

**Murray, Susie**

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**From:** Anne Hayes <barbyhayes@gmail.com>  
**Sent:** Wednesday, August 31, 2016 1:11 PM  
**To:** Barbara Anne Hayes  
**Subject:** Fwd: 201/Neighborhood Rebel Rouser/ SENIOR PROJECT  
**Attachments:** image001.gif; ATT00001.htm; Written Feedbacks on Proposal.docx; ATT00002.htm

FYI

Annette works for Keegan Coppin and lives on Gilbert Drive.

Barbara Anne Hayes  
1535 Farmers Lane #276  
Santa Rosa, CA 95405  
707 548-1308

Begin forwarded message:

**From:** "Annette Cooper" <[ACooper@KeeganCoppin.com](mailto:ACooper@KeeganCoppin.com)>  
**Date:** August 31, 2016 at 12:23:52 PM PDT  
**To:** "'Anne Hayes'" <[barbyhayes@gmail.com](mailto:barbyhayes@gmail.com)>  
**Subject:** 201/Neighborhood Rebel Rouser/ SENIOR PROJECT

Talk soon!!

August 31, 2016

To: Susie Murray, Planning and Economic Development Department  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

From: Neighboring Property Owners  
Farmers Lane Senior Housing Project  
File Number PRJ16-018

Dear Ms. Murray:

While we support the concept of the Farmers Lane Senior Housing Project, we encourage the following changes to the plan:

- Decrease the number of stories from four (47' height) to three (likely 37' high). This improvement will decrease the number of building units, in building one, from 24 to 16, reducing the density to the currently zoned Medium Density Residential. These changes satisfy the residents who purchased single family dwellings with the understanding that any building would not exceed the Medium Density Residential (R-3-18) previously increased from R-1-6 by the City Council in November 2008.

Reducing the number of units will also decrease concerns about complete loss of resident privacy, insufficient parking, and general overcrowding. The current proposal of 26 units and 29 parking stalls does not include enough parking for residents, potential guests and domestic help. Decreasing to a total of 18 units with 29 total parking stalls provides a better parking ratio and will lessen the parking impact on neighboring streets.

Current in-fill projects such as the Hylie Lane townhomes on Highway 12 and the project at the corner of Petaluma Hill Road and Kiwanis Springs Road, are three stories high. We believe a three story building is a better fit for our neighborhood.

- Remove or reduce windows and balconies on the west side of building one. The current plan calls for six windows per story, directly overlooking neighborhood housing and backyards.
- Increase the building setback 20' per the current Medium Density Residential plans approved by the City Council.
- Move the trash containers away from neighboring fences to reduce impact on home owners. The current trash placement backs directly to a residential property.

## Murray, Susie

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**From:** Murray, Susie  
**Sent:** Thursday, September 08, 2016 4:59 PM  
**To:** 'Rhonda Roman'  
**Subject:** RE: Farmers Lane Project

Hi Rhonda,

I left you a message because it sounds like I may have missed a package or email that have more comments than the few I've received. I've also made some quick notes below that I hope will help answer your questions. If you'd like to have a conversation about the process, and why it's difficult to provide a timeline, I'm happy to discuss it with you. I can be reached at 543-4348.

### Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-4348 | Fax (707) 543-3269 | [smurray@srcity.org](mailto:smurray@srcity.org)



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**From:** Rhonda Roman [<mailto:Rhonda@fleetfeetsantarosa.com>]  
**Sent:** Thursday, September 08, 2016 9:25 AM  
**To:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** Farmers Lane Project

Good Morning Ms. Murray,

I am writing to confirm that you received the feedback letters from our neighborhood on the Farmers Lane Senior Housing Project. Per your request, we collectively gathered and submitted our feedback on this project. We would like to know how this feedback is used in the project review process and we are concerned that we did not see any notes from our initial meeting with you in the project file. **I have only received a couple of letters from neighbors. All correspondence received will be made available to the public, will be reviewed by staff, and will be given to decision makers prior to action being taken.**

