



**NEIGHBORHOOD MEETING  
AGENDA**

**DATE:** February 5, 2020  
**TIME:** At or after 6:00 P.M.  
**MEETING LOCATION:** Large Conference Room, 637 First Street, Santa Rosa  
**PROJECT:** Proposed future development of a 532-unit Multi-Family development comprised of 162 affordable (Very Low-Low Income) Senior Housing units and up to 370 market rate units set in a compact, sustainable, transit-oriented development on a 13.3-acre site within the Mendocino Avenue Corridor Priority Development Area.  
**APPLICANT:** BRJE Communities LLC  
**STAFF:** Andrew Trippel, City Planner (subject to change)

**Meeting Agenda**

1. Introductions (All)
2. Purpose of meeting (City Staff)
3. Public Review Process (City Staff)
4. Project Review (Applicant)
5. Questions



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## ABOUT PRE-APPLICATION NEIGHBORHOOD MEETINGS

The purpose of the Neighborhood Meeting is to provide the opportunity for early input by affected neighbors. **No formal action or decision-making will take place at this meeting.**

**Next steps in a typical development proposal include:**

- Submit (file) the required project application(s)
- Issue a Notice of Application
- Review of project application(s) by City departments and outside agencies (as required)
- Conduct environmental review [CEQA\* scoping meeting(s) as required]
- Prepare Planning staff recommendation to review authority
- Issue a Notice of Public Meeting or Public Hearing
- Hold a Public Meeting or Public Hearing to review project and make decision

\*California Environmental Quality Act

## COMMITMENT TO CIVILITY

- Help create an atmosphere of respect and civility where all participants are free to express their ideas;
- Recognize how difficult it is for anyone to speak at public meetings, and out of respect for each person's feelings, allow them to have their say without comment, including booing, whistling, or clapping;
- Establish and maintain a cordial and respectful atmosphere during discussions;
- Prevent personal attacks; and
- Listen with an open mind to all information including dissenting points of view.



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## NEIGHBORHOOD MEETING ATTENDANCE

**City Representative:** Andrew Trippel, City Planner (subject to change)

**Project Title:** *3575 Mendocino Avenue*

**Project Location:** *3575 Mendocino Ave., Santa Rosa 95403*

**File No.:** *PRAP20-005*

**Meeting Date/Time:** *February 5, 2020, at or after 6:00 P.M.*

Please print clearly

	Name	Address	City, State, ZIP
1.	Howard Tang	1763 4th Ave	San Francisco, CA 94122
2.	<del>John</del> Hayden	101 EG. PKWY	SANTA ROSA, CA 95403
3.	ANN SILVERBERG	1014 HAMPTON	CAPOUETTE
4.	LARRY FLORES	1215 STANJAGE AVE	Berkeley
5.	Rich Wallock	790 Sonoma Ave	Santa Rosa
6.	Jay Miller	Kennel Tracts	Sonoma
7.	Leitia Moore	50 California St.	SF, CA 94111
8.	DAVID GONSOR	2436 BUCKLER VIMONY RD	SEBASTOPOL, 95472
9.	Vasko Yorgov	<del>327th</del> 102 W 7th St	Santa Rosa
10.	Efren Carrillo	2158 Walter Rd	Santa Rosa, CA 95403
11.	Miles Burgin	2525 Edgewater Dr	Santa Rosa 95407
12.	Chris Grabill	524 Goldman	Santa Rosa
13.	DANIEL WENZEL	6024 FREDRICKS RD	SEBASTOPOL
14.	DUANE DE WITT	Box 306B SANTA ROSA, CA	SANTA ROSA, CA 95402
15.	Dalene J. Whitlock	490 Mendocino Ave	Santa Rosa 95401



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NEIGHBORHOOD MEETING ATTENDANCE

**City Representative:** Andrew Trippel, City Planner (subject to change)

**Project Title:** *3575 Mendocino Avenue*

**Project Location:** *3575 Mendocino Ave., Santa Rosa 95403*

**File No.:** *PRAP20-005*

**Meeting Date/Time:** *February 5, 2020, at or after 6:00 P.M.*

Please print clearly

	Name	Address	City, State, ZIP
1.	Rick Carlile, BKF ENGINEERS	200 4 <sup>th</sup> ST. Suite 300, SE	Santa Rosa, CA 95401
2.	Christine Talbot	130 Fetters Ave	Sonoma, CA 95470
3.	Kushal Modi	333 Bryant St. #300 SE	San Francisco, CA 94107
4.	Rick Williams	"	"
5.	Karen Massey		
6.	Laune Lynn		
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			



