them, thinking that we will turn south on Brookwood. This is another dangerous intersection that has a solution.

Sincerely,

Judy Kalbfell

From: [Murray, Susie](#)
To: [Kim Roberts](#)
Subject: RE: [EXTERNAL] Pennstemon Place
Date: Wednesday, January 26, 2022 1:01:00 PM

Hi Kim,

Thanks much for sending in your comments. I'll be sure to forward your email to the Planning Commission and applicant before the meeting. If the matter isn't addressed adequately during our presentations, please ask the question during the meeting.

Thanks much.

Susie

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



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From: Kim Roberts <roberts4k@aol.com>
Sent: Wednesday, January 26, 2022 12:42 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: [EXTERNAL] Pennstemon Place

Hi Susie.

On the proposed landscape plan Gingko biloba is noted as low water use when WUCOLS classifies as moderate.

Also, it looks like the plan envisions planting Quercus lobata (Valley Oak) in the 'hell strips' lining the streets? Those trees grow to 70'x70' feet. Looking at the current trees on site it is apparent that species is way too large and will not do well in that setting, especially planted that close together. It would be better to retain more of the 11 trees slated to be removed and select a different species for the streets.

Kim

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

From: Kim Roberts <roberts4k@aol.com>
To: SMurray@srcity.org <SMurray@srcity.org>
Sent: Mon, Jan 24, 2022 12:07 pm
Subject: Re: [EXTERNAL] Pennstemon Place

I found it. Thank you. Kim

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

From: Murray, Susie <SMurray@srcity.org>
To: Kim Roberts <roberts4k@aol.com>
Sent: Mon, Jan 24, 2022 11:00 am
Subject: RE: [EXTERNAL] Pennstemon Place

Here's a [link](#) the meeting calendars. Make sure you've selected 2022 and Planning Commission; sometimes the default changes. Scan down to the meeting date, open the agenda and all the materials are attached to that. I'm working remotely. If you would like me to walk you through the process, send me your number and I'll give you a call.

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



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From: Kim Roberts <roberts4k@aol.com>
Sent: Monday, January 24, 2022 9:13 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: [EXTERNAL] Pennstemon Place

Hi Susie.

Are the materials for the 1/27 meeting available to review? Our neighbor said he had found them and reviewed the packet, but all I have seen so far is that the agenda and material are not yet posted.

It looks like two of the signs on the east/west side were taken down and there is now one posted on the north/south side.

Thank you

Kim

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

From: Murray, Susie <SMurray@srcity.org>
To: Kim Roberts <roberts4k@aol.com>
Cc: Curt Nichols <cnichols@carlilemacy.com>
Sent: Thu, Jan 20, 2022 11:28 am
Subject: RE: [EXTERNAL] Pennstemon Place

Hi Kim,

Thank you for pointing this out. The signs will be relocated soon.

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



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From: Kim Roberts <roberts4k@aol.com>
Sent: Thursday, January 20, 2022 9:09 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] Pennstemon Place

Hi Susie. Thank you for the signs and mailing notifying us of the upcoming hearing on Pennstemon Place. We are planning on attending.

Regarding the posted signs, there are three on the east/west section of Linwood, and none on the north/south section which is the busier and more visible side. One of the east/west signs is even beyond the boundaries of the project.

Chris and Kim Roberts
3286 Linwood Ave

From: [Murray, Susie](#)
To: "Judith Kalbfell"
Subject: RE: [EXTERNAL] Penstemon Place
Date: Wednesday, January 26, 2022 2:26:00 PM

Judy,

Thanks much for your comments. We'll try to address them during staff & applicant presentations. If our responses aren't adequate, please raise your hand and ask for clarification.

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



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From: Judith Kalbfell <jk2424@att.net>
Sent: Wednesday, January 26, 2022 11:00 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] Penstemon Place

Judy Kalbfell

2424 Linwood Ave.

Santa Rosa, Ca. 95404

January 26, 2022

Suzie Murray

Planning and Economic Development Department

10 Santa Rosa RM #3

Santa Rosa, Ca. 95404

RE: Penstemon Place- File Number PRJ16-032

Dear Ms. Murray;

I live on Linwood Ave. next to the proposed development. My biggest concern is pedestrian safety on Linwood. There is a lot of speeding from Sonoma Academy and cut-through traffic which makes the blind corner on Linwood Ave. at Honeysuckle very dangerous. We need a marked pedestrian crossing with flashing orange lights that people can activate before crossing the street. The speed limit could be lowered for the crosswalk area as well. There is a lot of foot traffic to Dauhenaur Park that cross there and many drivers speed around that blind corner. I've had many close calls there. The other side of Linwood Ave. doesn't have sidewalks in that area so there is no safe alternative to crossing at or near the blind corner.

Also I would like to see Brookwood connected as stated in the original plan. Adding a lane to Linwood at the Aston intersection would only give us more room to wait rather than solving the problem. The zigzag route that drivers have to take from Brookwood to Linwood to Aston to Brookwood is a very poor plan. Several of my neighbors have had near misses when people entering Linwood from Brookwood pull out in front of them, thinking that we will turn south on Brookwood. This is another dangerous intersection that has a solution.

Sincerely,

Judy Kalbfell

From: [Murray, Susie](#)
To: [Janet Sosa](#)
Subject: RE: [EXTERNAL] RE: Penstemon Place Development
Date: Wednesday, January 26, 2022 2:32:00 PM

Sosa family,

I'm sorry you won't be able to attend the meeting but will include your comments in the Late Correspondence, which will be provide to the Planning Commission, appropriate City staff, and the applicant before action is taken on the project. The meeting will be taped so, if you're interested in watching, you're able to.

Thank you.

Susie

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



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From: Janet Sosa <jansan931@gmail.com>
Sent: Tuesday, January 25, 2022 10:28 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] RE: Penstemon Place Development

To Ms. Murray,

We will not be able to attend the virtual public meeting on January 27th, but we live in the Linwood Neighborhood and would like to submit our comments prior to the meeting.

Concerning this new development, and should it proceed as planned, we have 2 safety issues that should be looked at due to both the increase in vehicular traffic as well as pedestrian usage.

The first is the intersection of Linwood and Brookwood. There is a stop sign at the end of Brookwood

but oftentimes the drivers proceed without regard to cars traveling either eastward or westward on Linwood.

The second safety issue is not too far from the first concern above as it is just a bit east on Linwood past Brookwood. It is the "blind" curve on Linwood which is a danger to pedestrians who often cross the street there. Also, we notice cars speeding around this curve. The closest street to it is Honeysuckle Drive.

Thank you,

Santiago and Janet Sosa

2173 Nectarine Drive, Santa Rosa CA 95404