

Ross, Adam

From: Ross, Adam
Sent: Monday, December 6, 2021 3:34 PM
To: Pat St. Clair
Subject: RE: [EXTERNAL] SMART Village Residential Development

Hi Pat,

Thank you for your comment. I have added it to the Public Record and it will be reviewed during the decision making process.

You can review the Agenda Packet, including the Staff Report, draft resolution, and attachments on the DRB webpage <https://srcity.org/1323/Design-Review-Board> once the Agenda is posted. Typically, that is 72 hours prior but Staff has been posting the Thursday or Friday before the Public Hearing.

The 'family' style units have an extra flex space that can be used as a bedroom, a den, a nursery, play room, etc., to accommodate each individual family's needs for the unit. That information is located in the General Plan analysis of the Staff Report and was included during the Cultural Heritage Board Meeting and will be again during the Design Review Board meeting on December 16, 2021.

Zoning Code Section [20-36.040, Table 3-4](#), does not require a minimum parking requirement for new developments in the Downtown Station Area Specific Plan boundary.

The Project is required to comply with the Inclusionary Housing Ordinance, which requires new multi-family residential developments provide at least four percent of the total number of new dwelling units as affordable to low income households or at least three percent of the total number of new dwelling units as affordable to very low income households. The project will exceed that requirement by providing 10.5% or 11 units.

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | aross@srcity.org



From: Pat St. Clair <stclair@sonic.net>
Sent: Sunday, December 5, 2021 6:05 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] SMART Village Residential Development

Hello Adam,

Is this plan some kind of farce to see if anyone is reading your work? The 'family' style apartments are not defined. Are they 3 bedrooms or 4? Is there one bathroom or two? The number of parking spaces for 114 apartments is seriously underestimated. There should be at least 114 parking spaces; 75 spaces is 50 too few. Everyone knows that in California,

if you can drive, you have to have a car and you have to have a place to park it. Everyone won't be out playing on the playground.

Are we not promoting affordable housing, especially near transportation options? 10.5% of 114 is about 11. This application filed by Peter Stanley, Archilogix, is definitely a substandard proposal for a city publicly pretending to champion affordable housing.

Pat St. Clair

November 17, 2021

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



RE: LETTER OF SUPPORT FOR SMART VILLAGE

Dear Cultural Heritage Board,

Greenbelt Alliance supports and has officially endorsed the proposed SMART Village infill development by Cornerstone located at 34 W 6th Street in downtown Santa Rosa. With the development's nexus to the Railroad Square SMART Station, this project exemplifies the Climate SMART development we've all been waiting for. As the most prominent site in the historic Railroad Square District, the proposed development will be the catalyst to bring about new life in this part of town through a residential/mixed-use building accompanied with an outdoor community pool and open gathering spaces for residents and neighbors to explore.

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live - healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable - and defend the Bay Area's natural and agricultural landscapes from sprawl development. Our Climate SMART Development Endorsement program helps further these goals by providing independent validation of smart infill housing (development of vacant land within urban areas) and mixed-use projects (allowing for various uses like office, commercial and residential).

Greenbelt Alliance is pleased to endorse SMART Village.

The SMART Village development proposes a 6-story, residential mixed-use building comprising 110 market-rate studio, one-, and two-bedroom apartments with 10% of units reserved for low-income qualified households. The development will go beyond simply leveraging existing transportation and infrastructure and will feature many sustainability features aimed at energy & water savings, reduction of local heat island effect, and providing healthy indoor air quality.

This is the kind of climate-smart development that we need in the Bay Area to meet our housing goals, reduce greenhouse gas emissions, and make sure that local residents are able to grow and thrive in their own communities as housing costs rise. To be resilient in the face of climate change starts with better identifying climate-related risks to our communities, built environment and natural systems, and taking an educated, holistic, and equitable view on how to address

them. Creating higher density living enhances the quality of life in supporting a diverse array of retail goods and services, arts and cultural activities, and outdoor recreation opportunities. Community spaces are imperative to good developments, and the proposed SMART Village is set to provide the first of a series of community spaces within the masterplan. A community pool with associated indoor space, including public facilities with grills and play equipment will allow residents, neighbors, and the community to enjoy to the fullest extent possible. This project is a huge step to show how projects can survive and thrive without parking.

We urge you to approve the proposed project. The proposed development not only aligns with the City's planning vision and goals for Downtown, but charts the path for fulfilling a vision for Downtown, and Railroad Square for that matter, in promoting an "energetic commercial and cultural center" with the necessary housing, public spaces, and community amenities in creating the vibrant community we all desire.

Sincerely,



Zoe Siegel
Director of Climate Resilience
Greenbelt Alliance

Ross, Adam

From: L. Willard Richards <willard@sonic.net>
Sent: Tuesday, November 16, 2021 4:49 PM
To: Ross, Adam
Cc: SCTLCList
Subject: [EXTERNAL] 34 W 6th St.