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**NEIGHBORHOOD MEETING  
SUMMARY**

**PROJECT:** Proposed future development of a 532-unit Multi-Family development comprised of 162 affordable (Very Low-Low Income) Senior Housing units and up to 370 market rate units set in a compact, sustainable, transit-oriented development on a 13.3-acre site within the Mendocino Avenue Corridor Priority Development Area. Located at 3575 Mendocino Ave., Santa Rosa 95403.

**FILE NO.:** PRAP20-005

**DATE:** February 5, 2020

**TIME:** At or after 6:00 P.M. (Begin 6:48 PM. End 7:20 PM)

**MEETING LOCATION:** Large Conference Room, 637 First Street, Santa Rosa

**APPLICANT:** BRJE Communities LLC

**STAFF:** Andrew Trippel, City Planner

**ISSUES/NOTES**

Comments

1. Duane – supports project, recommends reducing parking and bicycle spaces, increased building heights, encourages mobile homes to be donated to be used by veterans and homeless
2. Chris – echoes Duane’s support, community is aging and the project will serve this aging population, project brings hope
3. Chris recommends discussion with nearby health providers to coordinate and encourage housing of medical services employees.

Questions

1. Can there be more density and taller buildings? Can some parking be eliminated? Seniors don’t need 80 bicycle spaces.
2. Will there be collaboration with Sonoma Clean Power to incorporate incentives for EV charging stations, backup generator, other energy incentives
3. Are there additional community gathering spaces besides the centrally located park?

Responses

1. Project achieves maximum allowable density and building height.
2. EV charging stations will consist of 10% of the parking spaces
3. Community gardens and courtyards on the exterior, community spaces and gathering spaces on the interior of the building.

**From:** [Sonia Taylor](#)  
**To:** [Trippel, Andrew](#)  
**Subject:** Re: [EXTERNAL] Re: Journey's End Site  
**Date:** Tuesday, January 28, 2020 7:58:54 AM

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Please do. Public record, after all!

Sonia

On 1/28/2020 7:48 AM, Trippel, Andrew wrote:

> Already ahead of you on that one. I greatly appreciate your support! Can I share your head's up unedited?

>

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

> From: Sonia Taylor <great6@sonic.net>

> Sent: Tuesday, January 28, 2020 7:34 AM

> To: Trippel, Andrew <atrippel@srcity.org>

> Subject: Re: [EXTERNAL] Re: Journey's End Site

>

> Oh, btw, and you should probably give the developers a head's up about this, I'm going to be insistent on an evacuation plan that includes an emergency power source and a plan to get people OFF THE SITE, not just out of the buildings, as well as other things.

>

> It's going to be extremely hard for anyone to say that this is not a good idea, in my not at all humble opinion. And, no, I will not accept "we'll rent a generator if we have to," or "we'll contract with SR buses," because both options are not a solution, and the latter option is hilarious, in a deeply unfortunate way.

>

> If OSL can do it, so can this developer.

>

> Sonia

>

> On 1/27/2020 6:54 PM, Trippel, Andrew wrote:

>> Hi Sonia,

>>

>> Please see my comments below, which I will preface by noting that the Neighborhood Meeting and Concept Design Review requirements are pre-application activities; therefore, some information may not be available at this time and Planning may not have required the information you seek at this time.

>>

>> Thanks,

>>

>> Andrew

>>

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

>> From: Sonia Taylor <great6@sonic.net>

>> Sent: Friday, January 24, 2020 7:16 PM

>> To: Trippel, Andrew <atrippel@srcity.org>

>> Subject: [EXTERNAL] Re: Journey's End Site

>>

>> aka 3575 Mendocino Avenue....

>>

>> Can you put me on the mailing list for this project? Response: Yes. Please see attached notices. See there's a neighborhood meeting for 2/5, which I'll try to be at. Glad to see a lot of very low/low income housing, but have a couple of questions:

>>

>> 1. How many units were on the site when it was a mobile home park? Response: Per the City Council Staff Report for the Journey's End Mobile Home Relocation Impact Report, the Journey's End Mobile Home Park

consisted of a total of 160 homes and one manager's unit prior to the Tubbs Fire in October 2017.