Please give us an outline of the project review process including a timeline and specifically when we are able to provide feedback. We would appreciate having this by September 15, 2016 so we are able to adequately prepare. **Giving a timeline is a tough because it depends on so many factors. At this point, the project plans have been submitted and I've referred copies out to other City departments, outside agencies, the tribes, utility companies, etc., and am waiting on responses. I recommend coming in and looking at the file. While I don't anticipate there will be too many changes from what was originally submitted, you can do a periodic check to see if plans have changed. Once all issues have been addressed and staff has established a recommendation, a public hearing will be scheduled and all required noticing, including a large sign on site, a notice to neighbors, and a publication in the Press Democrat, will be done.**

Sincerely,  
Rhonda Roman  
707.322.6421

August 31, 2016

CITY OF SANTA ROSA  
Santa Rosa, CA

SEP 01 2016

To: Susie Murray, Planning and Economic Development Department  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

COMMUNITY DEVELOPMENT  
DEPARTMENT

From: Neighboring Property Owners  
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Sincerely,

Signature

Mark Joerger + Sharon Noguchi

Printed Name and Address

MARK JOERGER  
193 Gilbert Dr  
San Jose 95125



CITY OF SANTA ROSA  
Santa Rosa, CA

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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Sincerely,

A handwritten signature in blue ink, appearing to read "George Lutter". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

Signature

Printed Name and Address

GEORGE LUTTER  
217 GILBERT DRIVE  
SANTA ROSA, CA 95405

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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Sincerely, *PATRICK WILLIAMS*

Signature *Patrick Williams*

Printed Name and Address

*PATRICK WILLIAMS  
197 GILBERT DR  
SANTA ROSA, CA 95405*

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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100 Santa Rosa Avenue, Room 3  
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Sincerely,

Signature

Bill Funk & Susan Funk

Printed Name and Address

Bill Funk  
189 Gilbert Dr.  
Santa Rosa CA 95405

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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Sincerely,

Richard Bammer  
Hale Darby

Signature

Richard Bammer  
Hale Darby

Printed Name and Address

Richard Bammer owners  
Hale Darby  
220 Gilbert Drive

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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Sincerely,

Signature

A handwritten signature in cursive script, appearing to read "Dan Smith".

Printed Name and Address

Dan Smith

200 Gilbert Dr

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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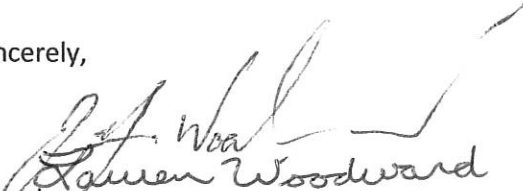
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Signature

James H. Woodward      229 Gilbert Dr. Santa Rosa CA, 95405  
Lauren Woodward  
Printed Name and Address

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

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Sincerely,

Signature

*Theodora Schirle*

Printed Name and Address

THEODORA SCHIRLE  
201 GILBERT DR  
SANTA ROSA, CA  
95405

August 31, 2016

CITY OF SANTA ROSA  
Santa Rosa, CA

SEP 01 2016

COMMUNITY DEVELOPMENT  
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CITY OF SANTA ROSA  
Santa Rosa, CA

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Sincerely,

Jeff & Lindsey Qualls

Signature

The block contains two handwritten signatures. The first signature, on the left, is a cursive signature that appears to read 'L. Qualls'. The second signature, on the right, is a cursive signature that appears to read 'J. Qualls'.

Printed Name and Address

JEFF AND LINDSEY QUALLS  
192 GILBERT DR.  
SANTA ROSA CA 95405

SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

*Suzanne J. Fassnacht*

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File Number PRJ16-018

Dear Ms. Murray:

While we support the concept of the Farmers Lane Senior Housing Project, we request the following changes to the plan:

- Decrease the number of stories from four (47' height) to three (likely 37' high). This improvement will decrease the number of building units, in building one, from 24 to 16, reducing the density to the currently zoned Medium Density Residential. These changes satisfy the residents who purchased single family dwellings with the understanding that any building would not exceed the Medium Density Residential (R-3-18) previously increased from R-1-6 by the City Council in November 2008. The previous building plans for this lot called for a two-story building and residents who purchased houses on Gilbert Drive were never informed that a taller building could be built on 201 Farmers Lane lot.