Follow Up Flag: Follow up
Flag Status: Completed

To Adam Ross:

The Sonoma County Transportation and Land-Use Coalition supports the application of Cornerstone Properties to build an apartment building at the north end of the SMART property in Railroad Square and recommends that the Cultural Heritage Board approve the project during its meeting on November 17, 2021

We all understand that Santa Rosa and Sonoma County have an urgent need for additional housing, that some of this housing should be affordable, that some market rate housing should be affordable by design, that building housing near a major transit stop is a high priority, and that this housing should have high density to maximize the housing near transit. The proposed project fills all these needs.

The SMART Multiuse Path (MUP) will be an important transportation resource when it is completed, and it needs to be well-designed. The Prince Memorial Greenway suffers from being walled off from the adjacent community. Eyes on the street is a proven safety measure. Developments along the SMART MUP should be designed to provide eyes on the path. It is recommended that Cornerstone Properties consider changing the front entrances to the two units on the ground floor facing the SMART MUP so they face the path. Future developments on the SMART property should also provide eyes on the path.

We are comfortable using building materials from this century in this project, and do not feel the need to use materials that were standard one or two centuries ago.

We recommend that this project be approved.

Sincerely,
Willard Richards, SCTLCL Chair

Ross, Adam

From: Noelle Johnson <noellejohnson213@yahoo.com>
Sent: Wednesday, November 17, 2021 7:43 PM
To: Ross, Adam
Subject: [EXTERNAL] SMART development comment

Hi Adam,

Thanks for hosting the public meeting tonight. One comment I forgot to make was to request safe bicycle parking for the apartment dwellers - not just bike racks, but actual locked storage. Many apartment complexes don't have this, and residents are forced to drag their bikes up stairs and store them in their dining rooms and balconies. This comment may be coming too late for this project, but something to keep in mind for future development as well. All these folks are supposed to be able to walk and bike everywhere, but have no safe storage for their bikes (and no safe bike parking wherever they're going, but that's a bigger problem).

Thanks,
Noelle Johnson

Ross, Adam

From: S Larsen <bigskyhorse@hotmail.com>
Sent: Sunday, November 14, 2021 10:23 AM
To: Ross, Adam
Subject: [EXTERNAL] Proposed 6 story apartment complex

Follow Up Flag: Follow up
Flag Status: Completed

Ross:

- >
- > I'm against this.
- >
- > I doubt you care. No one does.
- >
- > They do what they want.
- >
- > This will change the face of our city. This will bring in more people to an already crowded city. There are no improvements to our roadways to support it.
- >
- > I've lived here for 32 years. Pioneered my own home with my husband in our 20's. This city has changed and not for the better. More chronic homeless who belong in a care facility. More crime. More gangs. More ghettos.
- >
- > Adding more people won't help.
- >
- > But you don't care. This won't change anything. Will it? CEQUA exempted it. Biden supports it. The money is behind it. So it will happen despite public comments.
- >
- > Shauna Larsen
- >

Ross, Adam

From: Hody Wilson <hodywilson@gmail.com>
Sent: Sunday, November 7, 2021 5:56 PM
To: Ross, Adam
Subject: [EXTERNAL] SMART Village Residential Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Adam,

I live in the West End Neighborhood and have an interest in the project you are managing. Where can I access the plans (including elevations) for this project?

I know this area has some history of ground water contamination. How is that dealt with when there is an exemption to CEQA?

Thank You,

Harold Wilson
51 West 7th Street

Ross, Adam

From: Sher Ennis <sennis@aol.com>
Sent: Tuesday, November 9, 2021 10:02 AM
To: Ross, Adam
Subject: Re: [EXTERNAL] Smart Village - CHB Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Thanks for the swift response Adam! I hope you are weathering the pandemic safely.

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

From: Ross, Adam <ARoss@srcity.org>
To: Sher Ennis <sennis@aim.com>
Sent: Tue, Nov 9, 2021 9:55 am
Subject: RE: [EXTERNAL] Smart Village - CHB Meeting

Hi Sher,

Thank you for bringing that to my attention. Staff is going to figure out if additional noticing will be sent prior to the November 17, 2021, Cultural Heritage Board (CHB) meeting, which will be at 4:30 P.M. I have attached the postcard mailer template with the time added. Additionally, the onsite sign, notice in the Press Democrat, and the CHB webpage has the time listed. The Agenda for the meeting has not yet been posted but will be this week. Please check back end of day tomorrow on the webpage for the Agenda and attachments for review.

Adam Ross | Interim Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | aross@srcity.org



From: Sher Ennis <sennis@aim.com>
Sent: Tuesday, November 9, 2021 9:40 AM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] Smart Village - CHB Meeting

Hello Adam,

I've received a postcard indicating a CHB Meeting for 34 W 7th St on 11/17. One of my responsibilities as a West End Neighborhood Association Board member is to keep neighbors informed about developments in our area.