>>

>> 2. What's the mix of very low and low income for the 162 proposed affordable senior units? Response: The units will be affordable to seniors with household incomes between approximately 30-60% of the area median income. Unit income level allocations are not provided at this time. You may wish to contact the developer.

>>

>> 3. What's the rate of affordability -- HUD or CA Tax credit? Response: This information is not provided at this time. You may wish to contact the developer.

>>

>> 4. Who's the developer. Response: BRJE Housing Partners, L.P. and North Bay Mendocino Holdings LLC. The project contact is Karen Massey, Burbank Housing, at kmassey@burbankhousing.org or 707-200-2351.

>>

>> Thanks!

>>

>> Sonia

>>

>> Sonia Taylor

>> 707-579-8875

>> great6@sonic.net

>

>

**From:** [Janet M. Laurain](#)  
**To:** [Trippel, Andrew](#)  
**Subject:** [EXTERNAL] RE: 3575 Mendocino Avenue Project (File # DR20-002)  
**Date:** Tuesday, January 28, 2020 9:32:12 AM  
**Attachments:** [image001.jpg](#)

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Hi Andrew,

Do you know if this project requires prevailing wages?

Thank you, in advance, for your help.

Janet Laurain

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**From:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>  
**Sent:** Friday, January 24, 2020 10:40 AM  
**To:** Janet M. Laurain <[jlaurain@adamsbroadwell.com](mailto:jlaurain@adamsbroadwell.com)>  
**Subject:** RE: [EXTERNAL] 3575 Mendocino Avenue Project (File # DR20-002)

Good morning,

Thanks for your email. The applicant contact information is listed below. Applications have been submitted for Pre-application Development Review by City Staff, a Pre-application Neighborhood Meeting, and Pre-application Design Review. Formal applications for required project entitlements cannot be submitted until the Pre-application Neighborhood Meeting and Pre-application Design Review activities have been completed. Planning staff will not begin environmental review under CEQA until formal project applications have been submitted.

**Applicant Information**

BRJE Communities, LLC  
c/o Karen Massey  
790 Sonoma Ave.  
Santa Rosa, CA 95404  
707-200-2351  
[kmassey@burbankhousing.org](mailto:kmassey@burbankhousing.org)

Best Regards,

Andrew

**Andrew Trippel | City Planner**

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | [atrippel@srcity.org](mailto:atrippel@srcity.org)



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**From:** Janet M. Laurain <[jlaurain@adamsbroadwell.com](mailto:jlaurain@adamsbroadwell.com)>  
**Sent:** Thursday, January 23, 2020 12:41 PM  
**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>  
**Subject:** [EXTERNAL] 3575 Mendocino Avenue Project (File # DR20-002)

Hi Andrew,

Can you please give me the contact information (name and phone/email address) for the applicant of the 3575 Mendocino Avenue Project (File # DR20-002)? Do you know why kind of CEQA review will be required for the project and what governing bodies will be considering the project for approval?

Thank you, in advance, for your help.

Janet Laurain

Janet M. Laurain, Paralegal  
Adams Broadwell Joseph & Cardozo  
601 Gateway Boulevard, Suite 1000  
South San Francisco, CA 94080  
(650) 589-1660  
[jlaurain@adamsbroadwell.com](mailto:jlaurain@adamsbroadwell.com)

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**From:** [Karen Massey](#)  
**To:** [Carma Simonsen](#)  
**Cc:** [Trippel, Andrew](#)  
**Subject:** Re: [EXTERNAL] 3575 Mendocino Ave  
**Date:** Thursday, March 26, 2020 8:42:58 AM

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We appreciate the input, especially as we are continuing to refine the design, thank you!

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**From:** Carma Simonsen <carma.simonsen@gmail.com>  
**Date:** Thursday, March 26, 2020 at 8:41 AM  
**To:** Karen Massey <KMassey@burbankhousing.org>  
**Cc:** "Trippel, Andrew" <atrippel@srcity.org>  
**Subject:** Re: [EXTERNAL] 3575 Mendocino Ave



**IRONSCALES** couldn't recognize this email as this is the first time you received an email from this sender [carma.simonsen@gmail.com](mailto:carma.simonsen@gmail.com)

[CAUTION----FROM EXTERNAL EMAIL]

Thank you for the information. It would be nice to have an option, hookups, for a washer/dryer stack in the unit. I know my mother-in-law had that in her mobile home on Sahara Street, and we would really like to be able to have that, too. If possible. Just providing some input.

