

## Maloney, Mike

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**From:** Hartman, Clare  
**Sent:** Wednesday, July 12, 2017 1:28 PM  
**To:** Murray, Susie  
**Subject:** Fwd: 201 Farmers Lane proposed development

Sent from my iPhone

Begin forwarded message:

**From:** "Guhin, David" <[dguhin@srcity.org](mailto:dguhin@srcity.org)>  
**Date:** July 12, 2017 at 12:28:35 PM PDT  
**To:** "Rose, William" <[WRose@srcity.org](mailto:WRose@srcity.org)>, "Hartman, Clare" <[CHartman@srcity.org](mailto:CHartman@srcity.org)>  
**Subject:** Fwd: 201 Farmers Lane proposed development

**David M. Guhin | Director**

Planning and Economic Development

100 Santa Rosa Ave | Santa Rosa, CA 95404

Tel. [\(707\) 543-4299](tel:(707)543-4299) | Mobile [\(707\) 687-8806](tel:(707)687-8806) | [dguhin@srcity.org](mailto:dguhin@srcity.org)

Sent from my iPhone

Begin forwarded message:

**From:** "Coursey, Chris" <[ccoursey@srcity.org](mailto:ccoursey@srcity.org)>  
**Date:** July 12, 2017 at 12:27:47 PM PDT  
**To:** "Guhin, David" <[dguhin@srcity.org](mailto:dguhin@srcity.org)>  
**Cc:** "McGlynn, Sean" <[smcglynn@srcity.org](mailto:smcglynn@srcity.org)>  
**Subject:** FW: 201 Farmers Lane proposed development

FYI

**Chris Coursey | Mayor**

100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Phone: 707-543-3010 | Fax: 707-543-3030

[www.srcity.org](http://www.srcity.org)



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**From:** Lindsey Qualls [<mailto:lindseyq2000@icloud.com>]  
**Sent:** Tuesday, July 11, 2017 8:57 PM

**To:** Coursey, Chris <[ccoursey@srcity.org](mailto:ccoursey@srcity.org)>; Tibbetts, Jack <[hjtibbetts@srcity.org](mailto:hjtibbetts@srcity.org)>; Combs, Julie <[jcombs@srcity.org](mailto:jcombs@srcity.org)>; Olivares, Ernesto <[EOlivares@srcity.org](mailto:EOlivares@srcity.org)>; Rogers, Chris <[CRogers@srcity.org](mailto:CRogers@srcity.org)>; Sawyer, John <[jsawyer@srcity.org](mailto:jsawyer@srcity.org)>; Schwedhelm, Tom <[tschwedhelm@srcity.org](mailto:tschwedhelm@srcity.org)>

**Subject:** 201 Farmers Lane proposed development

Dear Santa Rosa City Council Members,

As hopefully you are aware, the Planning Commission is meeting this Thursday to evaluate the proposed development plan for 201 Farmers Lane. I wanted you to also be aware of the implications a development of this size has on the residents living in and around the area.

First of all, I want to express that I am in no way against development of the property. When we purchased our home in 2012, we were well aware that development on the property was a matter of when, not if. As responsible home buyers, we did our “homework” to make sure that the potential development would not impact our quality of life. In doing our due diligence, we noted that: a.) the property was zoned R-3-18, medium density residential and b.) there had been an application for permits for a two-story 18 unit complex submitted. The plans called for plenty of parking and the preservation of most of the existing trees. We felt that this was reasonable and was something that we would not mind living next to, and so decided to purchase our current home.

The development as now proposed is not anything even remotely close to what we expected would go in. 18 units became 26, ample parking was reduced to 1 parking space per unit (which is crazy in a location where there is NO street parking), the existing historic trees are now all slated for demolition, and 2 stories became 4. These changes will definitely impact our quality of life. The most concerning of all of these is the height of the building. A four-story building will completely block sunlight from reaching our yard as we reside in the shadow zone of the building. We are avid gardeners and have a large and productive vegetable garden, which will have to be removed. Other issues include windows on the west side of the building that will look directly into my yard and into my daughters’ rooms. I feel that there are ways to reduce the impact that this building would have on my family as well as our neighbors.

- 1.) reduce the height and therefore the number of units
- 2.) call for removal of the windows on the west side of the building (or make the windows clear-story to allow light but still give residents privacy)
- 3.) improve parking
- 4.) call for retaining at least a few of the existing trees

While I understand the need for more housing in Santa Rosa, it feels as though the city is pushing for as many units as possible to be crammed inside our city limits without taking into account the affect that these “as big as possible” developments have on those who already live here. We are hard-working, law abiding, tax paying people who feel let down by our adoptive city.

We are your normal everyday middle class citizens. I am a teacher at RVMS and my husband helps to manage a local grocery store. We work hard to be able to provide a safe and happy life for our family. We moved here from Southern California because we loved the area. We honeymooned in Sonoma County and fell in love with the beauty and quality of life the city offered. At the time, we couldn't have imagined a better place to raise our family. However, experiences like this have made us question if the city of Santa Rosa was the best choice of a place to live. We have come to feel that this city is more concerned about its bottom line than about its residents. Please prove us wrong and make the decision that is best for everyone concerned.

Thank you for your time.