- The postcard does not list the meeting time - can you please clarify?
- Can you please send me a .pdf of the postcard with the time listed? (Scanning the card will leave neighbors without the ability to just click the link to the zoom meeting and I don't want to get that part wrong.)
- I can't find any info about the meeting materials on the SMART Village Web Page. Can you please have the materials added and let me know when they are available?

Thanks in advance for your help,
~Sher Ennis

From: [Sher Ennis](#)
To: [Ross, Adam](#)
Subject: Re: [EXTERNAL] TIME SENSITIVE REPLY REQUESTED - SMART Village Residential Development (Phase 1)
Date: Friday, May 21, 2021 3:28:05 PM
Attachments: [image001.jpg](#)

Thanks Adam,

Thanks - I'm relieved this wasn't a big snafu. So far everyone I've talked to in the neighborhood is supportive of this project. I'm pleased the applicant changed the street level cladding. I would personally have preferred brick in keeping with the warehouses in the area, but what they chose is way better than the original stucco.

I'll send emails and post info to the neighborhood next week.

You have a great weekend too.

~Sher

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

From: Ross, Adam <ARoss@srcity.org>
To: SHER ENNIS <sennis@aol.com>
Sent: Fri, May 21, 2021 2:58 pm
Subject: RE: [EXTERNAL] TIME SENSITIVE REPLY REQUESTED - SMART Village Residential Development (Phase 1)

Hi Sher,

Thanks for bringing this to my attention. There is another flyer going out today for the June 2, 2021, Neighborhood Meeting you found. So no need to reschedule the meeting. The Notice of Application went out when we received the formal submittal of the project. I do need to update the Project's webpage to show the formal submittal documents and will have that up early next week. However, the Neighborhood Meeting information is found on the srcity.org/Developments webpage, which has the newest materials included there. I hope that makes sense? So be on the lookout this weekend for the Neighborhood Meeting flyer. There will also be two onsite signs installed on the property for the meeting as well. The latest those will go up are on Sunday. Let me know if you have any questions and have a great weekend.

Adam Ross | Interim Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | aross@srcity.org

From: SHER ENNIS <sennis@aol.com>
Sent: Friday, May 21, 2021 12:39 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] TIME SENSITIVE REPLY REQUESTED - SMART Village Residential Development (Phase 1)

Hello Adam,

I hope you've weathered the pandemic with a minimum of stress.

I'm writing to let you know about a discrepancy between what was actually mailed about this project and what appears on the City website.

The postcard sent out (image below) does not have any meeting information on it. What's posted at <https://srcity.org/DocumentCenter/View/32422/34-W-6th-St---Notice-of-Neighborhood-Meeting---June-2-2021> is not an accurate representation of what was mailed. **Is there time to get an accurate mailer out and comply with notification timeframes? Will the meeting need to be rescheduled?**



I'm the West End Board member tasked with communication about projects in our neighborhood. Our mailing list has 399 subscribers. I don't want to send anything out or post to our website and FaceBook pages until I'm certain this meeting date will stand.

I also found that the original page for this project (<https://srcity.org/3373/SMART-Phase-1-Village-Residential>) doesn't reflect the meeting, is missing the updated proposal materials and still lists Andrew as the planner. Could you please get that updated?

Sorry to have thrown a fly in the ointment...

~ Sher Ennis
~ (707) 324-3112

From: [Paul Poling](#)
To: [Ross, Adam](#)
Subject: [EXTERNAL] SMART Village Phase 1
Date: Tuesday, May 18, 2021 8:25:08 AM

Hello,

My family & I live in the West End Neighborhood, at 135 W 6th, about a block down from the planned development. We're excited that it's moving forward. The "outdoor community pool and open gathering space for residents and neighbors" is especially exciting. Could you explain that the plans for the pool? Would neighbors purchase some sort of neighborhood pass to access the pool? I don't know if you've had to deal with neighbor opposition to the project, but I could help rally some support for it, depending on those details.

The plans show the "existing bike path" (dotted line) as reaching 3rd street, from the south. It does not. The bike path (the Rodota) currently parallels the train tracks until intersecting the Green Memorial path, but goes no further. So the project's bike/EVA path would *not* connect the north & south portions of the bike trail, nor connect to the Green. Would you mind revising the document by either removing the Green-3rd street dotted line, or else clarifying that the Project or the City will be completing that connection?

Thank you!
Paul Poling
602 920 6294



MEMORANDUM

Date: 10/19/20

To: Pauline Block, Cornerstone Properties
Andrew Trippel, Senior Planner, City of Santa Rosa

From: Historic Railroad Square Association, Ad Hoc Project Review Committee

Subject: Proposed SMART Village Project – 34 6th Street

The Historic Railroad Square Association Project Review Committee met on September 2, 2020 to review the SMART Village project proposed by Cornerstone. The project plans can be found on the City's website at this link: SRCity.org/SMARTVillage1. The project was included in a joint hearing by the City's Design Review Board and Cultural Heritage Board on Wednesday, September 16, 2020.