Thanks!  
Carma

On Thu, Mar 26, 2020 at 7:20 AM Karen Massey <[KMassey@burbankhousing.org](mailto:KMassey@burbankhousing.org)> wrote:

Good Morning Carma (& Andrew),  
While we are still refining our floorplans, the units will largely be one bedroom, with a few two bedrooms, and will range in size between 500-650 sf.  
Thank you,  
Karen

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**From:** "Trippel, Andrew" <[atrippel@srcity.org](mailto:atrippel@srcity.org)>  
**Date:** Wednesday, March 25, 2020 at 1:38 PM  
**To:** Carma Simonsen <[carma.simonsen@gmail.com](mailto:carma.simonsen@gmail.com)>, Karen Massey <[KMassey@burbankhousing.org](mailto:KMassey@burbankhousing.org)>  
**Subject:** Re: [EXTERNAL] 3575 Mendocino Ave

[CAUTION----FROM EXTERNAL EMAIL]

Good afternoon,

During the Planning entitlement phase, we are evaluating project information such as the

proposed use, number of units and type (studio, 1-bedroom, etc.), affordability, parking, access, site coverage, and building height, form, and architectural details. Specific details, such as interior layout and square footages of units and community spaces, will change as the project's design evolves and construction drawings are prepared. For that reason, we don't currently have planned unit square footages for this project.

I am including the development team's project coordinator on my response. Her name is Karen Massey and she'll likely be able to answer this question and others you might have about the proposed senior housing.

Stay well!

Andrew

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**From:** Carma Simonsen <[carma.simonsen@gmail.com](mailto:carma.simonsen@gmail.com)>

**Sent:** Monday, March 23, 2020 11:12 AM

**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>

**Subject:** [EXTERNAL] 3575 Mendocino Ave

Hi Andrew,

My husband and I are former residents of Journey's End MHP. We look forward to returning to Santa Rosa and are following this development. Can you tell me the planned square footage of the 162 low income senior units?

Thanks,

Carma & Oliver Simonsen

**From:** [Hannah Hughes](#)  
**To:** [Trippel, Andrew](#)  
**Subject:** Re: [EXTERNAL] DR10-022 at 3575 Mendocino Ave  
**Date:** Monday, February 10, 2020 12:33:24 PM  
**Attachments:** [image001.jpg](#)

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Hi Andrew,

Yes, it does. Could you please add me to the notice list for the project?

Thank you for your help. Enjoy the rest of your day.

Best,  
Hannah

On Fri, Feb 7, 2020 at 2:53 PM Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)> wrote:

Hi Hannah,

The project to which you are referring was incorrectly referenced on yesterday's Design Review Board agenda. The correct file number is DR20-002. This project file is for pre-application Concept Design Review of the future 3575 Mendocino Avenue project. Because it is pre-application activity, environmental review has not commenced; therefore, there is no CEQA status to report.

Does this answer your question?

Best Regards,

Andrew

**Andrew Trippel | City Planner**

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | [atrippel@srcity.org](mailto:atrippel@srcity.org)

email signature cropped



**From:** Hannah Hughes <[hannah@lozeaudrury.com](mailto:hannah@lozeaudrury.com)>  
**Sent:** Friday, February 7, 2020 2:21 PM  
**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>  
**Subject:** [EXTERNAL] DR10-022 at 3575 Mendocino Ave

Good afternoon,

What is the CEQA status of DR10-022 at 3575 Mendocino Ave?

Thank you in advance for your assistance.

Best,

Hannah Hughes

Legal Assistant  
Lozeau | Drury LLP

1939 Harrison Street, Suite 150

Oakland, California 94612

[\(510\) 836-4200](tel:(510)836-4200)

[\(510\) 836-4205](tel:(510)836-4205) (fax)

[Hannah@lozeaudrury.com](mailto:Hannah@lozeaudrury.com)

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[Hannah@lozeaudrury.com](mailto:Hannah@lozeaudrury.com)