

**From:** [Gustavson, Andy](#)  
**To:** [Sheikhali, Monet](#)  
**Subject:** FW: [EXTERNAL] 3855 Royal Manor Place; File No. HDP21-006  
**Date:** Wednesday, December 15, 2021 12:49:15 PM

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Public comment for your record

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**From:** Gretta R <pandapharm@gmail.com>  
**Sent:** Wednesday, December 15, 2021 11:53 AM  
**To:** Gustavson, Andy <AGustavson@srcity.org>  
**Subject:** [EXTERNAL] 3855 Royal Manor Place; File No. HDP21-006

Dear Mr. Gustavson,

I oppose the additional 2,916 square feet to the Marovich Residence Hillside Development at 3855 Royal Manor Place, Santa Rosa, File No. HDP21-006.

We are concerned with the developer trying to fit as large a house as possible on the land available to maximize their profits. Enlarging houses in the Fountaingrove area will increase the fire risk further by having larger houses closer together. It is more difficult to create a defensible space around each property. Having appropriate space between properties could provide additional moments of time to evacuate before a fire spreads to another property. With the extremely high fire risk, anything to help in the safety is important to the homeowners, especially in an area already devastated by wildfire.

Please take this into consideration and do not allow this additional square footage.

Sincerely,  
Gretta Reyda



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Sheikhali, Monet](#)  
**To:** [Kelly \(Chelsea\) Ahlers](#)  
**Cc:** [Jeff Ahlers](#)  
**Bcc:** [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] Public Meeting 3855 Royal Manor PI  
**Date:** Tuesday, December 14, 2021 5:04:00 PM

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Hello Ms. Ahlers,

Apparently there is some confusion. This application is not related to a change in zoning. It is a Hillside Development Permit. The purpose of this type of permit is to review project plans and establish compliance with existing zoning. This review has been completed and the results are being presented at a public meeting, which is to be held on Thursday, December 16<sup>th</sup> at 10:30 am. Although post card notices were sent to all addresses within 600 feet of the project to ensure that neighbors are aware of the meeting, we welcome you to share the link provided below with anyone else who may wish to attend. There will be opportunity for public comment. We also welcome emailed public comment, which will be added to the record and made available to the Zoning Administrator for review.

For your convenience, I have provided a link to the virtual meeting here:

<https://srcity-org.zoom.us/j/85966363625>

Thanks,

**Monet Sheikhali | City Planner**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543- 4698 | Fax (707) 543-3269 | [msheikhali@srcity.org](mailto:msheikhali@srcity.org)



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**From:** Kelly (Chelsea) Ahlers <kjccarl@yahoo.com>  
**Sent:** Tuesday, December 14, 2021 3:26 PM  
**To:** Sheikhali, Monet <msheikhali@srcity.org>  
**Cc:** Jeff Ahlers <jahlers@latortillafactory.com>  
**Subject:** [EXTERNAL] Public Meeting 3855 Royal Manor PI

To Whom it Concerns,

I am writing on behalf on myself and the majority of homeowners on Royal Manor PI. We are strongly opposed to the application for a change of zoning to 3855 Royal Manor PI. This lot was NEVER intended to house a 6900 sq foot home. After the

2017 fires, it seems ludicrous that this would even be a consideration. Having a house that close to surrounding houses with no defensible space, only a house taking up the entire lot, is a fire hazard. In addition, this is a builder, whose interest in the neighborhood is surely financial, not the well being or the integrity of the neighborhood. Families buy homes here to have space, a view and a natural setting to live, raise a family., retire. This proposed home does NOT fit in with the scale or integrity of the neighborhood and will be an eyesore because of it's size and proximity to other homes.

We absolutely OPPOSE this request for re-zoning!

You can anticipate many more emails/calls with similar sentiments. We request that there is an official schedule meeting, where each neighbor is INVITED to attend to share our concerns.

Sincerley,  
Jeff and Kelly Ahlers  
3857 Royal Manor Pl

(925)366-5231

*"It's not what you believe that counts; it's what you believe enough to do"*  
- Gary Gulbranson

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**From:** [Sheikhali, Monet](#)  
**To:** [pandapharm@gmail.com](mailto:pandapharm@gmail.com)  
**Subject:** 3855 Royal Manor Place; File No. HDP21-006  
**Date:** Wednesday, December 15, 2021 2:53:00 PM

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Thank you for providing comments. Your comments will be added to the file as a public record and be provided to the Zoning Administrator.