The Historic RRSQ Association Project Review Committee was generally supportive of the project depicted in the plans finding the proposed architecture and landscape to be of high quality. The Historic RRSQ Association is submitting the following Committee comments to the applicant and the City's Design Review Board for their consideration:

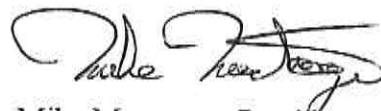
1. Parking – While this is a transit oriented development by virtue of its location adjacent to the SMART station, there is concern that the adequacy of the minimal parking proposed is somewhat experimental and unproven as yet in Santa Rosa. Accordingly, we would suggest consideration of possibly using some of the adjacent undeveloped area shown as "hydroseeded field" as overflow parking until the parking assumptions can be validated.

2. Coordination With Adjacent Proposed Project – We would strongly suggest that the design of this project and the adjacent Cannery project be coordinated. This is particularly needed with regard to the design of the proposed drive lane and parking located adjacent to both projects and the pedestrian extension of 4th Street through both projects to the Santa Rosa Creek Trail. Please consider including the pedestrian extension of 4th Street with this initial phase to connect to the portion through the Cannery project.
3. Multi-Use Trail/EVA – This is shown as extending only as far south as 4th Street with this project. Please consider extending this to connect to 3rd Street to provide the benefit of additional connectivity for the initial project and its surrounding neighborhood.

Please don't hesitate to let us know if there are questions or additional information is needed.



Kris Wilson, Executive Director
Historic Railroad Square Association



Mike Montague, President
Historic Railroad Square Association

From: [Trippel, Andrew](#)
To: [Esteban Promis](#); [Ross, Adam](#)
Cc: [Trippel, Andrew](#)
Subject: RE: [EXTERNAL] Concept Design Review
Date: Wednesday, September 16, 2020 12:20:31 PM
Attachments: [image002.jpg](#)

Good afternoon,

Thank you for your comments on the projects described below. Your comments will be included in the project's record and summarized for review authorities and the public during public meetings scheduled for the projects on September 16 and September 17.

Please feel free to contact us with any questions or additional comments.

Best,

Andrew

Andrew Trippel | Acting Supervising Planner – Current Planning

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



From: Esteban Promis <epromis@gmail.com>
Sent: Wednesday, September 16, 2020 11:13 AM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: [EXTERNAL] Concept Design Review

Good morning,

My comments are in regards to 556 Ross Street as well as SMART Site Village.

I am voicing my support for both projects. 556 Ross St seems to me to be exactly what Downtown needs, and it incorporates design aspects which are very attractive and becoming for the area. I like the roof design facing Ross St as it gives it an almost farmhouse type feel...an ode to our agricultural roots here in Sonoma Co. The streetscape is inviting and open, and the pedestrian walkway is unique and hopefully something we see more of. The height would also allow for a larger population here in the downtown area that would be a benefit to local businesses. I think more people may be wanting to relocate to a more urban setting that is not in an immediate fire zone risk. (I also support the 1 Santa Rosa Ave. for these same reasons).

SMART Site: Before Covid I was a daily commuter on SMART to my work in San Rafael. Again, infill in this area would be a boon for Railroad Square, and the height works well with the surrounding

buildings (if the Canary Apts gets built, as well as the new AC Hotel height). The color scheme works well and the design is not too modern so as to stand out and not fit. My only wish is that the site incorporate some sort of parking garage for SMART commuters as well as apartment dwellers. I would park in the 7th St. garage and walk to the Downtown Station, and crossing the overpass at 6:00am would often be a bit sketchy and unnerving due to the transient population there. But otherwise, the SMART Site Village would make coming to Downtown RR Square much more of a destination for Santa Rosa residents.

Thank you,

Esteban Promis
2532 Washoe CT
Santa Rosa 95405

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California Apartment Association

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CAO
Keysight Technologies

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INTERWEST INSURANCE SERVICES, LLC

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FRED VELA
Regional Vice President
Wells Fargo Bank

CYNTHIA MURRAY
President & CEO

KATE MURRAY
CAO



September 9, 2020

Design Review Board and Cultural Heritage Board
City of Santa Rosa,
Santa Rosa, CA

RE: Support for the SMART Village Residential Development (Phase 1) project

Dear Design Review Board and Cultural Heritage Board:

North Bay Leadership Council strongly supports the SMART Village Residential Development (Phase 1) project, an infill development of a portion of the multi-parcel, 5.4-acre SMART Site (34 W. 6th Street). This project is a great catalyst to getting the Railroad Square area to fully realize its potential as a transit-oriented community that links to the downtown and West End. This project will implement the vision of city staff, provide much needed housing and create new jobs while increasing the economic vitality of the City of Santa Rosa.

The SMART station, regional bike network connections, proximity to downtown, and convenient connections to local and regional road networks, will give the residents a broad array of transit options, creating opportunities to reduce car dependency. These transit oriented strategies, coupled with a highly sustainable approach to site planning and organization, will allow for the creation of a forward looking, sustainably driven and resilient community.