Lindsey Qualls

192 Gilbert Drive

(707) 523-3294

## Maloney, Mike

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**From:** Maloney, Mike  
**Sent:** Wednesday, July 12, 2017 3:06 PM  
**To:** Murray, Susie  
**Subject:** FW: 201 Farmers Lane development

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**From:** Lindsey Qualls [mailto:lindseyq2000@icloud.com]  
**Sent:** Tuesday, July 11, 2017 7:25 PM  
**To:** \_PLANCOM - Planning Commission <planningcommission@srcity.org>; Hartman, Clare <CHartman@srcity.org>; Maloney, Mike <MMaloney@srcity.org>; Cisco, Patti <PCisco@srcity.org>; Edmondson, Casey <cedmondson@srcity.org>; Weeks, Karen <KWeeks@srcity.org>; Rumble, Peter <prumble@srcity.org>; Duggan, Vicki <VDuggan@srcity.org>; Groninga, Curt <CGroninga@srcity.org>  
**Subject:** 201 Farmers Lane development

Dear Planning Commission Members,

I am writing regarding the proposed development of 201 Farmers Lane. First of all, I want to express that I am in no way against development of the property. When we purchased our home in 2012, we were well aware that development on the property was a matter of when, not if. As responsible home buyers, we did our “homework” to make sure that the potential development would not impact our quality of life. In doing our due diligence, we noted that: a.) the property was zoned R-3-18, medium density residential and b.) there had been an application for permits for a two-story 18 unit complex submitted. The plans called for plenty of parking and the preservation of most of the existing trees. We felt that this was reasonable and was something that we would not mind living next to, and so decided to purchase our current home.

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We moved here from Southern California because we loved the area. We honeymooned in Sonoma County and fell in love with the beauty and quality of life the city offered. At the time, we couldn’t have imagined a better place to raise our family. However, experiences like this have made us question if the city of Santa Rosa was the best choice of a place to live. We have come to feel that this city is more concerned about its bottom line than about its residents. Please prove us wrong and make the decision that is best for everyone concerned.

Thank you for your time.

Lindsey Qualls

192 Gilbert Drive

(707) 523-3294

## Maloney, Mike

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**From:** Hartman, Clare  
**Sent:** Thursday, July 13, 2017 8:57 AM  
**To:** Murray, Susie  
**Subject:** FW: 201 Farmers Lane Development

**Clare Hartman, AICP | Deputy Director - Planning**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-3185 | Fax (707) 543-3269 [Chartman@srcity.org](mailto:Chartman@srcity.org)



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**From:** Jeff Qualls [mailto:jeffq2000@icloud.com]  
**Sent:** Wednesday, July 12, 2017 10:41 PM  
**To:** \_PLANCOM - Planning Commission <planningcommission@srcity.org>  
**Subject:** 201 Farmers Lane Development

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.

Jeff Qualls

192 Gilbert Dr.

Santa Rosa, CA 95405

523-1505

## Maloney, Mike

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**From:** Gail Ellestad <katlady2540@hotmail.com>  
**Sent:** Wednesday, July 12, 2017 11:56 AM  
**To:** Murray, Susie  
**Subject:** Project 16018 Gilbert Drive/Farmer's Lane Sr. Housing

I am unable to attend the re-scheduled meeting Thursday. I own 223 Gilbert Drive about midway down the street.

Primary concern, street parking. The street has been severely impacted by the recent dental office staffing/schooling and other commercial interests.

The sad fact is that these little houses were built for a returning veteran who hoped to be able to buy gas for the "family" car. Now families have two or three vehicles.

Of greater concern to me is the whole concept of Montgomery Village--small houses on deep lots close to shopping--the reason we bought twenty years ago as a perfect location--even better on a dead end street. How many "granny units" in how many back yards, over garages, etc. does it take to change the character of a "single family" neighborhood? Yes I do know that R1 zoning no longer exists. With the financial incentives for affordable, senior, veteran housing, there are many opportunities for developers to take advantage of new codes, build and move on.

Gail Ellestad 546-0562



1846 Happy Valley Road  
Santa Rosa, CA 95409  
(707) 544-4005

May 27, 2017

CITY OF SANTA ROSA  
JUN 5 2017  
DEPT. OF COMMUNITY DEVELOPMENT

Susie Murray  
City Planner  
Planning & Economic Development Dept.  
City of Santa Rosa  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

*Re: 201 Farmers Lane Proposal*

Dear Ms. Murray:

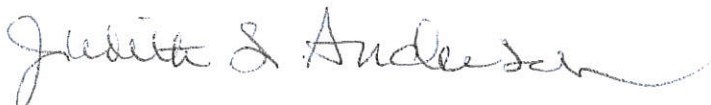
I understand from nextdoor.com that a hearing will be held June 8<sup>th</sup> on Barbara Hayes' proposal to develop 201 Farmers Lane. I will be unable to attend and wanted to offer my comments.

My primary concern is that you've waived the density requirement to allow more. I do not believe a 4-story building should be allowed anywhere on Farmer's Lane. Nothing nearby comes close to that. I believe the traffic in the area will be affected very negatively by adding the number and size of units proposed. I believe the parking is woefully inadequate for the size of the project. Finally, I object to the removal of all those trees, necessitated by trying to squeeze a large project into a small plot of land. I can see this happening in New York City, or even San Francisco, but not here.

Please protect Santa Rosa from the type of development that reminds one of the stepsister trying to fit into Cinderella's shoe.

Thank you for considering my concerns.

Sincerely,



Judith S. Anderson