We have received a request for a public hearing. So, the item will be rescheduled for another date. No decision will be made tomorrow.

To influence a decision, comments should be related to something being out of compliance. The guidelines considered for this project are outlined in the presentation that was prepared for this meeting – linked [here](#).

Until the meeting is held, no decision has been made. Once a decision is reached, however, if anyone wishes to, appeal information is available on our website here:  
<https://srcity.org/1399/Zoning-Administrator> - once concluded, a recording of the meeting will be available on YouTube.

Thanks,

**Monet Sheikhali | City Planner**

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**From:** Gretta R <[pandapharm@gmail.com](mailto:pandapharm@gmail.com)>  
**Sent:** Wednesday, December 15, 2021 11:53 AM  
**To:** Gustavson, Andy <[AGustavson@srcity.org](mailto:AGustavson@srcity.org)>  
**Subject:** [EXTERNAL] 3855 Royal Manor Place; File No. HDP21-006

Dear Mr. Gustavson,

I oppose the additional 2,916 square feet to the Marovich Residence Hillside Development at 3855 Royal Manor Place, Santa Rosa, File No. HDP21-006.

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**From:** [Sheikhali, Monet](#)  
**To:** [Kelly \(Chelsea\) Ahlers](#)  
**Subject:** RE: [EXTERNAL] Public Meeting 3855 Royal Manor Pl  
**Date:** Wednesday, December 15, 2021 2:49:00 PM

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All comments are taken into consideration. To influence a decision, comments should be related to something being out of compliance. The guidelines considered for this project are outlined in the presentation that was prepared for this meeting – linked [here](#).

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**From:** Kelly (Chelsea) Ahlers <kjccarl@yahoo.com>  
**Sent:** Wednesday, December 15, 2021 11:34 AM  
**To:** Sheikhali, Monet <msheikhali@srcity.org>  
**Subject:** Re: [EXTERNAL] Public Meeting 3855 Royal Manor Pl

Can you please advise us then how to oppose the plan for this project? We just received notification 2 days ago and so our schedule does not allow us to attend the zoom meeting. Nor is it clear what "comments submitted in writing" will impact the plans which our neighbor[h]d find unacceptable and detrimental.

Thank you  
Kelly Ahlers  
3857 Royal Manor Pl

On Tue, Dec 14, 2021 at 9:48 PM, Kelly (Chelsea) Ahlers <kjccarl@yahoo.com> wrote:

Does this make sense. I don't understand

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Sheikhali, Monet" <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>

**To:** "Kelly (Chelsea) Ahlers" <[kjccarl@yahoo.com](mailto:kjccarl@yahoo.com)>

**Cc:** "Jeff Ahlers" <[jahlers@latortillafactory.com](mailto:jahlers@latortillafactory.com)>

**Sent:** Tue, Dec 14, 2021 at 5:04 PM

**Subject:** RE: [EXTERNAL] Public Meeting 3855 Royal Manor Pl

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**Sent:** Tuesday, December 14, 2021 3:26 PM  
**To:** Sheikhal, Monet <[msheikhali@srcity.org](mailto:msheikhali@srcity.org)>  
**Cc:** Jeff Ahlers <[jahlers@latortillafactory.com](mailto:jahlers@latortillafactory.com)>  
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Fredrick Buechner*

**From:** [Edita Vasiliauskas](#)  
**To:** [Sheikhali, Monet](#)  
**Subject:** [EXTERNAL] Fwd: 3855 Royal Manor pl  
**Date:** Wednesday, December 15, 2021 12:46:18 PM

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Sent from my iPad

Begin forwarded message:

**From:** Edita Vasiliauskas <edberk7@comcast.net>  
**Date:** December 15, 2021 at 10:19:02 AM PST  
**To:** Building@srcity.org, Planning@srcity.org,  
EconomicDevelopment@srcity.org, cityclerk@srcity.org  
**Subject:** Re:3855 Royal Manor pl

To whom it may concern ,  
We request a more formal hearing regarding new development of 3855 Royal Manor pl.  
We strongly oppose construction of 6910 square feet home on our street.  
Due to our work schedule we can't attend Zoom meeting on December 16th.

Vasiliauskas family, 3883 Royal Manor pl

Sent from my iPad