Phase 1 development (2.36 acres) proposes a 6-story, residential mixed-use building consisting of 110 market-rate studio, one-, and two-bedroom apartments with 10% of units reserved for income-qualified households. On- and off-site vehicle parking is proposed, and the applicant will work with TransForm to obtain GreenTRIP Certification and help craft alternative transportation strategies to reduce vehicle use and parking requirements.

Public amenity spaces would include potential uses such as fitness center with outdoor swimming pool and open space/play area. The SMART Site Master Plan would include a new public street along the site's western boundary to connect W. 6th and W. 3rd streets, and a public promenade to establish a future pedestrian connection between 4th Street/Downtown Santa Rosa Station and the Santa Rosa Creek Greenway.

North Bay Leadership Council urges your approval of this project and looks forward to seeing this first phase under construction. This is exactly the kind of project that will help the City of Santa Rosa meet the needs of its residents, today and tomorrow.

Sincerely,

Cynthia Murray
President & CEO

775 Baywood Dr., Suite 101 • Petaluma, CA 94954
707.283.0028 • Fax: 707.763.3028 • www.northbayleadership.org

From: [Murray, Susie](#)
To: [Ross, Adam](#)
Subject: FW: [EXTERNAL] LETTER OF SUPPORT FOR SMART VILLAGE (PHASE 1)
Date: Tuesday, September 15, 2020 1:31:04 PM
Attachments: [GA SMART Village LOS.pdf](#)
[image001.jpg](#)

FYI

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



Please consider the environment before printing.

From: Zoe Siegel <zsiegel@greenbelt.org>
Sent: Tuesday, September 15, 2020 10:10 AM
To: _DRB - Design Review Board <_DRB@srcity.org>; _CHB - Cultural Heritage Board <_CHB@srcity.org>; Murray, Susie <SMurray@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Cc: Teri Shore <tshore@greenbelt.org>
Subject: [EXTERNAL] LETTER OF SUPPORT FOR SMART VILLAGE (PHASE 1)

Dear Design Review Board, Cultural Heritage Board, Andrew Trippel,

Greenbelt Alliance is pleased to endorse SMART Village Phase 1. Attached please find our letter of support in advance of the Design Review Board/Cultural Heritage Board meeting on Wednesday. We are looking forward to attending and supporting this project.

Regards,

Zoe

--

Zoe Siegel (she/her/hers)
Director of Special Projects | [@thezoesiegel](#)
(510) 367-4464 | *Let's connect on [LinkedIn](#)*

Greenbelt Alliance

312 Sutter Street, Suite 402 | San Francisco, CA 94108
greenbelt.org | [Facebook](#) | [Twitter](#) | [Instagram](#)

Schedule a meeting with me through [Calendly](#)

September 15, 2020

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



RE: LETTER OF SUPPORT FOR SMART VILLAGE (PHASE 1)

Dear Design Review Board, Cultural Heritage Board, Andrew Trippel,

Greenbelt Alliance supports and has officially endorsed the proposed SMART Village Phase 1 infill development by Cornerstone located at 34 6th Street in downtown Santa Rosa. With the development's nexus to the Railroad Square SMART Station, this project exemplifies the Climate SMART development we've all been waiting for. As the most prominent site in the historic Railroad Square District, Phase 1 of the proposed development will be the catalyst to bring about new life in this part of town through a residential/mixed-use building accompanied with an outdoor community pool and open gathering spaces for residents and neighbors to explore.

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live - healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable - and defend the Bay Area's natural and agricultural landscapes from sprawl development. Our Climate SMART Development Endorsement program helps further these goals by providing independent validation of smart infill housing (development of vacant land within urban areas) and mixed-use projects (allowing for various uses like office, commercial and residential).

Greenbelt Alliance is pleased to endorse SMART Village Phase 1

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This is the kind of climate-smart development that we need in the Bay Area to meet our housing goals, reduce greenhouse gas emissions, and make sure that local residents are able to grow and thrive in their own communities as housing costs rise. To be resilient in the face of climate change starts with better identifying climate-related risks to our communities, built environment

and natural systems, and taking an educated, holistic, and equitable view on how to address them. Creating higher density living enhances the quality of life in supporting a diverse array of retail goods and services, arts and cultural activities, and outdoor recreation opportunities. Community spaces are imperative to good developments, and the proposed SMART Village Phase I is set to provide the first of a series of community spaces within the masterplan. A community pool with associated indoor space, including public facilities with grills and play equipment will allow residents, neighbors, and the community to enjoy to the fullest extent possible. This project is a huge step to show how projects can survive and thrive without parking.

We urge you to approve the proposed project. The proposed development not only aligns with the City's planning vision and goals for Downtown, but charts the path for fulfilling a vision for Downtown, and Railroad Square for that matter, in promoting an "energetic commercial and cultural center" with the necessary housing, public spaces, and community amenities in creating the vibrant community we all desire.

