

**MANOR DEVELOPMENT CO.**

3100 Dutton Avenue, Suite 222  
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Patrick Streeter  
Planning & Economic Development Dept.  
City of Santa Rosa  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, Ca 95404

October 15, 2018

Re: DR17-074  
3150 Dutton Ave.

Dear Mr. Streeter,

Please accept this letter as my formal written comments in response to the Notice of Public Hearing for the above referenced project.

I represent Manor Development Co. which owns 3100 Dutton Ave., the 6-acre industrial park directly north of the propose development. (Zoning General Industrial).

The residential development proposed for 3150 Dutton Ave. will be adversely impacted by the existing industrial business parks that are located to the north and south of the proposed project. Because this residential project is sandwiched between two existing six-acre industrial parks, in the middle of an established industrial area, it is absolutely necessary to both the continued success of the businesses operating adjacent to the project and the quiet enjoyment of the future residents that the developers be required to take measures to mitigate the noise, odor and vibration generated by the surrounding industrial operations.

If such steps are taken now, at the design phase, future conflict between the different users can be minimized.

In an effort to create a buffer between the residents and the industrial businesses,

the Board should require the developer to include the following in the project design:

- An eight-foot concrete sound wall should be installed along the North property line.
- Housing units should not be built against the north property line.
- Landscaping and other design elements can also be used to give the residents a feeling of separation from the surrounding area.

I discussed these concerns with the applicant, one year ago.

I sincerely hope the Design Review Board considers these issues before approving this project.

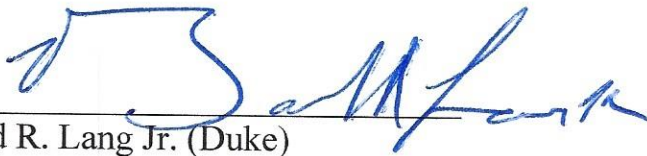
Sincerely,

By

Boyd R. Lang Jr. (Duke)

President, CEO

Manor Development Co.



10/15/2018