

From: [kailani burns](#)
To: [Samantha Hauser](#); [Trippel, Andrew](#)
Subject: Re: [EXTERNAL] Brittain Townhomes
Date: Thursday, March 17, 2022 1:11:03 PM
Attachments: [image002.png](#)

Good afternoon,

I will be attending the meeting this afternoon at 4:30 pm. However, the location I'm at will not have the best reception. With that said, I thought I would email my questions and comments rather than waiting for the meeting in case I'm having technical difficulties.

Thank you again for taking all the time that you did to go over our questions and concerns at the last meeting.

As you noticed, one of our main concerns are all of the trees on our road. In fact, there are several full grown California heritage Oak trees that boasts an abundance of life- from birds, animals, insects, Etc. And our preference would be that the majority of them were not removed. When the discussion came up in regards to removing trees you did say that you would replace them with full grown trees. My question is, are they going to be trees that are native to this part of California? This is very important to our community. As we love our rural neighborhood and the myriad of life that it supports as a result of it being predominantly plants and trees that are native to California.

Finally, I wanted to get some more information and understanding in regards to the three redwood trees that are on the property to be developed. Needless to say, we know that the two oak trees are going to be saved but what is the plan for the three redwood trees? As I'm sure you can appreciate they too support an abundance of life and are so beautiful.

Thank you in advance for your time.

Sincerely,

Kailani Forrest

From: kailani burns <kailaniforrest@gmail.com>
Sent: Wednesday, March 9, 2022 10:02:28 AM
To: Samantha Hauser <samantha@CityVentures.com>; Trippel, Andrew <atrippel@srcity.org>
Subject: Re: [EXTERNAL] Brittain Townhomes

Good morning and thank you both for your prompt replies. I truly appreciate it!

I am planning on attending the zoom meeting tonight, and I will see you then.

Sincerely,

Kailani Forrest

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From: Samantha Hauser <samantha@CityVentures.com>

Sent: Tuesday, March 8, 2022 5:14:21 PM

To: Trippel, Andrew <atrippel@srcity.org>; kailani burns <kailaniforrest@gmail.com>

Subject: RE: [EXTERNAL] Brittain Townhomes

Hello Andrew and Kailani,

Thanks for including me in this email. Kailani, this will be my first virtual community meeting as well (usually we do these in-person, so we'll see if my tech savvy holds up), and if you know anyone who would prefer to speak with me by phone, my mobile number is in my signature below.

Regarding your question on inclusionary housing, the homes that fall into this category are the same as all of the homes on site with the exception that they are deed restricted to people with qualifying affordable incomes. This is different than section 8, and essentially means that we as the developer sell the homes at a lower price, and that those buyers can only re-sell their homes at a lower price that's governed by the City. This process will be done under the City's program via an Affordable Housing Agreement. I can go more into this at tomorrow's meeting.

Regarding access, our hope was that we would have a primary access off of Sebastopol Rd and secondary access off of Brittain Lane, in order to keep primary ingress and egress on Sebastopol (the fire department requires two points of access, and usually likes to have these points as far from each other as possible). However, we received some input from the City's traffic engineer this morning that may impact that plan, and we may be required to realign our primary access to Brittain Lane. I'm hoping to hear some input in that regard at our meeting tomorrow.

Kind Regards,

Samantha Hauser | Senior Vice President of Development

{mobile} 646.522.4260 | samantha@cityventures.com



City Ventures

444 Spear Street Suite 200

San Francisco CA 94105

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

Sent: Tuesday, March 8, 2022 4:44 PM

To: kailani burns <kailaniforrest@gmail.com>; Samantha Hauser <samantha@CityVentures.com>

Subject: RE: [EXTERNAL] Brittain Townhomes

Good afternoon,

Thanks for your email, Kailani. Please see my responses **in red** below. I'm also including Applicant Representative Samantha Hauser on my reply, and I am asking her to provide responses where requested as well. Please know that your comments are included in the project's public record and will be made available to review authorities during review of the project at future dates. We hope to see you at tomorrow's virtual public meeting.

Best,

Andrew

Andrew Trippel, AICP | 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: kailani burns <kailaniforrest@gmail.com>

Sent: Tuesday, March 8, 2022 11:09 AM

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

Subject: [EXTERNAL] Brittain Townhomes

Good morning,

I have some questions that I am hoping you are able to answer prior to the virtual meeting on March 9th. Thank you in advance for your time.