Sincerely,

Zoe Siegel
Director of Climate Resilience
Greenbelt Alliance
Zsiegel@greenbelt.org



Teri Shore
Advocacy Director
Greenbelt Alliance
Tshore@greenbelt.org

From: [Trippel, Andrew](#)
To: [Ross, Adam](#); [Murray, Susie](#)
Subject: FW: [EXTERNAL] Re: Sept 16 Special Joint Meeting Agenda
Date: Tuesday, September 15, 2020 4:05:40 PM
Attachments: [image002.jpg](#)

Andrew Trippel | Acting Supervising Planner – Current Planning

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



From: oldbldgs@gmail.com <oldbldgs@gmail.com>
Sent: Saturday, September 12, 2020 2:54 PM
To: Trippel, Andrew <atrippel@srcity.org>
Cc: DeBacker, Mark <mdebacker@srcity.org>; Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Casey Edmondson <caseyjedmondson@gmail.com>; oldbldgs@sonic.net; Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>; DeBacker, Mark <mdebacker@srcity.org>
Subject: [EXTERNAL] Re: Sept 16 Special Joint Meeting Agenda

Thank you Andrew, this is helpful.

Glad to see that it states the importance of retaining the brick facades.

The Resolution references the required mitigation measures in the Negative Dec.

Is it possible to get a copy of Bd Member Clark's report & mitigation measures please?

All the best

Sent from my iPhone

Respectfully,

Mark D

On Sep 12, 2020, at 12:18 PM, Trippel, Andrew <atrippel@srcity.org> wrote:

Good afternoon,

The [SMART Village Residential Development – Phase 1](#) project that will be reviewed on September 16th is located on parcels addressed 34 W 6th St. and 2 4th Street (see 2020 Aerial Data below). Petersen Survey data (1977) refers to a building on the Site of Santa Rosa Woolen Mills on “6th Street opposite Lena’s” as the Northwestern Freight Office

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(see attachment), and there was an existing structure on the 34 W 6th St. parcel as evidenced in 1987 aerial data that is gone by 2000 (see 1987 and 2000 Aerial Data below). I manually reviewed all CHB resolutions from 1987-2000 and didn't find a resolution for demolition of this structure that would have been located on the SMART Site.

In response to your resolution request, attached please find CHB Resolution No. 190 approving partial demolition of the Cannery Building located at 3 W. 3rd and partial demolition of Plant #5 located at 60 W 6th. Both parcels/structures are adjacent to the SMART Site. The resolution doesn't include any conditions of approval that would impact proposed development on the SMART Site.

Does this information respond to your request? I'm happy to do more research if needed.

2020 Aerial Data (SMART Site in yellow boundary)
<image002.jpg>

1987 Aerial Data
<image008.png>

2000 Aerial Data
<image010.jpg>

Best Regards,

Andrew

Andrew Trippel | Senior 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

<image011.jpg>

From: DeBacker, Mark <mdebacker@srcity.org>

Sent: Friday, September 11, 2020 4:31 PM

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

Cc: Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Edmondson, Casey <CEdmondson@srcity.org>; Casey Edmondson <caseyiedmondson@gmail.com>; oldbldgs@sonic.net

Subject: Re: Sept 16 Special Joint Meeting Agenda

Hi Andrew,

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If possible, please provide a copy of the CHB Resolution that accompanied the Major Landmark Alteration Permit for the previous demolition work at this site (the cannery).

I believe that it included conditions for the redevelopment of the site that the Boards should be aware of.

This should be made available to the members of both Boards before the meeting next week.

Thanks!

Mark DeBacker
registered architect

On Sep 11, 2020, at 10:07 AM, Pacheco Gregg, Patti
<PPachecoGregg@srcity.org> wrote:

Dear Board Members:
Please Do Not Reply to All

The September 16, 2020 Special Joint CHB/DRB Meeting Agenda has been posted online and is viewable on your iPads: <https://santa-rosa.legistar.com/Calendar.aspx>

The Agenda and Disclosure are attached.

The Joint Meeting will begin at 5PM. Below is the logon information. I will send the link again on meeting day.

<https://zoom.us/join>

Webinar ID: 968 9411 1264

Phone: (toll free) 888 475 4499

Webinar ID: 968 9411 1264

Warm Regards,

Patti Pacheco Gregg | Administrative Secretary

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

Tel. (707) 543-3232 | Fax (707) 543-3269 | ppachecogregg@srcity.org

<image001.jpg>

<2020-09-16-CHB-DRB-Agenda.pdf>

<Attachment 1-Disclosure Form.pdf>

<1977 Petersen Survey HRI.pdf>

<CHB - Resolution 190.pdf>

From: [Trippel, Andrew](#)
To: [Ross, Adam](#); [Murray, Susie](#)
Subject: FW: [EXTERNAL] Re: Sept 16 Special Joint Meeting Agenda
Date: Tuesday, September 15, 2020 4:05:40 PM
Attachments: [image002.jpg](#)