Reducing the number of units will also decrease concerns about complete loss of resident privacy, insufficient parking, and general overcrowding. The current proposal of 26 units and 29 parking stalls does not include enough parking for residents, potential guests and domestic help. Tenants of the proposed two and three bedroom units are likely to own more than one vehicle per unit. Decreasing to a total of 18 units with 29 total parking stalls provides a better parking ratio and will lessen the parking impact on neighboring streets.

Current in-fill projects such as the Hylie Lane townhomes on Highway 12 and the project at the corner of Petaluma Hill Road and Kiwanis Springs Road, are three stories high. Farmers Lane is occupied with two-story buildings, a four-story building would not fit in with the neighborhood and is not appropriate.

- Remove or reduce windows and balconies on the west side of building one. The current plan calls for six windows per story, directly overlooking neighborhood housing and backyards. If the windows must remain, they should be raised to 5 feet or higher to eliminate privacy concerns.
- Increase the entire rear building setback to a minimum 20', per the current Medium Density Residential plans approved by the City Council.

- Move the trash containers away from neighboring fences to reduce impact on home owners. The current trash placement backs directly to a residential property. Trash enclosures are considered structures and should not be within the building setback. Again, we would like to see the setback remain 20' or greater. Trash bins create rodent issues, noise and smell. This enclosure should be placed away from neighboring houses and businesses.

Sincerely,

Signature

Printed Name and Address



SEP 01 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

August 31, 2016

To: Susie Murray, Planning and Economic Development Department  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

From: Neighboring Property Owners  
Farmers Lane Senior Housing Project  
File Number PRJ16-018

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August 30, 2016

To Whom It May Concern,

I am writing regarding the proposed development of 201 Farmer's Lane. While we understand the need for additional housing in the city of Santa Rosa, we have some concerns with the development as currently planned. Please understand that we are not against the development as a whole, but we feel that the potential negative affects on the surrounding homes and residents need to be a priority.

Our first concern would be with the height of the building. The proposed height of four stories is within the current height limit for the location, it is however, completely out of character with the surrounding neighborhood and businesses. It would sit above the tree line of the creek and would be visible for blocks. This height would completely change the look and feel of the entire area.

Secondly, a development of this size would have a significant affect on our personal quality of life. Our house sits directly behind the proposed building. The building will block much of the sunlight that would reach our yard, limiting our ability to continue to grow much of the fruits and vegetables that we eat and causing us to need to re-landscape. Not to mention the privacy concerns related to a building of this size. This building will also negatively affect our property values costing us untold amounts in potential resale value.

Our third concern has to do with the number of parking spaces currently planned. The plans call for 1 space per unit with 3 guest spaces. We understand that the amount of parking spaces planned is "within the guidelines for senior housing", however this location has no additional street parking. To assume that senior couples would only have one car is misguided- where are they supposed to park their additional vehicles? Then there are the 3 guest spaces for 26 units- what about caregivers? Housekeepers? Family? The only answer would be Gilbert Drive. Cars of the employees of surrounding businesses already inundate our street. The solution that we have been given would be to permit the street, which would stop any long term parking, but would still not stop short-term visitors from using our street as their parking lot (via a walkway through OUR property).

Our fourth concern is regarding access to the development via Farmer's Lane. This is already a congested street (with both cars and pedestrians), especially at the intersection of Farmers and Fourth St. We are concerned with the additional congestion that this development will bring as well as the safety of drivers and pedestrians alike.

I want you to consider this project from our point of view. Go and stand 20 feet from a four-story building. How would you feel if this was YOUR backyard? In the past 8 years our community has watched this property go from low density residential to medium density to medium density with "bonuses" all in the name of creating more and more housing without once even considering the quality of the lives of the residents that already live in this area.

Lindsey and Jeff Qualls  
192 Gilbert Dr.  
Santa Rosa, CA 95405  
523-1505