I live on 750 Brittain Lane and we own our home.

When we bought our home several years ago we were told that the empty field behind the homes (that sold) and separated by a fence was protected for the Fire Salamanders. What has changed in the last 11 plus years to make that no longer true? **The site where the project is proposed is within the California Tiger Salamander Critical Habitat. Development within the Critical Habitat that would result in a taking of habitat can be allowed provided that it is approved by U.S. Fish & Wildlife. Therefore, any development activity would first require review and approval by U.S. Fish and Wildlife. The City of Santa Rosa does not require that this approval be obtained prior to Planning approval of the project.**

When was the last traffic survey done? And are there any plans for immediate traffic management on Sebastopol Road? **Traffic analyses are required when projects are proposed. The City's Traffic Division is requiring a traffic analysis for this project. The analysis will consider the number of additional daily trips generated by the proposed project and potential impacts on traffic patterns, and it analyze all sight distances and views associated with project access points.**

As it is right now, Sebastopol Road is already severely impacted by all of the building of homes West on Sebastopol Road. And by the additional cars on the road as a result of all those houses being built. During the busy hours of the day- Sebastopol Road can be quite dangerous because it is in such poor condition, and was not built to handle this kind of traffic. Thank you for this comment. All public comments are retained in the project record and shared with review authorities during public review of the proposed project.

Please explain what "10% of the units would be reserved for moderate-income households" looks like. Is that specifically for people that have Section 8 vouchers? Or? And is it accurate to say it's only about 8 houses that fall under that category? Samantha – please explain how the project will comply with the City's Inclusionary Housing Ordinance.

Also, are you able to explain why according to the map of the proposed building- Brittain Lane is utilized as a one of its main roads to access the entrance on to the property? And, what is the thinking to have all the extra cars drive to the very end of the road before they can access their entryway? That seems very problematic. And, needless to say, definitely something that would affect my community and neighborhood. Samantha – please describe project objectives and explain design decisions that resulted in the proposed site plan.

Finally, I spoke to several homeowners and long-term renters and these questions are on behalf of them as well. And, it's important that the city of Santa Rosa recognizes that having a meeting with the zoom format is not the best way to get accurate representation of my neighborhood. Most of these people are elderly, and their preference is to not be using a computer. Thank you for your input on the meeting format. At this time, all Neighborhood Meetings are being conducted in virtual format. This has been a consistent practice since the start of the COVID pandemic. While the City is in the process of transitioning to in-person meetings, Planning has not been instructed to halt scheduling of public meetings for proposed projects.

Thank you for your time, I truly appreciate it.

Kailani Forrest
750 Brittain Lane
Santa Rosa, CA
95407
707.486.3984

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3/10/22

In regards to Brittain Townhomes Project proposal,

Greetings to Andrew Trippel and Samantha Hauser,

Hello , I am Debra Moser and I have lived on Brittain Lane for 40 years this coming June.

Our family owns 3 properties on Brittain Ln and close to 4 acres, parcels 32, 25 and 43.

I was at the zoom neighborhood meeting last night.

If improvements are made on Brittain Ln I believe the drainage ditches need to be addressed as part of the improvement.

A big concern is the traffic this project will create and how long it can take for us to get off of Brittain Ln on to Sebastapol Rd. I can foresee cars piled up on Brittain Ln waiting to get out. I believe a traffic light may be necessary, all though there are two traffic lights already, close by. Maybe their timing could be changed to give us more time to get out.

On another note, more close to home is that there are those of us who have wished to develop our properties on Brittain Ln for many years. My Father has a project plan for a low to mid-income senior housing community for our 3 properties that he submitted to the county many years ago. He is up there in age now and his property (the 1.95 acres) is in a trust that my son and I will have control over at some point. All 3 properties share property lines

Having access to Sewer and Water on Brittain lane would move us forward in developing our properties. We have been waiting since 1994.

Thank you for your consideration,

Debra Moser

712 Brittain Ln

Santa Rosa, 95407

707-293-8066

RECEIVED

By Andrew Trippel at 3:45 pm, Mar 10, 2022