Andrew Trippel | Acting Supervising Planner – Current Planning

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



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To: Trippel, Andrew <atrippel@srcity.org>
Cc: DeBacker, Mark <mdebacker@srcity.org>; Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Casey Edmondson <caseyjedmondson@gmail.com>; oldbldgs@sonic.net; Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>; DeBacker, Mark <mdebacker@srcity.org>
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Andrew

Andrew Trippel | Senior Planner

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Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

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

Cc: Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Edmondson, Casey <CEdmondson@srcity.org>; Casey Edmondson <caseyjedmondson@gmail.com>; oldbldgs@sonic.net

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registered architect

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Patti Pacheco Gregg | Administrative Secretary

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

Tel. (707) 543-3232 | Fax (707) 543-3269 | ppachecogregg@srcity.org

<image001.jpg>

<2020-09-16-CHB-DRB-Agenda.pdf>

<Attachment 1-Disclosure Form.pdf>

<1977 Petersen Survey HRI.pdf>

<CHB - Resolution 190.pdf>

From: [Hartman, Clare](#)
To: [Rose, William](#); [Ross, Adam](#); [Trippel, Andrew](#); [Lyle, Amy](#); [Crocker, Ashle](#); [De La Rosa, Raissa](#)
Subject: Fwd: [EXTERNAL] Fwd: New Downtown Santa Rosa Developments Earn Climate-SMART Endorsement
Date: Tuesday, September 15, 2020 4:35:41 PM
Attachments: [image001.jpg](#)
[image003.png](#)

FYI in case you didn't see this yet. C

Clare Hartman, AICP | Interim Assistant City Manager

Community Development & Engagement

[100 Santa Rosa Avenue | Santa Rosa, CA 95404](#)

Tel. [\(707\) 543-3185](#) | Chartman@srcity.org



Sent from my iPad

Begin forwarded message:

From: "Mahre, Kali" <KMahre@srcity.org>
Date: September 15, 2020 at 3:06:51 PM PDT
To: "Lienau, Serena" <SLienau@srcity.org>
Cc: "Hartman, Clare" <CHartman@srcity.org>
Subject: FW: [EXTERNAL] Fwd: New Downtown Santa Rosa Developments Earn Climate-SMART Endorsement

Good afternoon,

FYI only. If you choose to respond to the citizen's email, please cc me for logging purposes.

Thanks!

Kali Mahre | Senior Administrative Assistant

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3011 | Fax (707) 540-3030 | kmahre@srcity.org

Please note, if you do not receive a reply on a Tuesday afternoon, I am assisting with the City Council meeting.



PLEASE NOTE: The City Manager's Office is currently closed to help curb a resurgence

of coronavirus infections occurring in Sonoma County and nationwide.

From: Teri Shore <tshore@greenbelt.org>

Sent: Tuesday, September 15, 2020 9:34 AM

To: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: [EXTERNAL] Fwd: New Downtown Santa Rosa Developments Earn Climate-SMART Endorsement

FYI



FOR IMMEDIATE RELEASE

September 15, 2020

Contact: Zoe Siegel, Director of Climate Resilience, zsiegel@greenbelt.org
(510) 367-4464

Teri Shore, Advocacy Director, Greenbelt Alliance, 707 934 7081,
tshore@greenbelt.org

CLIMATE-SMART ENDORSEMENT AWARDED TO DOWNTOWN SANTA ROSA DEVELOPMENTS

Greenbelt Alliance Supports Two New Large Residential Projects in City Core Close to SMART

Public Review by City Boards This Week

Greenbelt Alliance supports and has officially endorsed the new residential developments proposed in downtown Santa Rosa that are being reviewed for city approval this week. The two large developments that could transform the city's center are located at [556 Ross Street](#) and the "SMART" Village at [34 6th Street](#) next to the Railroad Square SMART station.

The two multi-story apartment home complexes proposed by Cornerstone Properties meet and exceed the criteria for the Climate SMART development endorsement program. They are the first Santa Rosa developments to receive the Climate SMART endorsement. The Greenbelt Alliance Climate SMART Endorsement Program provides an essential environmental perspective on building housing within existing communities in the Bay Area. Read more [here](#).

Ross Street is being reviewed by the city Design Review Board at 4:30 pm Sept.

17. The Sixth Street SMART Village is set for review by a joint meeting of the Cultural Heritage and Design Review Boards at 5 pm on Sept. 16.

“The proposed developments align with the City’s goals, planning blueprints, and in creating a vision for the downtown as an energetic commercial and cultural center,” said Zoe Siegel, Director of Climate Resilience for Greenbelt Alliance. “With the much-needed housing and the incorporation of private and public spaces, this project will help create a vibrant more climate-friendly downtown.”

At Ross Street, the plan is to repurpose a parking lot and alley at the site of the current Press Democrat building for an eight-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units consisting of "affordable by design" studio, one-, and two-bedroom apartments with 10 percent of units reserved for income-qualified households. The alley would be converted to a pedestrian and bike path.

