

Toomians, Kristinae

From: Geoffrey Smith <geoffrey@partners4nature.com>
Sent: Monday, April 22, 2019 1:30 PM
To: Toomians, Kristinae
Subject: Re: Ronchelli rezone

Thank you!

I mentioned my displeasure with the car wash that is being built next door. I know there is nothing to do about it now, other than to boycott it. But I fail to see the reason for putting a car wash there when there are three other car washes within a mile, it is directly across the street from a high school which is a pedestrian-oriented institution, it backs up to a residential neighborhood (mine), and the setback from the conveyor system itself is insufficient to keep cars from coming right up to the sidewalk where pedestrians walk. The whole thing is a nightmare and I'm really unhappy.

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Geoffrey D. Smith, MA

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512 Wilson Street, Santa Rosa, CA 95401

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This message was created using voice recognition. Please forgive any obvious typos.

On Mon, Apr 22, 2019, 11:01 Toomians, Kristinae <KToomians@srcity.org> wrote:
Hi Mr. Smith,

There is no specific development proposed at this time. The CG - General Commercial can accommodate a wide variety of uses including various commercial uses and multi-family. The applicant has indicated interest in developing multi-family but has not applied for any new development entitlements.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: Geoffrey Smith <geoffrey@partners4nature.com>
Sent: Monday, April 22, 2019 10:26 AM
To: Toomians, Kristinae
Subject: Ronchelli rezone

Hi

I just called and left a message for you about the property at 1250 Mendocino avenue. Next to McDonald's and the new car wash being built.

can you tell me what is being proposed for this property? It doesn't say on the board that's posted here other than you're dropping the single-family residential and going all commercial apparently. Is there a specific proposal plan for this property?

I live half a block down the street so am keenly interested in what is being proposed for our community

Thanks

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Geoffrey D. Smith, MA

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Toomians, Kristinae

From: MICHAEL KELLER <jmichaelkel@comcast.net>
Sent: Saturday, April 27, 2019 3:50 PM
To: Toomians, Kristinae
Subject: Re: Ronchelli Rezone

Thank you Kristinae. Based on what you say, I have no comment to submit at this time but will do so once a project is developed. Our concerns are with Slater Street itself. It is narrow and parts of it do not adhere to current street standards with curb and gutter and sidewalks. The biggest problem is with overflow parking on this street due to SRJC students and other apartment complexes on the street. Speeding is another issue with cars using the street as an alternative to Mendocino Avenue. A big problem I have tried to bring to the attention of the Streets Dept. is the Dutch Brothers Coffee drive through on Pacific near Mendocino. At times, traffic into that facility backs cars up onto Pacific and causes back ups onto Mendocino Avenue. A drive through should never have been allowed there.

Thanks again for the speedy reply.

Mike Keller

On April 27, 2019 at 3:09 PM "Toomians, Kristinae" <KToomians@srcity.org> wrote:

Hi Mike,

No, my understanding is the property owner plans to sell the property. There are no plans to develop this site at this point. With their requested zoning, they could develop with commercial or multifamily uses, or a mix in the future.

Kristinae Toomians | Senior Planner
Planning & Economic Development | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404 |
Tel. (707) 543-4692

Sent with [Outlook for Android](#)

From: MICHAEL KELLER <jmichaelkel@comcast.net>
Sent: Saturday, April 27, 2019 3:05:30 PM
To: Toomians, Kristinae
Subject: Ronchelli Rezone

Kristinae, My name is Mike Keller. I manage on behalf of the property owner (my mother Gloria Keller) 12 rental units at 1126/1128/1130 Slater Street just down from the subject parcel located at 1250 Mendocino Avenue. Before I make any comments, can you tell me what the proposed use will be for this project?

Thank you, Mike Keller, Mgr.

Keller Properties

cell #: 707-484-5019