

Maloney, Mike

From: evelyn_a_anderson@yahoo.com
Sent: Wednesday, May 9, 2018 11:26 AM
To: Nicholson, Amy
Subject: Setback "References" in Santa Rosa Resilient Zones

Dear Ms. Nicholson,

I wish to request an additional reduction in the constraints in the rebuilding effort for Hidden Valley Estates. My request is that the City allow for a porch to encroach into the front yard setback.

Firstly, I think it is important to note that Hidden Valley is lumped in with Fountaingrove. Please be advised that our neighborhoods and lots are completely different. Hidden Valley lots are much more similar to Coffey Park than Fountaingrove. It was a huge surprise to people in Hidden Valley to discover that the Nixle alerts in the days following the fires were relevant to us as well as to Fountaingrove. Before October 2017 we did not imagine ourselves part of Fountaingrove. Hidden Valley lost 150 homes in the Tubbs fire.

Given the lot size, pushing our entire new house further into the back yard in order to accommodate a front porch would significantly reduce the size of our more useable outdoor living space. Hidden Valley front yards tended not to be used much. The original development included front lawns which were largely pulled out prior to the fires. Our front yards could become vital spaces for neighborly communication in our rebuilt neighborhood if we are given the option of including a porch. Additionally, our neighbors are considering a variety of home styles. I feel having porches on some homes would enhance the look of the neighborhood.

Please give us this one extra tool as we struggle to embrace the rebuild process. Please give us the flexibility to optimize the use of our lots and help us move toward appreciating aspects of our replacement homes.

Thank you for your consideration of my request.

Sincerely,

Evelyn Anderson

3562 Brookdale Drive
Santa Rosa

Maloney, Mike

From: Tmcquiddy <tmcquiddy@aol.com>
Sent: Wednesday, May 2, 2018 11:03 AM
To: Nicholson, Amy
Subject: City's Application to Remove setbacks from final Maps

Dear Ms. Nicholson,

I am the owner of property located at 3632 Flintwood Drive in Hidden Valley Estates. We lost our home in the Tubbs fire and are working on rebuilding our home.

I want to express my opposition to the City's application to remove references to building envelopes and setbacks from the existing final maps for the Hidden Valley Estates subdivision. Frankly, I have been dismayed by the City's continued efforts to lump our neighborhood into the "Fountaingrove Area" ever since the fire. If you want to pursue a change for Fountaingrove or Coffee Park, feel free to do so, but don't include Hidden Valley in this effort.

Our neighborhood has setbacks on the final maps that serve to maintain the character of the area as one of homes with "elbow" room between the houses. The setbacks for the front of the property are 24.5 feet, giving the neighborhood a very comfortable feeling as you make your way through the area. Making these setbacks smaller would change the character of our neighborhood, making it feel more like an area of tract homes. We have been working on our house plans as have many of our neighbors. Of the 25-plus neighbors who we are working with, none have expressed any interest in changing the setbacks. Many lots in our neighborhood have been sold to developers, and I don't believe these developers should be able to get around the parameters that were laid out on the final map. They purchased these lots with the property subject to the existing final map.

I respectfully request that the Planning Commission deny the City's application, at least to the extent that it would change the setbacks in Hidden Valley Estates.

Trudy McQuiddy
3532 Flintwood Drive
Santa Rosa, CA. 95304

Mailing address:
P. O. Box 964
Boyes Hot Springs CA 95416

Sent from my iPhone

Maloney, Mike

From: Susan <sgibson153@comcast.net>
Sent: Tuesday, May 8, 2018 8:02 AM
To: Nicholson, Amy
Subject: Proposed language changes

Dear Madam,

As a home owner who lost her house in Coffey Park to the fires last October, I wanted to share my thoughts on the proposed language changes regarding setbacks and building envelopes.

I am in favor of making those changes if they apply to people who are rebuilding what they lost.

I'm opposed to those changes applying to contractors who are buying lots and wanting to put in whatever floor plan they already have, unless there is a plan to make those houses affordable for the residents of Santa Rosa.

Thanks for your consideration.

Susan Gibson
1269 Dogwood Dr
Santa Rosa

Maloney, Mike

From: Blue Streak Science <jd@bluestreakscience.com>
Sent: Thursday, May 10, 2018 9:07 AM
To: Nicholson, Amy
Cc: Maloney, Mike; Pam Selvaraj
Subject: Public Hearing - Building Envelopes and Setbacks

Jeffrey Goodwin
3768 Mocha Lane
Santa Rosa, California 95403

10 May 2018

Amy Nicholson
City Planner, Planning and Economic Development Dept.
City of Santa Rosa
Santa Rosa, CA 95404

Dear Amy Nicholson:

I received notification from the City regarding the proposed changes to remove references to the building envelopes and setbacks from existing subdivisions within the burn affected areas of Coffey Park and Fountain Grove.

I will not be able to attend this meeting so please accept my comments herein.

I would like to express my opposition to these proposed changes. I have lived in the Coffey Park area for over 20 years. Relaxing the current building setbacks and envelopes will change the character of the neighborhood, driving more street parking and making the streets more dangerous for children playing in the neighborhood.

- Please note, if front setbacks are minimized then owners will not be able to park in driveways. This will drive more street parking on already crowded streets. More parked cars pose more safety concerns for our children who bike and play in the area.
- I strongly disagree with any changes in the side or back setbacks. These are currently set at minimums that allow each household some privacy and noise control. Access to back yards for emergencies must be maintained!

While I understand that there will be need to maximize the space afforded, I believe this can be accomplished within the parameters of our current building envelope guidelines. **References to the building envelopes and setback should not be removed across the board.** This could affect future building after the current rebuild efforts are completed. I encourage you to consider these are neighborhoods that existing homeowners are rebuilding in and they are hoping to regain the character and the safety of the neighborhood as it was.

Sincerely,

Jeffrey D. Goodwin

jd@bluestreakscience.com
(707) 695-1294



Maloney, Mike

From: Nicholson, Amy
Sent: Thursday, May 10, 2018 9:53 AM
To: Maloney, Mike
Subject: Fwd: Effects of Removal of references to setbacks on final maps?

Amy Nicholson | City Planner

Planning and Economic Development | [100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404](#)
Tel. [\(707\) 543-3258](#) | Fax [\(707\) 543-3269](#) | anicholson@srcity.org



Begin forwarded message:

From: Mike Neering <mneering@pacbell.net>
Date: May 10, 2018 at 9:47:58 AM PDT
To: "anicholson@srcity.org" <anicholson@srcity.org>
Cc: Keith Anderson <keithfredanders@yahoo.com>, Jean Neering <jenlee@pacbell.net>
Subject: Effects of Removal of references to setbacks on final maps?
Reply-To: Mike Neering <mneering@pacbell.net>

From: Mike Neering
To: Amy Nicholson

Hello Amy,

My burned-down house at 3542 Brookdale Dr is in section 17 of the Fountaingrove Area.

Many people are trying to determine the specific effect on them of the proposed removal of references to setbacks on final maps.

There is much confusion and misunderstanding about how to interpret final maps and zoning laws. I've even seen different interpretations come from the planning department.

Have you done a calculation of net effect of this change in each area? Do you have documentation of the effects that we can see and review?

Thanks for any useful information you can provide for my area and other areas.

Mike Neering
707-477-1287