The SMART Village project in Railroad Square consists of a 6 story residential/mixed-use building with outdoor community pool and open gathering space for residents and neighbors.

“This is the kind of climate-smart development that we need in the Bay Area to meet our housing goals, reduce greenhouse gas emissions, and make sure that local residents are able to grow and thrive in their own communities as housing costs rise,” said Teri Shore, Advocacy Director, Greenbelt Alliance, based in Santa Rosa.

Greenbelt Alliance is rising to the challenge because we envision a Bay Area of healthy, thriving, resilient communities made up of lands and people that are safe during climate disasters and recover quickly from wildfire, floods, and drought, where everyone is living with nature in new and powerful ways for generations to come. That’s why we educate, advocate, and collaborate to ensure the Bay Area’s lands and communities are resilient to a changing climate.

--

Teri Shore
Regional Director, North Bay

Greenbelt Alliance
1 (707) 934-7081 cell | tshore@greenbelt.org
greenbelt.org | [Facebook](#) | [Instagram](#) | [Twitter](#)

--

Teri Shore
Regional Director, North Bay

Greenbelt Alliance

1 (707) 934-7081 cell | tshore@greenbelt.org
greenbelt.org | [Facebook](#) | [Instagram](#) | [Twitter](#)

From: [Trippel, Andrew](#)
To: [Michelle Gervais](#)
Cc: [Ross, Adam](#)
Subject: RE: [EXTERNAL] Cornerstone's SMART Concept Design Review application
Date: Wednesday, August 5, 2020 6:48:53 PM
Attachments: [image001.jpg](#)

Hi Michelle,

Projects are reviewed under the regulations in place at the time that application for required Planning entitlements is submitted. As you know, with the Downtown Plan update we are transitioning away from a maximum building height requirement to Floor-Area Ratio (FAR) as the method to determine maximum building height. In the [Draft Land Use Chapter](#) of the Downtown Plan update currently circulating for review, an FAR of 6.0 is recommended for the SMART Site. As you know, FAR does not directly limit the height or number of stories of a building; it simply controls the amount of building space allowed on a given lot.

If the 6.0 FAR is approved, future phases would be subject to the FAR in effect when entitlement application is made. It's certain that future phases would be proposed under FAR regulations; therefore, it's impossible to say what building height(s) may be proposed. We can say that (1) there's no plan to eliminate discretionary review/approval for building heights exceeding two stories in historic districts, and (2) Building and Fire code compliance typically becomes more costly when structures exceed 65+ feet.

Does this help?

Andrew

Andrew Trippel | Senior 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



From: Michelle Gervais <Michelle@GervaisAssociates.com>
Sent: Wednesday, August 5, 2020 9:28 AM
To: Trippel, Andrew <atrippel@srcity.org>
Cc: Ross, Adam <ARoss@srcity.org>
Subject: Re: [EXTERNAL] Cornerstone's SMART Concept Design Review application

Thank you so much, Andrew, for the well wishes and for all the helpful information. Yes, I will sign up for email notifications.

I did have a follow-up question after a cursory review of the attached materials: I see that the focus for now is the 6th Street housing and related amenities as well as the roadway that would extend

from 4th (where ours ends) to 6th. Also I see a rough concept of site planning for the balance of the site. Do you have any sense of the intended heights of these buildings?

Many thank again!

~Michelle

On Aug 5, 2020, at 7:35 AM, Trippel, Andrew <atrippel@srcity.org> wrote:

Hi Michelle,

Great to hear from you! Yes, I am doing great, thanks for asking. I trust that you and those close to you are healthy and managing through this period as well as can be expected!

Required concept review for the proposed future development of 34 W 6th Street is tentatively scheduled for September 16-17, 2020. A project webpage will be created at the same time that required 10-day advance noticing of the review meetings is prepared. In the interim, I am attaching the conceptual design plan set that was submitted with concept review applications.

We will include you on the mailed noticing list. If you would like an email notice, please consider visiting <https://srcity.org/2370/Email-Notifications> to sign up for email notifications.

Best,

Andrew

Andrew Trippel | Senior 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

<image001.jpg>

From: Michelle Gervais <Michelle@GervaisAssociates.com>

Sent: Tuesday, August 4, 2020 11:36 PM

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

Subject: [EXTERNAL] Cornerstone's SMART Concept Design Review application

Hi Andrew. I hope this finds you very well!

Susie tells me that Cornerstone has submitted their Concept Review application for the SMART site. I haven't found that yet on the city's website, so I wonder if you could

either send me a link or send a copy of the plans to me.

Also, I would like to be added to the noticing list for this project.

Many thanks in advance. Take good care!

~Michelle

* * * * *

[Michelle Gervais](#)

GERVAIS & ASSOCIATES

Development Strategies & Project Management

strategic planning * community engagement * project management

public affairs * entitlements * financial analysis * licensed real estate broker

PHONE: 707.975.4736

1275 Fourth Street, #257, Santa Rosa, CA 95404

<SMART Site Concept Submittal_Reduced_070820.pdf>